

Project Title	UTK Cherokee Mills Upgrades (25/26) 540/009-XX-2025
Institution	UT Knoxville
Description	Upgrades to suites in the Cherokee Mills complex including all related work to complete the project. The project will take place at Cherokee Mills, located on 2200 Sutherland Avenue. Scope includes tenant improvements across multiple suites, ranging from basic cosmetic upgrades (painting, patching, finishes) to full interior renovations (partition construction, MEP modifications, finish replacement, and related work). Some suites currently do not have confirmed users; therefore, estimated percentages of overall square footage are being used to project the extent of work. The goal is to provide flexible improvements that can accommodate a range of tenant needs. Design work will be on an “as needed basis” depending on scope of work required suite availability and tenant assignment. This request covers all suites currently available at Cherokee Mills as well as those anticipated to become available to UTK within the next 12 months. Renovation and fit-out work will be phased according to suite availability and tenant assignment. Construction durations are expected to range from several weeks for minor finish upgrades to several months for full interior renovations, with the overall program anticipated to extend across the next 12–18 months. Project Limitations: Requests for utility outages require a 14-day minimum advance notice. Access to mechanical, electrical, communication, and other utility spaces require coordination by UTK Facilities Services. Guidelines for work should comply with all UTK campus standards. Reference UTFS Design and Construction Guidelines at: https://fs.utk.edu/ Construction Procurement Method: Design/Bid/Build
Project Schedule	Designer Award by SBC Executive Sub-Committee – November 24, 2025 (Pending SBC Approval on November 13, 2025) Design Schedule – January 2026 thru April 2026 Desired Construction Schedule: Substantially complete by June 2027.
Anticipated Licensed Professionals and consultants for Basic Services:	A team with all disciplines as required for Basic Services should be included in letters of interest. Designer of record should have experience with coordinating multiple disciplines through all design phases as well as experience in bidding projects for the University. Additional service consultant fees for movable equipment, data/AV, surveys, geotechnical services, hazardous material testing, and an allowance for future construction testing will be negotiated after award of selected designer firm and prior to release of agreement for the overall

	project. These consultants should be listed in proposal with pertinent experience.
Estimated Total Project Cost	\$7,730,000
Maximum Allowable Construction Cost (MACC)	\$4,000,000
Designer Fee:	\$320,980 ($\\$4,000,000 \times .06420 \times 1.25$) The work will be completed with multiple subprojects with design fees for each subproject based upon the estimated MACC of each.
Insurance Coverage	Commercial General Liability Each Occurrence - \$1,000,000 Aggregate - \$1,000,000 Commercial Automobile Liability Any Auto – Each Accident, Combined Single Limit - \$1,000,000 Workers' Compensation as required by statute, including employers' liability with limits of: Each Accident - \$100,000 Disease, each employee - \$100,000 Disease, policy limits - \$500,000 Professional Liability Insurance Each Claim - \$1,000,000 Annual Aggregate - \$2,000,000
Project Category:	Standard
Designer Solicitation Date	October 15, 2025
Email Intent to Submit Date	Email by October 22, 2025, your intent to submit to designer@tennessee.edu Only designers who intend to submit will be notified of any updates to this solicitation.
Letter of Interest Due Date	October 29, 2025, at 12:00 pm (Noon) ET
Questions received until:	October 21, 2025, at 5:00 pm ET Any updates regarding this solicitation will be emailed to potential proposers if request for notification is received via email to designer@tennessee.edu by the date and time of the deadline for questions listed above.