THE UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER

UTHS Energy P3 Site Visit

OCTOBER 14, 2026



BRAILSFORD & DUNLAVEY

Agenda

- Welcome, Intros, & What to Expect Today
- UTHS Drivers
- Overview of Current Operations
- Process Timeline
- Process Guidelines



Energy P3 Drivers

UTHS NEEDS MODERN ENERGY INFRASTRUCTURE SYSTEMS THAT PROVIDE RELIABLE, EFFICIENT, AND RESILIENT SERVICE TO ITS CAMPUSES, WHILE REDUCING COSTS, MANAGING REGULATORY EXPOSURE, AND CREATING INSTITUTIONAL VALUE.



Strategic alternative financing source
Limited debt capacity



Bundling projects to drive more value



Faster delivery
Time = money



Risk transfer
Initial costs, budget, financing, schedule, performance



Management & operating expertise & innovation



Monetization / Up Front Contribution

Partnership Objectives

INTENDED OUTCOMES

- Replace aging heating and cooling equipment **before failures** disrupt campus operations
- Renew distribution systems and **improve system redundancy and reliability**
- Add **metering and controls** to identify problems, manage performance, and track energy use
- Access **specialized expertise**, skilled labor, and modern technologies
- Establish a **long-term investment approach** rather than reactive, project-by-project repairs

UTHS is seeking a partner to modernize aging thermal infrastructure, improve reliability, and create a more proactive and sustainable approach to system management and reinvestment.

Partnership Scope

CAPITAL INVESTMENT AND OPERATIONS

UTHS requires a partner that can design, finance, deliver, and operate solutions for energy supply and distribution, as well as mechanical room equipment and building controls connecting facilities to the district systems.

Capital Investment

- Replacing heating and cooling plant systems
- Renewing and potentially adding to distribution systems
- Implementing metering and controls
- Building equipment
- Other innovative systems/technologies

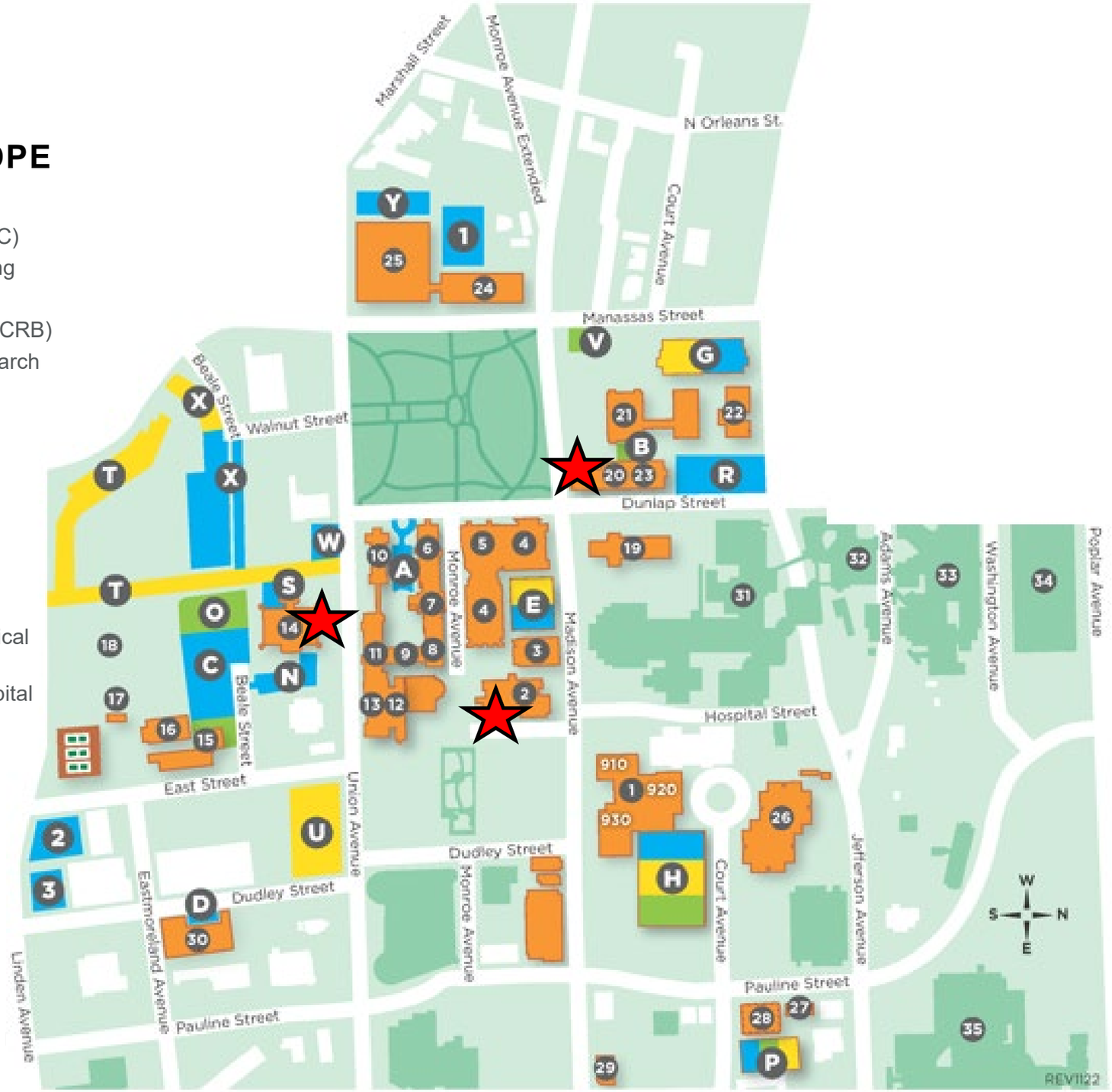
System Operations

- Operation of all campus thermal assets
- Change management for occupant behavior
- Asset management for optimized lifecycle reinvestment
- Management to KPIs

Campus Map

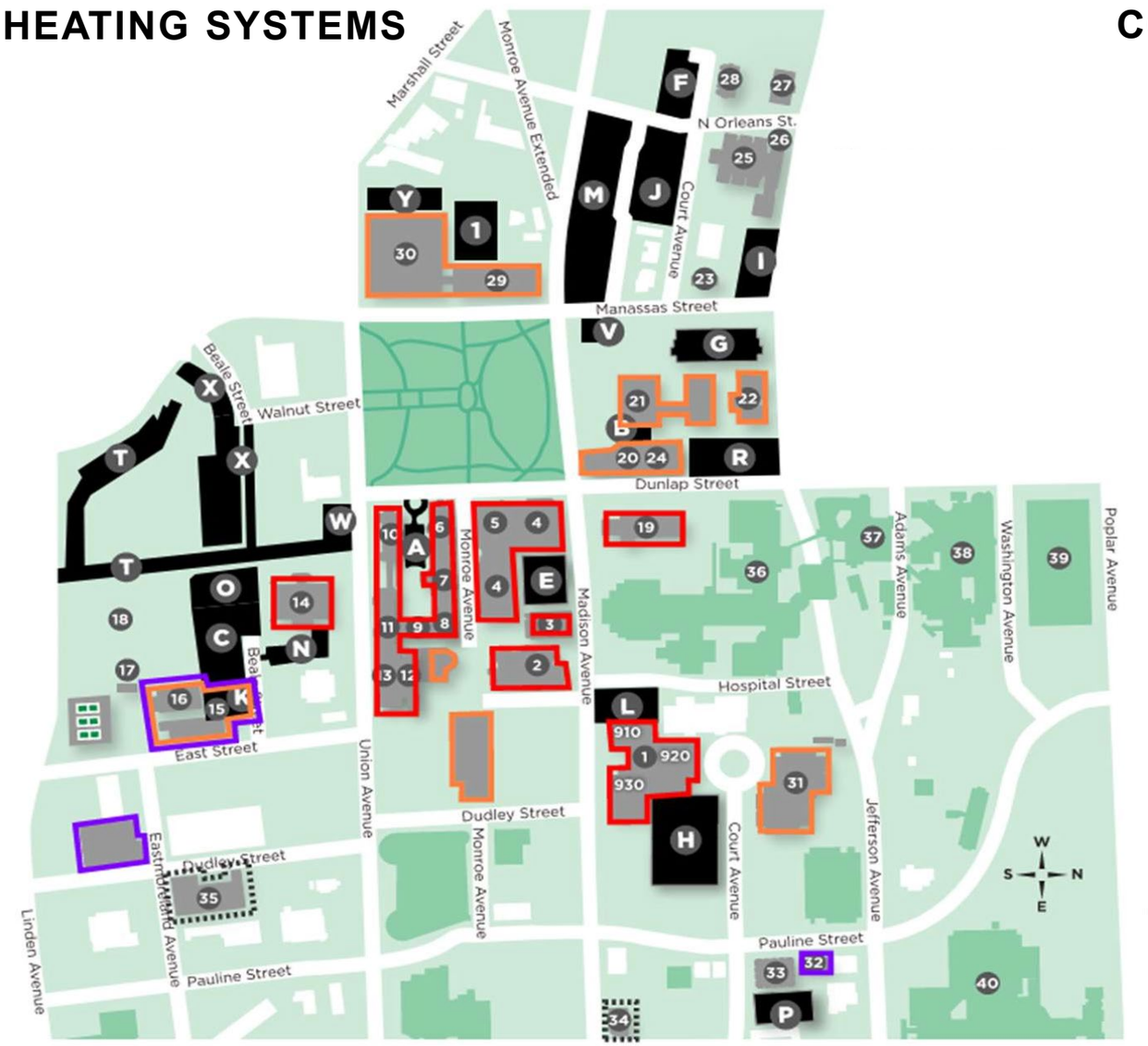
FULL CAMPUS; NOT ALL IN THE BASE SCOPE

1. 910, 920, 930 Madison Plaza Buildings
2. Pharmacy Building
3. Alexander Building
4. General Education Building (GEB)
5. Center for Healthcare Improvement and Patient Simulation (CHIPS)
6. Johnson Building
7. Link Building
8. Wittenborg Building
9. Mooney Building
10. Hyman Administration Building
11. Crowe Building
12. Nash Addition
13. Nash Research
14. Dunn Dentistry Building
15. Physical Plant Building
16. Shops Building
17. Docs Field Pavilion
18. Docs Field
19. Molecular Sciences Building
20. Van Vleet Center
21. Student-Alumni Center (SAC)
22. Speech and Hearing Building
23. Campus Police
24. Cancer Research Building (CRB)
25. Translational Science Research Building (TSRB)
26. Coleman Building
27. Pauline Annex
28. Doctor's Office Building
29. Day Care Building
30. Plough Center
31. Region One Health
32. Adams Pavilion
33. Le Bonheur Children's Medical Center
34. Le Bonheur Children's Hospital
35. VA Hospital

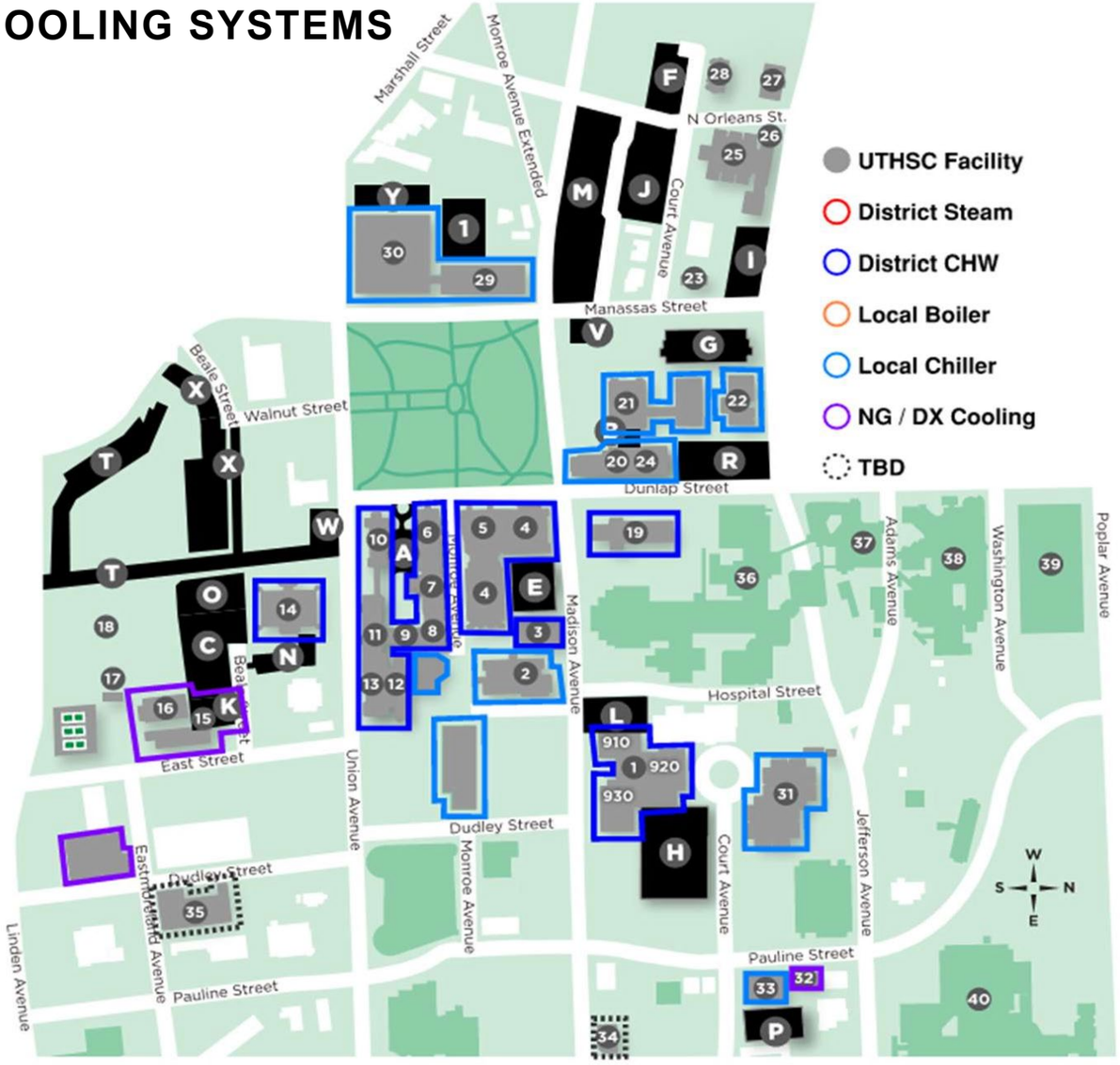


Campus Map

HEATING SYSTEMS



COOLING SYSTEMS



Operation Overview

CURRENT CAMPUS DESIGN PARAMETERS

Campus Heating

- District steam created and distributed at ~40-80psi.
- Steam run through pressure reducing valve at each building to achieve ~15psi.
  - Steam typically directed to a steam to HW heat exchanger to provide building heating.
  - Some scattered equipment receives steam directly.
- HW operation temperatures:
  - Winter HWS: ~160-180°F
  - Summer HWS: ~110-130°F
  - Design HWS/R temperature difference: 20°F
  - All buildings controlled to same HWS.

Campus Cooling

- District CHWS created and distributed at ~42°F.
- No variation in CHWS temperature year-round.
- District CHWR is typically ~52-56°F.
- Electrical and computer rooms are the only spaces typically not cooled with CHW.

Note: Campus systems actually experience low ΔT, resulting in significant inefficiencies.

Process Timeline

Fall, 2025	*Project Definition*
September 16,2026	*RFP Issued*
October 2026	*Pre-Proposal Conference, Site Visit*
October 21, 2026	Written “ Questions & Comments” Deadline
November 5, 2026	Step 1 Proposal Deadline
November 19, 2026	Notice for Participation in Step 2
December 2, 2026	Interviews
December 9, 2026	University Completion of Proposal Evaluations
Late Dec / Early Jan 2027	BAFO Workshops
January 13, 2027	Refined Proposals (BAFO)
January 20, 2027	University Issues Intent to Award Notice
February 11, 2027	*Proposed State Building Commission Approval of Selected Partner*

Step 1 – Mandatory Requirements, Qualifications & Approach Narratives

Step 2 – Indicative Proposal with Project Concept, Budgets, Proforma & Key Terms

Best-and-Final Offer – Collaborative process to refine and optimize proposals

Finalist Negotiations – Concurrently finalize project scope, advance design, and negotiate project agreements

Process Guidelines

- Attendees can send an email to designer@tennessee.edu by the end of the day today to receive RFP Communications by email from the RFP Coordinator including Conference Notes, RFP Addenda, and access to the Teams site where the Programming Document can be reviewed.
- Access to the RFP via Web Page: https://capitalprojects.tennessee.edu/fp/requests/rfp-construction/
- RFP Review Conference
  - The purpose of the conference is to discuss the RFP scope of services and P3 requirements. While questions will be entertained, the oral response to any question at the conference shall be considered tentative and non-binding with regard to this RFP.
  - RFP comments may be made by email to the RFP Coordinator until 5:00 p.m. ET on October 21, 2026.
- All communications regarding this project or the RFP should be directed to the RFP Coordinator. Any communications outside of this process could lead to the disqualification of the proposer.

Process Guidelines

- Final issuance of Addenda by posting on the Web site is targeted to occur by 5:00 p.m. ET on October 29, 2026.
- All firms emailing designer@tennessee.edu their intent to submit, will receive the Microsoft Teams information to upload their proposal
- Project description begins on page 1 of 5.0 Project Narrative and Documentation
- Proposal Requirements and Process, RFP Section 3, pages 7 through 13.
  - A proposal in response to this RFP shall consist of the following documents,
    - Proposal Cover Letter (Reference Exhibit 1)
    - Section A Mandatory Requirements (Reference Exhibit 1)
    - Certification Statement (Reference Exhibit 1)
    - Financial Interested Parties (Reference Exhibit 1)
    - Section B: Proposal Step 1 Evaluation Criteria (Reference Exhibit 1)
  - The Technical Proposal shall not exceed 60 pages excluding covers. Pages or sheets with print on both sides will be counted as two pages. Hyperlinks and QR Codes should not be included in any proposal. All pertinent information should be clearly and concisely documented within the 60 pages allowed.

Process Guidelines

- Exhibit 1 forms are on the UT Department of Capital Projects Web page: https://capitalprojects.tennessee.edu/fp/requests/rfp-construction/
- Evaluation Guide and Evaluation Process as in RFP Section 4.0 Pages 14-18.
  - The Owner will be guided in the evaluation of proposals by the process described herein. The evaluation process is designed to award the project to the Responsive and Responsible Proposer offering the best combination of attributes based upon the evaluation criteria.
- **Proposal Deadline: Proposals will be received by the Owner at the assigned portal until 12:00 p.m. ET on November 5, 2026.**
- Notice to down-selected teams for participation in Step 2 submission and oral presentations will be November 19, 2026.
  - Presentations will be given in person on December 2, 2026.
- The Target date for Owner notification of all Proposers of the highest evaluated Proposer is January 20, 2027.

Questions?

