

Project Title	UTK Fred Brown Locker Room Renovation 999/009-103-2026
Institution	UT Knoxville
Description	<p>Renovation in the Fred Brown Residence Hall to accommodate new mail and package lockers. The project includes the relocation of walls and all related work.</p> <p>This project will include the renovation of the G100 space and associated entry to accommodate mail/package lockers. Includes demolition of existing wall for installation of new door, new 2-hour separation wall, new HM doors, painting walls and ceilings, extending sprinkler system from existing mechanical space, new power distribution from existing panels, overhead power drops, and installation of existing lockers. Includes all ancillary work required to finish the project.</p> <p>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.</p> <p>The building will remain occupied during construction work. Accommodations may need to be made during certain times of the year for functions needed for students.</p> <p>Guidelines for work should comply with all UTK campus standards. Reference UTFS Design and Construction Guidelines at: <a href="https://fs.utk.edu/">https://fs.utk.edu/</a></p> <p>Construction Procurement Method: Design/System Procurement</p>
Project Schedule	<p>Designer Award by The University of Tennessee – March 2026</p> <p>Design Schedule – April 2026 thru June 2026</p> <p>Desired Construction Schedule: Substantially complete by September 2026.</p>
Anticipated Licensed Professionals and consultants for Basic Services:	<p>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.</p> <p>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.</p>
Estimated Total Project Cost	\$500,000

Maximum Allowable Construction Cost (MACC)	\$431,000
Designer Fee:	\$42,048 (\$431,000 x .07805 x 1.25)
Insurance Coverage	<p>Commercial General Liability</p> <p>Each Occurrence - \$1,000,000 Aggregate - \$1,000,000</p> <p>Commercial Automobile Liability</p> <p>Any Auto – Each Accident, Combined Single Limit - \$1,000,000</p> <p>Workers' Compensation as required by statute, including employers' liability with limits of:</p> <p>Each Accident - \$100,000 Disease, each employee - \$100,000 Disease, policy limits - \$500,000</p> <p>Professional Liability Insurance</p> <p>Each Claim - \$1,000,000 Annual Aggregate - \$1,000,000</p>
Project Category:	Minor
Designer Solicitation Date	February 13, 2026
Email Intent to Submit Date	<p>Email by February 20, 2026, your intent to submit to <a href="mailto:designer@tennessee.edu">designer@tennessee.edu</a></p> <p>Only designers who intend to submit will be notified of any updates to this solicitation.</p>
Letter of Interest Due Date	<p>February 27, 2026, at 12:00 pm (Noon) ET</p> <p>Uploaded to TN Office of the State Architect's OSA Connect</p>
Questions received at <a href="mailto:designer@tennessee.edu">designer@tennessee.edu</a> until:	<p>February 19, 2025, at 5:00 pm ET</p> <p>Any updates regarding this solicitation will be uploaded to the TN Office of the State Architect's OSA Connect.</p> <p>Notification will be sent to those firms submitting a request for notification via email to <a href="mailto:designer@tennessee.edu">designer@tennessee.edu</a> by the date and time of the deadline for questions listed above.</p>