

Project Title	UTK University Commons Buildout (25/26) 540/009-XX-2025
Institution	UT Knoxville
Description	Planning for renovation of existing space to include a student recreation and fitness center, office space, and warehousing. The work will upgrade layout, building systems, finishes, and includes all related work to complete the project. This planning project will include work to be performed at the University Commons Building (2501 University Commons Way) to transform the former Walmart space into a student recreation and fitness center, office space, and warehousing. There will be indoor turf areas, climbing walls, outdoor equipment storage, multipurpose group fitness areas, student lounge, check-in desk, offices, a work room, waiting areas, support facilities (restroom, showers, breakroom, etc.) and two warehousing spaces. The project will upgrade lighting, fire alarm and sprinkler systems; modify mechanical, electrical and plumbing systems; perform selective demolition as required. Furniture, network data and security systems; supply new fitness equipment and relocate select fitness equipment and workstations from TREC are accounted for within the total project budget but not included within the MACC. The University of Tennessee is in the process of preparing to lease this space. In order to help expedite the upcoming renovation this planning project will start the design process and possible procurement of long lead items needed for construction. Feasibility study has been completed for this scope of work and is available for review upon Designer awarded. 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 March 2026 Desired Construction Schedule: Substantially complete by November 2026.

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. 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	\$9,200,000 Current pending approval allocation is \$1,750,000. Total project costs will be raised once all lease approvals are ascertained.
Maximum Allowable Construction Cost (MACC)	\$6,500,000 Current pending approval allocation is \$1,100,000. MACC amount will be raised once all lease approvals are ascertained.
Designer Fee:	\$502,171 ($\\$6,500,000 \times .061806 \times 1.25$) Current pending approval fee is \$205,891 ($\\$6,500,000 \times .061806 \times 1.25 = \\$502,171 \times 41\% = \\$205,891$)
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 10, 2025
Email Intent to Submit Date	Email by October 17, 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 24, 2025, at 12:00 pm (Noon) ET

Questions received until:	October 16, 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.
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Additional Information

1. Proposers should include all disciplines for basic services within their letters of interest.
2. Work will include full scope of Basic Services as defined in the SBC-6a.
3. The feasibility study was completed by Thomas Caldwell, Architect and they are not prohibited from proposing on this project.
4. A conceptual outline has been completed for the project and will be provided to the awarded firm.
5. Desired design schedule shown is the baseline for the project and does not include review timelines by outside entities.
6. Development covenants will be part of the information provided to the awarded design firm.