

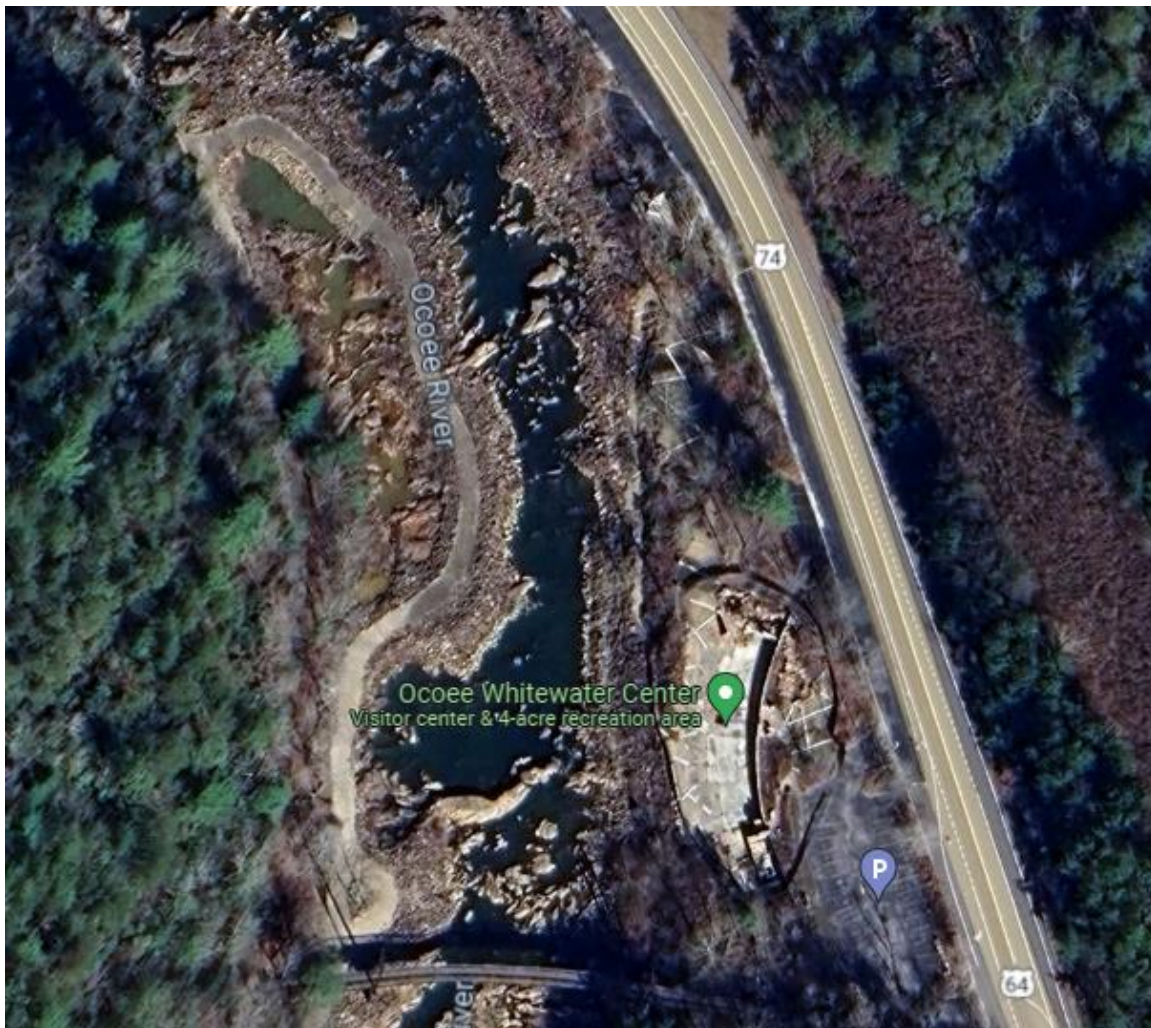


# ACE MENTOR PROGRAM

ARCHITECTURE • CONSTRUCTION • ENGINEERING

## SOUTHEAST TENNESSEE & NORTH GEORGIA

### Architectural, Engineering and Construction Services for Ocoee Whitewater Center and Grounds



## **Purpose and General Information**

### **1. Purpose**

ACE Mentor Program of Southeast Tennessee and North Georgia is planning to develop a facility / destination at the previous site of the Ocoee Whitewater Center on the Ocoee River. The property development is intended to provide recreational, educational, and economic opportunities for the area while sustaining and preserving the natural beauty of the site and the area, maintaining the historical significance and ensuring the economic longevity of the project site.

### **2. General Information & Guidelines**

The project shall include:

- Opportunities for preserving the natural surroundings of the site by respecting the surrounding Cherokee National Forest and Ocoee River System.
- Provide for tourism development through Recreation (rafting, kayaking, hiking, swimming, camping, scenic trails, biking etc.) and Education (Sustainability practices, wildlife, historical & cultural preservation, Blue Ridge Mountains, The Cherokee Nation, The Old Copper Road, The Olympics, TVA, US Forest Service, State Dept. of Environmental and Conservation, etc.).
- Provide for Economic Development through hotels, conference center, restaurant, concessions, and/or retail shops.
- Due to the long but narrow property, it is anticipated (but not required) that numerous buildings will be required to properly fit the program and site, however, a main “Visitor’s Center” building will be the focus of the ACE project. This facility shall include commercial functions\* for education and economic development as noted above (along with associated support spaces for administrative, restrooms, storage, maintenance, mechanical, etc.).

\*These functions may also be placed in various other buildings, but the ACE team will be responsible for developing reasons to support this decision.

### **3. Project Site**

- 4400 US-64, Copperhill, TN, 37317.

### **4. Resources**

- [Link - News Article on Ocoee White Water Center Fire and plan to rebuild](#)
- [Link - Ocoee Whitewater Center US Forest Service Website](#)
- [Link - TVA Water Release Schedule and other resources](#)
- PDF - Overall Site Survey

- PDF - OWC Booklet Close Calls & Good People
- PDF - Reimagining the OWC

## 5. Proposal Submission, Questions, and Deadlines

- **Proposal Submission** All proposals are due for final presentation as scheduled on the ACE Mentoring Calendar the week of January 31, 2025.
- **Questions** - All questions regarding this RFP should be directed to Jerry Isaksen via email at [jerryi@mbicompanies.com](mailto:jerryi@mbicompanies.com). All questions will be answered in writing and distributed to all teams. Deadline for Questions: October 18, 2024
- **Presentation:** Final Presentations will be given by each team around the week of February 3, 2025 (exact date to be announced at a later time)

## 6. Final Presentation:

The teams shall prepare a presentation to include all elements required in this RFP and Program Requirements. Each team member shall demonstrate basic understanding of the various disciplines and deliverables noted below. Teams shall submit design and construction plans listed below and generally describe their portion of the project within the discipline.

- **Required Deliverables at the Final Presentation**

Identify each member of your team and state his/her responsibilities on this Project; i.e. **Architecture, Engineering, or Construction**. (hint - Extensive interaction among all disciplines and a clear understanding of roles and responsibilities are key factors to a successful project.)

- **Deliverables:**

- Present the design of the project and demonstrate how it meets the requirements provided in the RFP
  - Open floor Q&A of a physical display board or model
  - Formal presentation (Slideshow - 10 Minutes max)
- Introduce elements that were added to the design because of team collaboration.
- Civil / Landscape plan(s)
  - Address contextual site constraints and resolution
  - Include proposed utility connections, transit, community adjacencies that help support the program
- Architectural design:
  - Address community assets / context and influence on design

- 3-D render of the exterior of the building
    - Floor plan layout of the proposed project
    - Materials to be utilized on the exterior and key interior spaces
  - e. Structural design
    - Describe general structural system
    - Include partial load calculations and seismic design
  - f. Electrical design / systems
    - Describe general system
    - Include a partial one line diagram or building power supply
    - Include list of loads for mechanical, electrical and computer equipment that support the program of the building
    - Include design for AV and low voltage to support the usage of the building
  - g. Mechanical design / systems
    - Describe general system
    - Include a partial one line diagram of the HVAC systems
    - Include an analysis for special heat load for areas of the building that are specific to the program of the building
    - Include layout of HVAC system on each of the floors listed above
  - h. Construction / Planning
    - Construction site logistics plan to include the following
      1. Delivery routes to the project
      2. Lay down areas for building materials
      3. Site layout that includes the crane, site offices, materials management, etc.
      4. Construction safety plan
    - Schedule including design and construction
    - Cost Estimate (including Design, Permitting & Construction Costs)
- **Presentation Preparation:**
    - Presentation file must be PDF slides or PowerPoint
    - Dress professionally
    - Come prepared and rehearsed
    - Do not read from slides
    - Presentation to be well organized, easy to follow, and professional in appearance
  - **Scoring will be based on:**
    - Eye appeal – both presentation and team

- Ability to follow RFP
- Clear presentation of RFP by the team and by each individual discipline
- Collaboration by and equal representation of all disciplines
- Follow up question and answer