ACE MENTOR PROGRAM
ARCHITECTURE · CONSTRUCTION · ENGINEERING
SOUTHEAST TENNESSEE & NORTH GEORGIA

Architectural/Engineering and Construction Services for Transitional Housing & Training Facility

1. Purpose and General Information

1. **Purpose**

In response to the recent crisis of increased homelessness in the City of Chattanooga ACE Mentor Program of Southeast Tennessee and North Georgia has procured funding in the amount of $60M for a transitional housing and training facility. The building will function as short to medium term housing for homeless who can have a safe place to stay while gaining experience and skills in which to gain stable employment and find permanent housing of their own.

1. **General Information & Guidelines**

The building should provide the maximum number of transitional housing units within the budget provided above. Along with the housing units, the facility shall incorporate the following elements that serve as resources to the residents and operators of the facility:

- The maximum number of residential units within the budget provided, ACE expects the budget will support between 60 and 80 units.

- One point entry with the ability to monitor who comes and goes, making the facility semi secure. It should have a reception area with space for staff to be placed at

the entry.

- Two or more businesses on the ground floor with public access where residents can work and learn a vocation. For example a restaurant that can be operated by the residents who can gain experience in which to find full time employment. Each space should be between 5,000 sf to 15,000 sf. Ideas for businesses may be a restaurant, wood or metal shop, bike repair shop,

- Roughly 3,000 sf of space for counseling and training services to provide residents with advice on careers, medical needs and long term housing.

- Shared kitchen facilities for residents to store and prepare meals for themselves.

- Roughly 2,000 sf of community garden space for residents to share.

- 1,000 sf workout room

- 1,000 sf of secure bike storage

- Loading dock handling deliveries for businesses and the housing facility, which includes waste disposal services for the residents as well

- Include sustainable building elements into the building's design

- Brainstorm other elements to incorporate into the design that provide a benefit to the residents or community

- Evaluate what elements of the residential units should designed into each unit and what should be a shared service.

- Discuss and evaluate the benefits of shared housing units with 2 or more residents in each unit against private units where residents get their own space o Weigh into the decision personal privacy, security, accountability and control of illegal activity (drug use)

- 2. **Project Site**ACE has selected a project site in which to develop the facility, see location on the attached Exhibit A.

- **2. Proposal Submission, Questions, and Deadlines**

- 2. **Proposal Submission** All proposals are due for final presentation as scheduled on the ACE Mentoring Calendar the week of XXXXX

- 1. **Questions** All questions regarding this RFP should be directed to Jerry Isakson via email at jerryi@mbicompanies.com. All questions will be answered in writing and distributed to all teams.

- **Calendar**

  Deadline for Questions: XXXXXX

  Presentation: Final Presentations will be given by each proposing team the week of February 7, 2022

3. Final Proposal 3

. **Project Summary and Proposal Requirements**

The teams shall prepare a presentation to include all elements required in this RFP and Program Requirements. Each presentation shall be no longer that 8 minutes in length and include the participation of all students that on the team. Teams shall submit design and construction plans listed below in the deliverables for the transitional housing facility as described in this RFP above.

1. **Required Deliverables at the Final Presentation**

Identify each member on your team and state his/her responsibilities under this Project; i.e. **Architecture, Engineering, or Construction**. Extensive interaction among disciplines is a key factor to a successful project.

Deliverables:

a. Present the design of the facility and demonstrate how it meets the requirements provided in this RFP

b. Introduce elements that were added to the design as a result of brainstorming for additional elements to include in the proposed design

c. Model the exterior of the building

d. Floor plan layout of the proposed project

e. Site plan

f. Materials to be utilized on the exterior and key interior spaces

g. General approach to the structural design

a. Include load calculations and seismic design and how the building ties into the existing structures

h. Approach to the electrical systems

a. Include one line diagram or building power supply

b. Include list of loads for mechanical, electrical and computer equipment that support the program of the building

c. Include design for AV and low voltage to support the usage of the building

i. Mechanical design for the building showing HVAC approach

a. Include one line diagram of the HVAC systems

b. Include an analysis for special heat load for areas of the building that are specific to the program of the building

c. Include layout of HVAC system on each of the floors listed above

j. Construction Planning

a. Construction site logistics plan to include the following

a. Delivery routes to the project

b. Lay down areas for building materials

c. Site layout that includes the crane, site offices, materials management...etc.

b. Schedule including design and construction

c. Cost Estimate Including Design, Permitting & Construction Costs

a. Estimate is to include a description of how the team was able to stay on budget

d. Include description on how the site logistics plan will ensure the safety of the students and staff of the campus while in construction during the school year