

The University of Tennessee

REQUEST FOR QUALIFICATIONS:

Construction Procurement Through

Best Value Option One

for the

UTK Frieson Center Renovation & Expansion

(23/24)

540/009-05-2024

The University of Tennessee Knoxville

April 29, 2026

RFQ COORDINATOR:

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1.0 STANDARD DOCUMENTS

1.1 INTRODUCTION

A. Purpose

As identified on the cover page, the Owner has issued this Request for Qualifications (RFQ) for the designated Project. The RFQ defines service requirements; solicits proposals; details proposal requirements; and outlines the process for evaluating proposals and selecting and contracting with a contractor (Contractor) using the State of Tennessee's Best Value Option One (BV1) procurement delivery method. The BV1 method utilizes the process described in this RFQ to qualify proposers to identify a short list of contractors who are invited to bid. The Owner intends to contract with the responsive and responsible bidder offering the lowest cost for the work.

B. Scope of Services

1. The Contractor's services shall consist of providing construction services for the Project described in RFQ Section 2.3, Project Narrative and Documentation.
2. The Contract Documents will include, but are not limited to, the Owner's Designers' Manual Standard Documents Divisions 00 and 01. For the General Conditions of the Contract for Construction refer to the Owner's Designer Manual Section 00 72 13.

C. Nondiscriminatory Participation

1. Through this RFQ the Owner seeks to procure the best services at the most favorable, competitive prices and to give all qualified businesses, including those that are owned by minorities, women, persons with a disability, and small business enterprises, opportunity to do business with the Owner.
2. No person shall be excluded from participation in, be denied benefits of, be discriminated against in the admission or access to, or be discriminated against in treatment or employment in the State's contracted programs or activities on the grounds of disability, age, race, color, religion, sex, national origin, or other classification protected by federal or Tennessee State Constitutional or statutory law; nor shall they be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of contracts with the State of Tennessee or in the employment practices of the State's contractors. Accordingly, all vendors entering into contracts with the State of Tennessee shall, upon request, show proof of such nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.
3. Upon request the Owner will provide the Owner's designated contact to coordinate compliance with the nondiscrimination requirements of the State of Tennessee, Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, and applicable federal regulations.

D. Diversity in Contractual Relationships

It is the express desire of the State Building Commission (SBC) to include an emphasis on diversity in its contractual relationships with contractors for the

construction, demolition or renovation of State projects under the jurisdiction of the Commission. Refer to Item 5 in the SBC Policy.

1.2 RFQ COMMUNICATIONS

A. Notice of Intent to Propose

1. Potential proposers shall submit a Notice of Intent to Propose by email to the RFQ Coordinator. The notice should include the following.

Proposer's organization name
Name and title of a contact person
Contact person's telephone number and email address

2. The Owner will convey all official communications and addenda to such proposers.
3. The Notice of Intent to Propose must be submitted no later than the date detailed in RFQ Section 2.1, Schedule of Events.
4. Such notice creates no obligation and is not a prerequisite for making a proposal.

B. RFQ Addenda and Cancellation

1. The Owner reserves the right to issue addenda to this RFQ in writing up to five days prior to the Proposal Deadline.
2. The Owner reserves the right, at its sole discretion, to cancel and reissue this RFQ or to cancel this RFQ in its entirety.

C. Additional Communications Processes

1. Unauthorized contact regarding this RFQ with employees or officials of the Owner or of the State of Tennessee other than the RFQ Coordinator may result in disqualification.
2. Interested parties and potential proposers must direct all communications regarding this RFQ to the RFQ Coordinator who is the Owner's official point of contact for this RFQ.
3. Notwithstanding the foregoing, for information and assistance regarding this RFQ interested parties may contact the staff of the Governor's Office of Diversity Business Enterprise.
4. The SBC Number for the Project shown on the cover must be referenced in all communications regarding the RFQ.
5. Oral communications shall be considered unofficial and non-binding with regard to this RFQ.
6. Each proposer shall assume the risk of the method of dispatching a communication or proposal to the Owner. The Owner assumes no responsibility for delays or delivery failures resulting from the method of dispatch. "Postmarking" of a communication or proposal shall not substitute for actual receipt of a communication or proposal by the Owner.
7. Only the Owner's official written responses and communications shall be considered binding with regard to this RFQ.

8. The Owner reserves the right to determine, at its sole discretion, the method of conveying official written responses and communications pursuant to this RFQ such as by letter, by email, or by website posting.

1.3 PRE-PROPOSAL CONFERENCE AND PROPOSER COMMENTS

A. Pre-Proposal Conference

1. A Pre-Proposal Conference will be held at the time, date, and location detailed in RFQ Section 2.1, Schedule of Events. Attendance is not a prerequisite for making a proposal.
2. The purpose of the Pre-Proposal Conference is to discuss the RFQ scope of services and contract requirements. While questions will be entertained, the oral response to a question at the conference shall be considered tentative and non-binding with regard to this RFQ.

B. Proposer Comments and Waiver of Objections

1. Each proposer shall carefully review this RFQ and all attachments for comments, questions, defects, objections, or other matters requiring clarification or correction, collectively called Comments. Comments must be made in writing and received by the RFQ Coordinator no later than the Comments Deadline detailed in the RFQ Section 2.1, Schedule of Events.
2. A proposer's protests based on objections concerning the RFQ shall be considered waived and invalid if Comments relevant to the objections have not been brought to the attention of the RFQ Coordinator, in writing, by the Comments Deadline detailed in RFQ Section 2.1, Schedule of Events.
3. The Owner reserves the right to determine, at its sole discretion, the appropriate and adequate responses to Comments. The Owner's official responses to Comments pursuant to this RFQ shall be issued as an addendum to this RFQ.

1.4 PROPOSAL REQUIREMENTS

A. Proposal Deadline and Location

1. Section 2.1, Schedule of Events, details the requirements for the location and the deadline time and date for submitting a proposal. A late proposal or a proposal not submitted to the designated location will not be accepted.
2. The proposal deadline time shall be established by the timepiece of the Owner.

B. Proposal Contents

1. A proposal must respond to the description of Contractor scope of services, contract requirements, and proposal requirements described in this written RFQ and RFQ attachments, exhibits, or addenda.
2. No portion of a proposal may be delivered orally or by means of electronic transmission.
3. A proposal in response to this RFQ shall consist of a Technical Proposal as described herein and RFQ Section 2.2.

4. Each proposer must submit a single digital file copy in a searchable PDF format. The digital file should not exceed 20 MB and should be named using the following format: "<Proposer Name> BV1 540/009-05-2024". Proposals should be clearly marked as follows.

Technical Proposal

Best Value Option One

UTK Frieson Center Renovation & Expansion (23/24)

SBC No. 540/009-05-2024

Submitted By:

<<Contractor Name>>

<<Contractor License No., Classification, Expiration Date, License Limit>>

<<Contact Person Name, Address, Telephone Number, Email>>

C. Technical Proposal Requirements

1. No pricing information shall be included in the Technical Proposal. Inclusion in the Technical Proposal of a direct or implied revelation of bid amount information shall make the proposal non-responsive and the Owner will reject it.
2. Each proposer must use RFQ Section 2.2 to guide organization of the Technical Proposal. Each proposer shall duplicate RFQ Section 2.2 for use as the Table of Contents for the Technical Proposal by adding proposal page numbers and the proposer's name as indicated. The proposer must address all items for all sections and provide, in sequence, the required information and documentation with the associated item references.
3. The Technical Proposal must be economically prepared, with emphasis on completeness and clarity of content, legibly written, brief, and to the point in a direct response to the information requested for each item. All material must be on standard 8 1/2" x 11" paper with exceptions permitted for foldouts containing non-text information such as charts and spreadsheets.
4. All pages must be numbered excluding covers.
5. The Technical Proposal shall not exceed 25 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 25 pages allowed.
6. All information included in a Technical Proposal shall be relevant to a specific requirement detailed in RFQ Section 2.2. All information must be incorporated into a response to a specific requirement and clearly referenced. Information not meeting these criteria will be deemed extraneous and will in no way contribute to the evaluation process.

D. Proposal Prohibitions and Right of Rejection

1. Each proposal must comply with all of the terms and requirements of this RFQ and all applicable State laws and regulations. The Owner reserves the right, at its sole discretion, to consider non-responsive and reject a proposal that does not comply with all of the terms, conditions, and performance requirements of this RFQ.
2. A proposal of alternate services (i.e., a proposal that offers services different from those requested by this RFQ) may be considered non-responsive and rejected.

3. A proposer shall not restrict the rights of the Owner or otherwise qualify a proposal. The Owner may determine such a proposal to be a non-responsive counteroffer and reject the proposal.
4. A proposer shall not submit the proposer's own contract terms and conditions in a response to this RFQ. If a proposal contains such terms and conditions, the Owner may determine, at its sole discretion, the proposal to be a non-responsive counteroffer, and the proposal may be rejected.
5. A proposer shall not submit more than one proposal. Submitting more than one proposal shall result in the disqualification of the proposer.
6. A proposer shall not submit multiple proposals in different forms. This prohibited action shall be defined as a proposer submitting one proposal as a Contractor and permitting a second proposer to submit another proposal with the first proposer offered as a subcontractor. This restriction does not prohibit different proposers from offering the same subcontractor as a part of their proposals, provided that the subcontractor does not also submit a proposal as a Contractor. Submitting multiple proposals in different forms may result in the disqualification of all proposers knowingly involved.
7. The Owner will reject a proposal if the bid was not arrived at independently without collusion, consultation, communication, or agreement as to a matter relating to such prices with another proposer. Regardless of the time of detection, the Owner shall consider the foregoing prohibited actions that are detected to be grounds for proposal rejection or contract termination.
8. The Owner reserves the right, at its sole discretion, to reject any and all proposals in accordance with applicable laws and regulations.
9. The Owner will not contract with or consider a proposal from:
 - a. an individual who is, or within the past six months has been, an employee or official of the State of Tennessee;
 - b. a company, corporation, or other contracting entity in which an ownership of two percent or more is held by an individual who is, or within the past six months has been, an employee or official of the State of Tennessee (this shall not apply either to financial interests that have been placed into a "blind trust" arrangement pursuant to which the employee does not have knowledge of the retention or disposition of such interests or to the ownership of publicly traded stocks or bonds where such ownership constitutes less than two percent of the total outstanding amount of the stocks or bonds of the issuing entity);
 - c. a company, corporation, or other contracting entity which employs an individual who is, or within the past six months has been, an employee or official of the State of Tennessee in a position that would allow the direct or indirect use or disclosure of information, which was obtained through or in connection with his or her employment and not made available to the general public, for the purpose of furthering the private interest or personal profit of a person; or,
 - d. an individual, company, or other entity involved in assisting the Owner in the development, formulation, or drafting of this RFQ or its scope of services shall be considered to have been given information that would afford an

unfair advantage over other proposers, and such individual, company, or other entity may not submit a proposal in response to this RFQ.

- e. for the purposes of applying the requirements herein, an individual shall be deemed an employee or official of the State of Tennessee until such time as all compensation for salary, termination pay, and annual leave has been paid.

E. Waiver of Variances

The Owner reserves the right, at its sole discretion, to waive a proposal's variances from full compliance with this RFQ. If the Owner waives minor variances in a proposal, such waiver shall not modify the RFQ requirements or excuse the proposer from full compliance with such. Notwithstanding a minor variance, the Owner may hold a proposer to strict compliance with this RFQ.

F. Proposal Withdrawal

A proposer may withdraw a submitted proposal at any time up to the Proposal Deadline time and date detailed in RFQ Section 2.1, Schedule of Events. To do so, a proposer must submit a written request, signed by a proposer's authorized representative to withdraw a proposal. After withdrawing a previously submitted proposal, a proposer may submit another proposal at any time up to the Proposal Deadline.

G. Proposal Errors and Amendments

Each proposer is liable for all proposal errors or omissions. A proposer may not alter or amend proposal documents after the Proposal Deadline time and date detailed in RFQ Section 2.1, Schedule of Events, unless such is requested in writing and approved by the Owner.

H. Proposal Preparation Costs

The Owner will not pay costs associated with the preparation, submittal, presentation, or contracting of a proposal.

I. Disclosure of Proposal Contents

1. Each proposal and all materials submitted to the Owner in response to this RFQ shall become the property of the Owner. Selection or rejection of a proposal does not affect this right. All proposal information shall be held in confidence during the evaluation process. Notwithstanding, a list of actual proposers submitting timely proposals may be available to the public, upon request, immediately after Technical Proposals are opened by the Owner.
2. By submitting a proposal, the proposer acknowledges and accepts that the full proposal contents and associated documents shall become open to public inspection in accordance with Tennessee Code Annotated (TCA), § 10-7-504(a)(7).

J. Licensure and Qualifications

1. A proposer must be a licensed General Contractor in the State of Tennessee. Before a contract pursuant to this RFQ is signed, the proposer and its personnel, if applicable, must hold all necessary, applicable business and professional licenses as may be required for specific services. The Owner may require a proposer to submit evidence of proper licensure.

2. Proposers shall be familiar with the Contractors Licensing Act of 1994, as currently amended (codified in TCA § 62-6-101, et seq.). A contract will not be awarded to a proposer whose proposal is in conflict with State licensing law.
3. In compliance with TCA § 50-9-114 proposers are advised that the Owner does not operate a certified drug-free workplace program that serves for compliance with TCA § 50-9-113.
4. Proposals submitted shall not include a contractor or subcontractor disqualified from participating in SBC projects. The Office of the State Architect (OSA) maintains a list of those that are disqualified.
5. The proposer and its subcontractors shall not knowingly utilize the services of an illegal immigrant in the performance of the Work, and shall not knowingly utilize the services of a subcontractor, sub-subcontractor, or consultant who utilizes the services of an illegal immigrant in the performance of the Work.
6. In compliance with the Iran Divestment Act bids submitted shall not include a contractor or subcontractor on the list created pursuant to TCA § 12-12-106.
7. In compliance with TCA § 12-4-119, Contractors currently engaged in a boycott of Israel or who intend to engage in a boycott of Israel should not bid.

K. Severability

If a provision of this RFQ is declared by a court to be illegal or in conflict with a law, said decision shall not affect the validity of the remaining RFQ terms and provisions, and the rights and obligations of the Owner and proposers shall be construed and enforced as if the RFQ did not contain the particular provision held to be invalid.

L. Material Changes in Performance Capabilities Prior to Award

Material changes are defined as changes in the operations, management or performance capabilities of the proposer that may impact performance of the contract requirements. If there are material changes after the submission of the proposal, but prior to submission of a bid, the proposer shall immediately notify the Owner of the details of such changes. The Owner reserves the right to disqualify the proposer for a material change.

M. Audited Statements

The Owner reserves the right to request CPA audited or reviewed financial statements prepared in accordance with generally accepted accounting principles. If the requested documents do not support the financial stability of the proposer the Owner reserves the right to reject the proposal.

1.5 BID AND CONTRACT REQUIREMENTS

A. Bidding Documents

1. The Designer will issue bidding documents to proposers that meet proposal format and content requirements, meet the requirements of Section 2.2, Technical Proposal, Section A, Mandatory Requirements, and, after evaluation, meet or exceed the Minimum Qualifying Technical Proposal Score provided in Section 2.2, Technical Proposal. Bidding documents will include the following documents which are provided pro forma in the Owner's Designers' Manual:

00 21 13 Instructions to Bidders, 00 41 13 Bid Form, and 00 47 13 Construction Bid Envelope.

2. Short-listed proposers shall submit a bid in accordance with requirements of the bidding documents issued by the Designer.

B. Subcontractors in Bids

If any work, regardless of dollar value, is required for the trades listed below, bidders shall prepare a bid that lists a subcontractor for such trades that are identified in the bidder's Technical Proposal. If bidder will self-perform listed trade work, list the bidder as the subcontractor.

1. Electrical
2. HVAC
3. Masonry
4. Plumbing
5. Roofing
6. Landscaping

C. Right to Refuse Personnel

At its sole discretion, the Owner reserves the right to refuse personnel of the Contractor or a subcontractor for use in the performance of a contract pursuant to this RFQ.

D. Insurance

Prior to execution of an agreement for construction services a certificate(s) of insurance will be required as detailed in the Owner's Designers' Manual, Section 00 72 13 General Conditions of the Contract for Construction.

E. Contract Award

1. The Owner intends to contract with the responsive and responsible bidder offering the lowest cost for the work. Such bidder will be recommended to the State Building Commission for award of a contract.
2. The Owner will make the RFQ files available for public inspection on the date in RFQ Section 2.1, Schedule of Events.
3. RFQ protest procedures are located in the SBC Policies and Procedures posted on the OSA's website.
4. The Owner reserves the right, at its sole discretion, to add terms and conditions or to revise pro forma contract requirements in the Owner's best interests subsequent to this RFQ process. No such terms and conditions or revision of contract requirements shall materially affect the basis of proposal evaluations or negatively impact the competitive nature of the RFQ process.
5. The RFQ process does not obligate the Owner and does not create rights, interests, or claims of entitlement in proposers. Contract award and the Owner obligations pursuant thereto shall commence only after contract approval of all State officials as required by State laws and regulations and not prior to the proposer's receipt of a fully signed contract.
6. In the event it is determined that the proposer failed to disclose requested information, or made a false statement, misrepresentation or omission regarding a material fact concerning an aspect of the award of a contract, the proposer may

be considered in default and the Owner may terminate the contract immediately and/or withhold full or partial payment as it deems appropriate. In addition, the Owner may seek other available remedies to which it is entitled by law.

F. Contract Payments

All contract payments shall be made in accordance with the Contract Documents.

1.6 EVALUATION GUIDE

A. Scoring

The evaluation process is designed to establish qualified proposers that score at least the Minimum Qualifying Technical Proposal Score provided in Section 2.2, Technical Proposal.

B. Process

1. After the proposal deadline provided in RFQ Section 2.1, Schedule of Events, the Owner will open and review each Technical Proposal for a “Pass” or “Fail” evaluation based on compliance with each of the Mandatory Requirements of Section 2.2, Technical Proposal, and the following proposal format and content requirements.
 - a. Received on or before the proposal deadline.
 - b. Number of copies, digital file, and packaging as required.
 - c. Formatted as required and does not exceed size or page number limits.
 - d. Contains no bid amount information.
 - e. Proposer did not submit alternate proposals.
 - f. Proposer did not submit multiple proposals in a different form.
 - g. Does not contain restrictions of the rights of the Owner or other qualification of the proposal.
2. If the Owner determines that a proposal may have failed to meet one or more of the “Pass or Fail” criteria or the proposal format and content requirements, the Evaluation Team, described below, will review that proposal and make its own determination, documented in writing, of whether (1) the proposal meets requirements for further evaluation or (2) the Owner will request clarifications or corrections to enable further evaluation or (3) the Owner will determine the proposal non-responsive to the RFQ and reject it.
3. An Evaluation Team made up of three or more employees of the State of Tennessee will evaluate responsive proposals. The Evaluation Team may utilize technical advisers.
4. The Owner may contact references provided by the proposer and other sources available for reference information.
5. Each Evaluation Team member will independently evaluate proposals and assign points using Section B, Qualifications and Experience, and Section C, Technical Approach, in RFQ Section 2.2, Technical Proposal.
6. The Owner reserves the right, at its sole discretion, to request proposer

BEST VALUE OPTION ONE RFQ STANDARD DOCUMENTS

clarification of a Technical Proposal or to conduct clarification discussions with proposers. Such discussions shall be limited to specific sections of the proposal identified by the Owner. The subject proposer shall put the resulting clarification in writing as may be required by the Owner.

7. The Owner reserves the right to receive an oral presentation from a proposer. Oral presentation topics and the number of firms presenting are at the sole discretion of the Owner.
8. Using the scores from the Evaluation Team, the Owner will develop Technical Proposal Scores. For each proposer the median score of all evaluators' scores is determined for both Technical Proposal Sections B and C. The two median scores for each proposer are added to determine the proposer's Technical Proposal Score.
9. After Technical Proposal evaluations are completed, the Owner will advise proposers of evaluation results.

END

2.0 PROJECT SPECIFIC DOCUMENTS

2.1 SCHEDULE OF EVENTS

The following table provides the Owner’s proposed Schedule of Events. The Owner reserves the right, at its sole discretion, to change this schedule. The Owner will communicate a change to the Schedule of Events to entities from whom the Owner has received a Notice of Intent to Propose.

EVENT	DATE	TIME at LOCATION
1. Owner Issues RFQ	April 29, 2026	
2. Pre-Proposal Conference & Site Tour Conference will be held via Zoom and in person with details below. If you attend in person, please RSVP by May 1, 2026, by 12:00 pm (Noon) ET.	May 4, 2026	10:30 am ET
3. Notice of Intent to Propose Deadline	May 6, 2026	
4. Comments Deadline	May 8, 2026	
5. Owner Responds to Comments	May 12, 2026	
6. Proposal Deadline Proposals must be submitted to the Owner no later than the date and time shown, at the location below.	May 20, 2026	12:00 pm ET
7. Owner Advises Proposers of Evaluation Results and Procurement File Opened for Public Inspection	June 8, 2026	
8. Invitation to Bid Issued with Pre-Bid Conference Date	June 10, 2026	

Pre-Proposal Conference Location and Instructions:

Held via Zoom and in person in Conference Room 216 at the Frieson Black Cultural Center – meeting invitation will be sent to firms requesting information from RFQ Coordinator by May 1, 2026, by 12:00 pm (Noon) ET. If attending in person, please RSVP as such.

Site Visit Instructions:

The Site Visit will begin at the Frieson Black Cultural Center Conference Room 216 immediately following the Pre-Proposal Conference. If you plan to join the Site Visit, please RSVP.

Proposal Submittal Location:

Proposals will be received via Microsoft Teams Upload. Proposers who intend to submit a

BEST VALUE OPTION ONE RFQ PROJECT SPECIFIC DOCUMENTS – SCHEDULE OF EVENTS

qualification should contact the RFQ Coordinator no later than May 13, 2026, at 5:00 p.m. Eastern Time to receive instructions on uploading submission to assigned portal.

END

2.2 TECHNICAL PROPOSAL

PROPOSER NAME: <<Name>>	
TECHNICAL PROPOSAL SECTION A: MANDATORY REQUIREMENTS Owner Evaluation for Each Requirement: Pass or Fail	Proposal Page Number (By Proposer)
A.1 Provide a completed Certification Statement, in the format provided herein.	
A.2 Provide a letter(s) from an insurance and/or surety agency stating Proposer’s capability to provide insurance and bonding for the Project in accordance with the estimated construction cost listed in RFQ Section 2.3, Project Narrative and Documentation, and the General Conditions of the Contract for Construction.	
A.3 Describe Proposer’s form of business (e.g., corporation, partnership, limited liability company) and the U.S. state in which it is established.	
A.4 Provide a statement of whether there have been mergers, acquisitions, or sales of Proposer within the last five years, and if so, an explanation providing relevant details.	
A.5 Provide a statement that discloses pending litigation against Proposer. The Owner reserves the right to request an opinion of Proposer’s counsel as to whether pending litigation will impair performance in a contract under this RFQ.	
A.6 Provide a statement declaring whether, in the last ten years, the Proposer has filed, or had filed against it, bankruptcy or insolvency proceeding, whether voluntary or involuntary, or undergone the appointment of a receiver, trustee, or assignee for the benefit of creditors, and if so, an explanation providing relevant details.	
A.7 Identify Proposer’s primary contact person for the Owner including mailing address, telephone number, and email address.	
A.8 Provide a statement declaring Proposer does not have a prohibition for proposing as stated in RFQ Section 1.4.D.9 and an explanation of potential conflict.	

CERTIFICATION STATEMENT (In response to Technical Proposal Section A.1.)

Proposer Legal Entity Name: _____

Proposer Tennessee Contractor License Information:

License Number: _____ License Classification applicable to project: _____

License expiration date: _____ Dollar Limit: \$ _____

The Proposer hereby acknowledges, attests, certifies, warrants, and assures that:

1. This Proposal constitutes (a) a commitment to provide all services as defined in an Agreement executed pursuant to this Request for Qualifications (RFQ) and (b) confirmation that the Proposer shall comply with all of the provisions in this RFQ.
2. The information detailed in the Proposal submitted herewith in response to the subject RFQ is truthful, accurate and complete.
3. The Proposal submitted herewith in response to the subject RFQ shall remain valid for at least 60 days subsequent to the date of the bid opening and thereafter in accordance with a contract pursuant to the RFQ.
4. The Proposer shall not utilize the services of a contractor or subcontractor disqualified from participating in State Building Commission projects.
5. The Proposer shall not knowingly utilize the services of an illegal immigrant in the performance of an executed Agreement and shall not knowingly utilize the services of a subcontractor, sub-subcontractor, or consultant who utilizes the services of an illegal immigrant in the performance of the Work.
6. As applicable to an executed Agreement, the proposer shall comply with:
 - a. the laws of the State of Tennessee;
 - b. Title VI of the federal Civil Rights Act of 1964;
 - c. Title IX of the federal Education Amendments Act of 1972;
 - d. the Equal Employment Opportunity Act and the regulations issued thereunder by the federal government;
 - e. the Americans with Disabilities Act of 1990 and the regulations issued thereunder by the federal government;
 - f. the condition that the submitted Proposal was independently arrived at, without collusion, under penalty of perjury;
 - g. the condition that no amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Proposer in connection with the Procurement under this RFQ; and,
 - h. the condition that in compliance with the Iran Divestment Act the Proposer is not on the list created pursuant to Tennessee Code Annotated (TCA) § 12-12-106 and shall not utilize a subcontractor on that list.
 - i. TCA § 12-4-119, Contractors currently engaged in a boycott of Israel or who intend to engage in a boycott of Israel should not bid.
7. The following statement is (mark the one that is applicable) **True** **False**:
The Proposer and/or any of the Proposer's employees, agents, independent contractors and/or proposed subcontractors have been convicted of, pled guilty to, or pled nolo contendere to a contract crime involving a public contract.
8. The person who signs this certification on behalf of the Proposer is legally empowered to bind the proposer to the provisions of this RFQ and a resulting contract.
9. The Proposer acknowledges receipt of Addendum:

Addendum number(s) and date(s): _____

SIGNATURE: _____ **DATE:** _____

Printed Name and Title: _____

END OF CERTIFICATION STATEMENT

PROPOSER NAME: <<Name>>	
TECHNICAL PROPOSAL SECTION B: QUALIFICATIONS AND EXPERIENCE	Proposal Page Number (By Proposer)
B.1 Provide a brief statement indicating Proposer’s credentials to deliver the services required by this RFQ. Name the office location(s) providing services and number of employees in each. Provide Proposer’s insurance experience modification rate for the last three years. 5 points	
B.2 Provide summary information for each of no more than three projects of similar scope and complexity constructed in the past ten years or is being constructed by Proposer. Format information as shown after this Section B on no more than one page for each project. 15 points	
B.3 List contracts with the State of Tennessee including current contracts and contracts completed within the past five years. 5 points	
B.4 Provide resumes of no more than one page each for the project executive, project manager(s), and superintendent(s). Include job title, education, professional license or registration, general employment history, and relevant project experience and project roles. Provide two references for the project manager(s) and superintendent(s) with names and contact information. 15 points	
B.5 Provide a table identifying the personnel named in B.4 assigned to projects named in B.2 and their job titles for those projects. 10 points	
B.6 Provide a table identifying the estimated amount of time in hours per week that each of the key personnel identified in B.4 will be committed to this project. 10 points	
Section B: 60 points	

PROPOSER NAME: <<Name>>
SIMILAR PROJECT INFORMATION (In response to Technical Proposal Section B.2.)
Project Title: Client: Project City, State:
Client Contact and Title: Client Contact Telephone and Email:
Project Construction Start Date: Project Construction Completion Date:
Project Square Footage: Dollar Value of Project Construction:
Project Executive: Project Manager: Construction Superintendent:

Describe the project including the scope of the work and the services provided by Proposer. Relate the work in this project to the scope and services contained in the RFQ.

PROPOSER NAME: <<Name>>	
TECHNICAL PROPOSAL SECTION C: TECHNICAL APPROACH	Proposal Page Number (By Proposer)
<p>C.1 Provide a statement indicating how Proposer will deliver the construction services required by this RFQ. Include a project organizational chart designating the lines of authority.</p> <p>10 points</p>	
<p>C.2 Describe the methods to be used for the following construction services as applied to this Project.</p> <ol style="list-style-type: none"> 1. Project coordination with regard to tracking and reporting construction progress, conflict resolution, and accounting information 2. Maintaining the project schedule 3. Safety program for construction work in an occupied building in the middle of one of the main thoroughfares on Campus <p>15 points</p>	
<p>C.3 Describe Proposer’s experience implementing criteria for sustainable design and construction such as State of Tennessee High Performance Building Requirements, LEED, Green Globes or Energy Star.</p> <p>5 points</p>	
<p>C.4 If any work, regardless of dollar value, is required for the trades listed below, and if Proposer will not perform the work in that category with Proposer’s own forces, identify one to three subcontractors in each category that are prequalified by your firm to serve as a subcontractor for this Project. Describe the qualifications for each that meet or exceed your prequalification requirements.</p> <ol style="list-style-type: none"> 1. Electrical 2. HVAC 3. Masonry 4. Plumbing 5. Roofing 6. Landscaping <p>The Owner reserves the right to request an AIA Document A305-1986 on a proposed subcontractor.</p> <p>10 points</p>	
Section C: 40 points	

PROPOSER NAME: <<Name>>	
TECHNICAL PROPOSAL SECTION D: INFORMATION ONLY	Proposal Page Number (By Proposer)
<p>D.1 Provide the following:</p> <p>(a) A description of the Proposer’s existing programs and procedures designed to encourage and foster commerce with business enterprises owned by minorities, women, persons with a disability and small business enterprises;</p> <p>(b) A listing of the Proposer’s current contracts with business enterprises owned by minorities, women, persons with a disability and small business enterprises;</p> <p>(c) An estimate of the level of participation by business enterprises owned by minorities, women, persons with a disability and small business enterprises in a contract awarded to the Proposer pursuant to this RFQ; and</p> <p>(d) The percent of the Proposer’s current employees listed by gender, noting ethnicity and disability.</p>	

Maximum Technical Proposal Score: 100 points.

Minimum required for qualification for an Invitation to Bid: 75 points.

END OF TECHNICAL PROPOSAL

2.3 PROJECT NARRATIVE AND DOCUMENTATION

Designer of Record: Design Innovation Architects, Inc.
Structural Engineer: Bennett & Pless, Inc.
Mechanical Engineer: I.C. Thomasson Associates, Inc.
Electrical Engineer: I.C. Thomasson Associates, Inc
Civil Engineer: Design Innovation Architects, Inc.
Landscape Architect: Hedstrom Landscape Architecture, LLC

Project Description

The project will include the partial renovation and expansion of two floors of the Frieson Black Cultural Center. The renovation work totals approximately 1,925 SF and the building expansion work area amounts to approximately 6,294 SF. In addition to interior amenities, exterior community spaces and utilities will be renovated.

Renovated spaces on the main level include:

- The existing library converted into the connector corridor to the new addition.
- The sprinkler riser room and storage room will be renovated and converted into (2) single user unisex restroom facilities.
- The gallery will undergo minor finish renovations due to adjacent parapet demolition.
- The lounge exterior glazing will be modified to accommodate additional direct exterior access

Renovated spaces on the second level include:

- The existing conference room will remain as programmed but renovated with new finishes and minor layout reconfiguration.
- The breakroom will be converted to corridor, connecting the existing building to the expansion

Building expansion on the main level includes:

- The displaced riser room
- The displaced storage room
- (3) multi-purpose suites connected by moveable partitions. Accessory spaces include furniture storage and data closets
- (1) campus storage facility to house student life equipment and necessities
- (1) utility room that will serve as a staging area for catering services

Building expansion on the second level includes:

- The displaced breakroom
- (1) maintenance office
- (1) conference room to serve approximately 28 occupants
- (1) flex space that can serve as a classroom to serve approximately 24 occupants
- (1) classroom to accommodate approximately 32 occupants
- (2) unisex restrooms with all required accessories and components required by UT Knoxville campus guidelines

BEST VALUE OPTION ONE RFQ PROJECT SPECIFIC DOCUMENTS –
PROJECT NARRATIVE AND DOCUMENTATION

Exterior work to include:

- Relocation of the existing condensing unit farm in the rear of the facility
- A new service sidewalk to be constructed, connecting the existing sidewalks and rights-of-way
- A rear exterior stair to provide efficient access to rear parking and facilitate egress from rear of expansion.
- The front plaza to be expanded for additional outdoor event spaces
- Golf cart parking, typical vehicular parking, and accessibility parking spaces that were lost due to building expansion are to be reallocated to the rear and side parking lot.
- Exterior site lighting
- Select demolition of landscape

The exterior of the expansion will be clad with brick veneer to match existing face brick. To introduce additional detail and reinforce the expressed architectural language of the existing building, select portions of the brick façade will be stacked in a recessed pattern via variations in air gap depths. The façade element bridging the new and existing gables is to be a dark metal panel system that has been previously utilized throughout UT Knoxville campus.

Existing windows and sills to be removed to allow for new storefront doors to be installed in the lounge, matching the existing storefront system. The new door openings will require some light framing and structural supports to be reinforced to allow for larger spans. Existing window sizes and established header datums found elsewhere on the building will be matched at the expansion for consistency and architectural uniformity.

The structure for the addition will be the same as the existing building with a steel frame supporting concrete slab on metal decking and composite steel beams. At the new gable, the roof structural system will be wood trusses to match the existing building gable construction. The roof structural system will change to steel joists at the low slope roof deck to better accommodate the sound absorption and additional load of the RTU package unit. Due to required fire ratings separating occupancy types; select interior wall systems and the new floor assembly will be rated, as will the floor assembly structural supports.

Included in the renovation work is the installation of new building systems to provide power, lighting, communications, HVAC, plumbing, security, and fire protection. Due to updated code requirements and the life expectancy of the existing mechanical units at the rear of the building, new condensing units will be added to the low-slope roof of the expansion, along with (5) new air handling units and a rooftop packaged DX cooling unit with gas heat. Access to this roof area will be provided via a ships ladder, through the existing roof structure and attic space. A new point of access to the low slope roof will be through a new man door, cut into the existing gable, requiring the installation of a new header.

New plumbing fixtures and piping to be installed for all renovated and added restrooms. The breakroom on the second floor will accommodate an ADA compliant sink and fridge, as well as a countertop microwave unit. The utility room on the main level will serve as a catering staging area and require connections for laundry washer and drier, a floor mounted mop sink, an ADA compliant sink, and a countertop microwave. The existing plumbing found elsewhere in the building is to remain as-is. A set of new water

fountains will be installed on both levels and will feature bottle fillers.

The existing sprinkler system will be expanded to serve the addition area, with the sprinkler riser relocated to the rear of the building. Access to this room will be from the exterior to allow for immediate access by KFD. Limited access control will be required at exterior egress doors.

The facility currently utilizes a grease interceptor located in the existing parking lot that will render it inaccessible once the expansion is complete. A new traffic rated grease interceptor is proposed in the alley to the rear of the building. The existing transformer serving the building will remain as-is and protected during construction. Existing electric manhole lids accessing the vault below grade will be required to raise to the new finish elevation.

The following outlines the work included:

Site Design:

- There currently is no proposed scope for the site adjacent to the Project.

Hazardous Material:

- No known at this time.

Demolition:

- Demo existing parking lot to the west of the existing building and adjacent sidewalk at curb cut
- Demo existing sidewalk and stair on west side of existing building.
- Underground water line and fire water line under adjacent parking lot to be relocated
- Existing trees on west side of existing building, where new parking and building addition to be located are to be removed to full depth and stumps ground
- Demolition will need to be sequenced to allow for the building to remain occupied and in use throughout construction. Sprinkler riser to remain intact and functional until new unit is installed and functioning.
- Parapet condition and roof top mounted condensing units at Gallery to be demolished. Gallery exterior curved wall and adjacent window units to be partially demolished.
- Demo for future addition will require brick on the west side of building to be removed to full height, sheathing to remain. Temporary support of brick above will not be needed. Remaining exposed gable area at low slope roof access to be clad with metal panels in lieu of replacing brick.
- Demo all existing interior walls, ceilings, and ceiling soffits in aforementioned program areas on main level and second level. See the drawing set for clarifications and any specific walls or items remaining or being reused.
- Existing storefront at library to be removed and existing soffit and adjacent wall finishes to be repaired
- Second level conference room and breakroom interior walls, ceiling grid and mounted fixtures, floor finish, closet construction, and doors to be demolished and prepped for new construction
- Existing millwork, cabinetry, and plumbing fixtures in breakroom to be demolished. Utility lines to be rerouted to new breakroom location.
- Three (3) ground mounted condensing units, two (2) condensing units on Gallery

BEST VALUE OPTION ONE RFQ PROJECT SPECIFIC DOCUMENTS –
PROJECT NARRATIVE AND DOCUMENTATION

low slope roof, and all associated components at rear of building to be demolished. A total of five (5) condensing units to be removed

- Two (2) air handler units in main level Mechanical room at rear of building, as well as one (1) unit in second level Conference Room and two (2) units in Mechanical room to be demolished. Total of five (5) air handler units to be removed
- Exhaust fans in existing Vented Storage and adjacent Equipment room to be removed, as well as exterior exhaust louvers
- Demo existing sprinkler riser room, existing riser and associated connections at that room, and FDV
- Demo all lighting fixtures, associated controls, cabling and conduit, and receptacles in walls being removed in the first and second level renovated spaces back to Mech/Elec room [119].
- Demo all power outlets and associated cabling conduits in renovated spaces on the first and second level back to their source
- Demo the power for the existing air handling units back to their source
- Demo the existing fire alarm notification system serving the renovated spaces on the first and second level
- All lighting fixtures and associated controls, conduits, and cabling in the renovated spaces will be demolished back to the source, cleaned, and turned over to the owner's representative.
- All telecom outlets and associated conduit and cabling in the renovated spaces will be demolished back to the source.

Building Exterior:

- New asphalt to be installed at existing parking lot
- Concrete pad to be poured at relocated accessible parking spots; accessible parking identification required
- Concrete site stairs with handrails to connect repaved parking lot to adjacent rights-of-way
- Rear exterior concrete stairs and landing area to connect existing rear sidewalk to new alley parking; steel guardrail and handrail to be installed where grade change demands.
- Rear sidewalk added at relocated condensing unit farm
- (2) typical vehicular parking spots and (2) golf cart parking spots added at rear of building; accessed by alley; electrical charging connections and required signage and stripping for parking to be installed
- Existing grease interceptor to be abandoned; new traffic rated grease interceptor to be installed in alley and utilities rerouted to new location
- Regrading will be required at new parking locations
- Underground electrical to be rerouted around addition
- Electric manhole lids to be raised to match new finish elevation
- New water meter, valve, and post indicator valve to be installed
- New window opening sizes in addition to match existing window proportions and header height. Windows are typically 3'-6" wide and 6'-0" in height, aluminum storefront.
- Work on new door openings includes repair work for brick at heads, jambs, and sills

BEST VALUE OPTION ONE RFQ PROJECT SPECIFIC DOCUMENTS –
PROJECT NARRATIVE AND DOCUMENTATION

- Replace (2) existing window storefront with storefront doors in Lounge on the North side of the First Floor
- At salvaged existing trees, tree protection fencing to be installed
- Building monument signage to be relocated
- Front plaza to be a combination of poured concrete and decorative brick pavers
- New evergreen and flowering shrubs, canopy and flowering trees, and groundcover to be planted around addition perimeter

Building Interior:

- First Floor - Build-out of Three (3) Multi-purpose Suites, one (1) Campus storage, one (1) Sprinkler Riser room, two (2) Unisex restrooms, one (1) Lobby, one (1) Connecting corridor, one (1) Utility Room and Catering Space, and support spaces
 - Multi-purpose Suites total 1,929 SF
 - Campus Storage is approximately 231 SF
 - Lobby area is approximately 900 SF
- Second Floor – Build-out of one (1) Conference Room, one (1) Classroom Flex Space, one (1) Classroom, one (1) private office, one (1) Breakroom, one (1) Connecting corridor, one (1) Hallway, two (2) unisex restrooms, one (1) Roof Access room, and support spaces.
 - Conference Room is approximately 440 SF
 - Flex Area is approximately 381 SF
 - Classroom is approximately 573 SF
- Roof access room to comprise of a ships ladder and attic access hatch. Modification of existing roof structure in attic will be required to provide walk path to new roof access on exterior wall at gable.
- Multi-purpose rooms will be separated by movable partitions, supported by steel above
- Multi-purpose rooms to have 2x2 acoustic ceiling tile ceiling with gypsum soffits and integrated cove lighting, as well as 2x2 inset light fixtures at the ACT. Each suite will be equipped with a dedicated projector and projector screen.
- Second level classrooms and conference rooms to be equipped with data outlets and TV connections.
- Doors to second floor conference rooms, classrooms, and offices to be storefront systems with full glass doors.
- All interior doors indicated as stained wood, to be hung on hollow metal frames.
- Acoustic ceilings in majority of support rooms on both levels.
- Campus storage, gallery, utility and catering room, the existing conference room, breakroom, restrooms, office, and second floor hallway to have 2x2 ACT with inset grid fixtures.
- Lobby on First Floor to have a decorative gypsum soffit with a decorative wood paneling ceiling and dropped linear pendant lighting.
- Connecting spaces second floor to have decorative wood paneling and gypsum soffits with integrated lighting as well as a featured suspended light fixture.
- Connecting space on first floor to have gypsum ceiling with a feature suspended light fixture.
- All gypsum ceilings to receive recessed can lighting.
- Exterior overhang conditions to have exterior rated wood paneling system applied to underside of soffit; equipped with integrated exterior rated lighting; to meet egress lighting requirements.

BEST VALUE OPTION ONE RFQ PROJECT SPECIFIC DOCUMENTS –
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- Flooring for Lobby, Multi-purpose suites, Campus storage, Catering/Utility room, Corridor, Breakroom, and support spaces to be variations of LVT.
- Second floor Conference room, Office, Classroom, Flex/Classroom, and support spaces to be carpet tile.
- All unisex restrooms to have ceramic tile on the floor, and tiled wall covering
- All wet walls in restrooms, utility/catering room, and water fountain areas to have moisture resistant gypsum wallboard and tiled walls to have cementitious tile backer-board.
- Main floor lobby and corridor to have accent wall covering applied; all other walls to be painted.
- ADA accessible millwork to be provided in utility/catering room and second floor breakroom.

Architectural & Structural:

- Exterior addition foundations to step according to existing grading
- Where addition foundations are to be installed adjacent to existing foundation, new foundations to lap existing and dowel footing bars with injection adhesive to be installed
- Structural work includes new steel tube columns, cross bracing, wide flange steel beams, and steel roof joists, as well as wood trusses at the new gable roof
- Exterior and interior wall framing to be light gauge, cold formed metal stud.
- Exterior walls will not be load bearing
- Building will be designed as Type III-B construction and Risk Cat III, with a Seismic Design Category of C (as permissible under ASCE 7-22 mapped ground accelerations per State of Tennessee amendment)
- Due to existing sloped grade, main level of the building will be slab on grade construction but require the construction of a retaining wall at the rear of the building.
- Special inspections will be required, as outlined in drawing set
- Occupancy separation requires second floor assembly to be rated; designed to be 5 ½" concrete on 2" VLI, 20 GA composite steel deck, with an 8" concrete curb on the second level separating the exterior roof and interior
- 2" expansion joints to be provided at connection of existing and addition
- Interior walls and ceilings to receive sound attention blankets at corridors, restrooms, conference rooms, and private offices.
- Fire rated walls to conform with indicated UL listings, extend to underside of deck, and fire caulk to seal all terminations and penetrations. All doors and penetrations to carry the corresponding ratings.
- Metal stud walls with embedded structural frame to consist of 8" metal stud construction
- Gable roof to be asphalt shingles to match existing
- Second level roof deck
 - Brick veneer parapet to match existing building parapet height and capped with 18" wide cast stone cap.
 - Six (6) integrated roof drain with overflow combination units to be installed. Concrete deck to be sloped to drains; insulation will not need to be tapered. Rainwater from addition gable to be collected in gutters; downspouts to terminate at this second level roof deck. Integrated drains to be sized to accommodate.

BEST VALUE OPTION ONE RFQ PROJECT SPECIFIC DOCUMENTS –
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- EPDM roof membrane on 5” polyiso rigid insulation, installed entirely above deck. River rock to be installed on coverboard
- Low slope roof
 - Parapet height determined by RTU for screening purposes.
 - Metal paneling on building façade to terminate at top of parapet and capped with metal coping and counterflashing to match.
 - Structure to be sloped and insulation to follow slope at a consistent 5” thickness. Water to be mitigated with crickets at scuppers and downspouts, connected to stormwater underground.
 - EPDM roof membrane on 5” polyiso rigid insulation, installed entirely above deck.
- Exterior walls to be brick veneer to match existing or metal panel system, with combination of continuous rigid and batt cavity insulation, sheathing, and weather barrier to provide insulated and water-tight envelope.
- Select instances of brick façade will be stacked in a recessed pattern via variations in air gap depths; the remaining brick façade to match existing in pattern and color
- Façade element bridging new and existing gables to be dark metal panel system, per previously used on UT Knoxville campus

Mechanical:

- Existing gas meter to be utilities; new 1 ½” piping to be installed to roof
- Install six (6) new VAV’s, supply and return diffusers on main level to serve new layout. Five (5) new VAV’s to be installed on the second level. A total of eleven (11) VAV units to be installed throughout addition; all required to be accessible via ACT tile or access panels
- Install new 5900 CFM, natural gas, Packaged DX RTU on low slope roof.
 - New unit to serve existing building and new addition
 - Rework existing ducting as needed.
 - Connect to existing heating hot water lines.
 - Provide new shut off valves and control valves.
 - Route new condensate line to floor drain.
- Install new restroom exhaust fans and louvers
- Five (5) roof top mounted condensing units and all associated components to be installed
- Five (5) air handler units to be installed; new refrigerant lines to be routed and installed
- One (1) wall mounted split system unit to be installed in AV/IT room. Associated condensing unit to be installed at new low slope roof.
- One (1) electric unit heater to be installed in sprinkler riser room
- Linear slot diffusers to be installed in lobby ceiling at decorative wood panel system; all other supply and return diffusers to be typical 2x2 for installation in ACT ceiling.
- All VAVs to be connected to humidity sensors and thermostats.
- Condensing units to be mounted on roof via equipment curbs. RTU to be mounted on isolation curb to mitigate sound and vibration

Plumbing:

- Plumbing Fixtures

BEST VALUE OPTION ONE RFQ PROJECT SPECIFIC DOCUMENTS –
PROJECT NARRATIVE AND DOCUMENTATION

- New reduced pressure backflow preventer and pressure reducing valve to be installed in new sprinkler room
- New piping to be provided to all utility sinks, lavatories, water closets, water fountains, washing machine, breakroom appliances, and kitchen sinks
- Install new water fountain/bottle filler combo units on each level; to be connected to rerouted domestic water and sanitary piping
- Fire Protection
 - New 6" dry sprinkler riser assembly, air compressor, and vertical DDCVA to be installed
 - Connections from existing dry pipe system to be rerouted to new location
 - Move sprinkler heads on both levels as needed to serve new floor layout
 - Install new sprinkler heads and fire protection piping in addition with new piping connected to existing building system
 - New riser to serve new construction, including the attic, and existing building.

Electrical:

- HVAC
 - The new air handling units to be replaced, like-for-like. Each will require 30A/3P/FAR
 - Dedicated electrical connection required to circulating pump in existing mechanical room on second level
 - All mechanical VAV systems will require a 208/3 connection for controls
- Lighting
 - Install new lighting in renovated spaces on the first and second level; All new lighting is to be of LED type
 - All lighting systems (indoor, emergency, and exit) shall include fixtures, lamps, outlets, wiring, raceways and all other components and fittings for a complete installation. Lighting types for new addition will include the following:
 - Multi-Purpose Room – 2x2 LED Troffer lighting with dimmable recessed LED linear wall wash accent lighting at soffit.
 - Connector spaces on main level and second level – custom architecture fixture, suspended
 - Main Lobby – 4' LED pendant linear lighting with recessed can downlighting accents
 - Corridors – Recessed direct / indirect LED
 - Conference Rooms – Recessed direct / indirect LED
 - First floor Storage and Utility Room/Catering, Second level Conference rooms, Classrooms, Office, and Flex Space - 2x2 LED Troffer lighting
 - Campus Storage, Unisex Restrooms, Gallery – 2x2 LED Flat Panel inlaid in ACT ceiling grid
 - Exterior canopy at front of addition – Exterior canopy downlighting
 - As a part of the renovation of the first and second floor of the existing building, demolition and replacement of all corridor lighting on the first and second floors to be upgraded to LED lighting in a like-to-like basis
 - Provide occupancy, vacancy sensors, and dimming controls for control of all interior spaces as mandated by applicable local and federal energy codes.

BEST VALUE OPTION ONE RFQ PROJECT SPECIFIC DOCUMENTS –
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- Provide ceiling mounted occupancy sensors for all other interior spaces (corridors, restrooms, etc.) where required.
- Interior office spaces, classrooms, and conference rooms will have manual dimming capabilities with scene controls.
- Lighting near exterior windows to be controlled with daylight responsive dimming controls.
- Provide all power packs, sensors, switches, control stations, wiring, and associated components necessary for a complete and operable lighting control system. Dimming and daylight controls will be Lutron. All sensor locations and installation shall comply with the manufacturer's recommendations.
- Site Lighting
 - Six (6) new campus standard acorn pole mount light
 - New LED bollards to be installed in existing patio space as well as new patio area; to tie into existing electrical connection at existing patio
 - Two (2) exterior wall mounted area lights to be installed at rear elevated deck
- Emergency Lighting
 - Exit signs are to be LED edge-lit universal mount with a 90-minute backup battery
- Panelboards
 - Electrical service to the building originates from a single pad-mount service transformer with service to the building at 208Y/120V. The electrical distribution for the renovation scope is as follows:
 - Existing 208/120V branch panelboards 'PL' and 'PU' will be utilized to serve normal receptacle loads in the renovated spaces.
 - Existing 208/120V branch lighting control panelboards 'LL' and 'LU' will be utilized to feed the add alternate replacement of first and second floor corridor lighting.
 - The electrical distribution for the new two-story addition to the building is as follows:
 - A new 225A 208/120V panelboard will be installed in the existing Mech/Elec room [119] to feed all normal plug and mechanical loads for new addition.
 - Existing lighting panelboards 'LL' and 'LU' will be utilized to feed new lighting loads for the first and second floor of the new addition.
- Transformer is existing and to be protected during construction.
- Fire Alarm System
 - Provide additions to the existing fire alarm to be wired, connected and left in first class operating condition. Include sufficient additional control panels, annunciators, manual stations, automatic fire detectors, smoke detectors, alarm indicating appliances, wiring, terminations, electrical boxes, conduit and all other necessary material for a complete operating system.
 - All occupied spaces shall have a visible alarm indicating appliance. All devices shall be addressable, shall be supervised, and the capability of being disabled or enabled individually.
 - Install a duct smoke detector on the supply and return of the new air handling units

BEST VALUE OPTION ONE RFQ PROJECT SPECIFIC DOCUMENTS –
PROJECT NARRATIVE AND DOCUMENTATION

- The first and second level will get new alarm initiating and signaling devices that match and tie into the existing fire alarm system
- Power systems
 - Site
 - Provide dedicated GFI and weatherproof rated receptacle for golf cart charging stations
 - General purpose convenience receptacles shall be NEMA 5-20R, 20-amp 125-volt duplex, specification grade.
 - Duplex convenience receptacles will be provided at a maximum of 50' on center in renovated corridors, and 15' in classrooms.
 - Duplex receptacles will be provided for all interior office walls and workstations.
 - Additional general use duplex outlets will be provided where required to serve appliances and other equipment.
 - Poke-through quadruplex floor boxes will be installed in a 10' by 10' grid to provide flexible power distribution throughout classroom.
 - Poke-through quadruplex floor boxes will be provided in meeting / conference rooms per the NEC. Wiring device cover plates shall be of material and color as selected by the interior designer.
 - All line and low-voltage control wiring for mechanical equipment shall be furnished, installed, and terminated by division 23.

Anticipated Project Schedule:

- Construction is anticipated to begin in early August 2026 with an anticipated completion in February 2027. Building will remain occupied during construction.

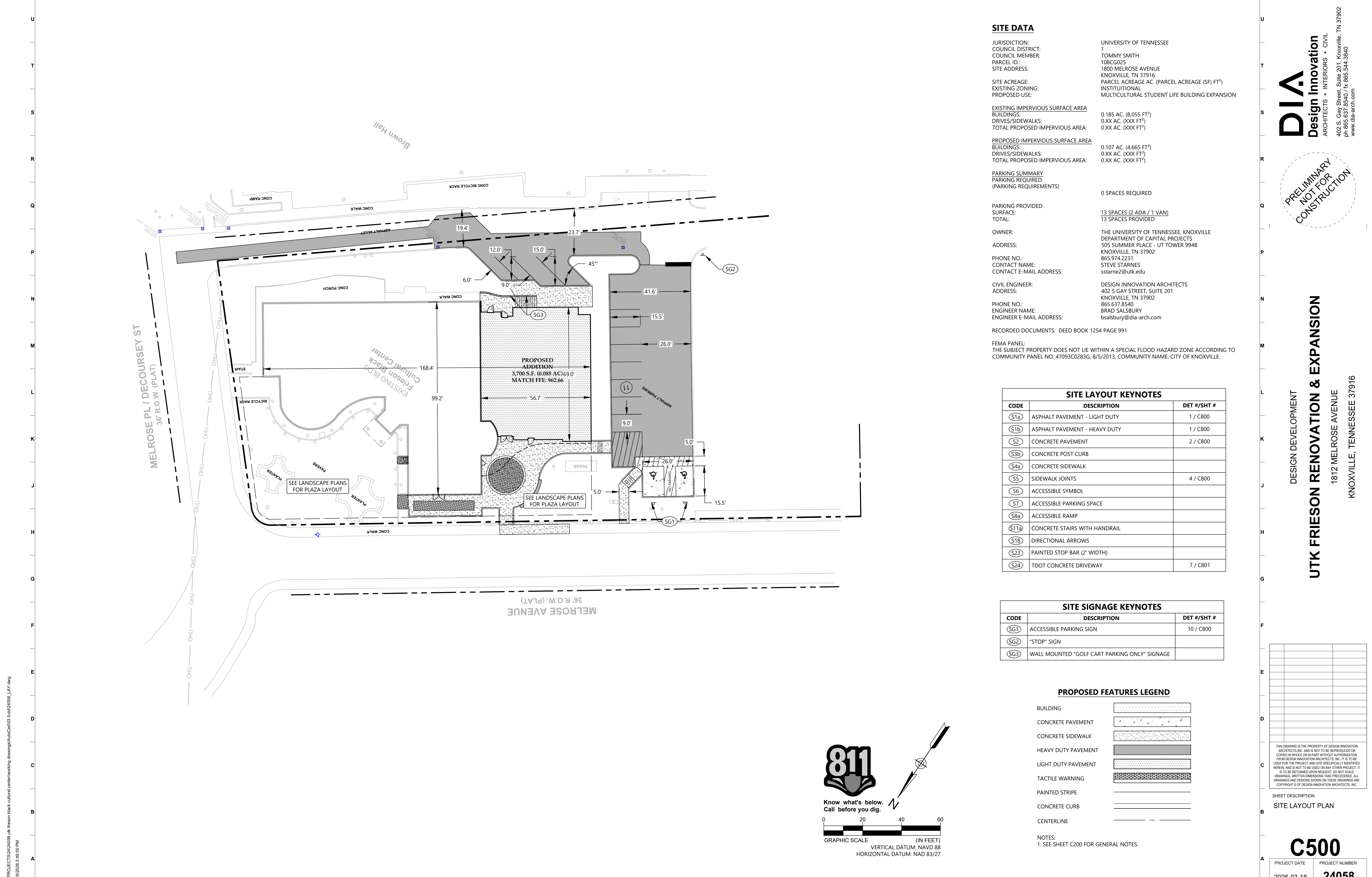
Drawings Showing Design Intent

- See the following attached drawings for design intent of the project only:

C500 – Site Layout Plan
A101 – First Floor Plan
A102 – Second Floor Plan
A201 – Exterior Elevations
A202 – Exterior Elevations
Front Exterior Rendering
Rear Exterior Rendering
Side Exterior Rendering

Estimated Construction Cost:

- Bid Target is \$5,000,000.00



SITE DATA

JURISDICTION: UNIVERSITY OF TENNESSEE
 COUNCIL DISTRICT: 1
 COUNCIL MEMBER: TOMMY SMITH
 PARCEL ID.: 108CG025
 SITE ADDRESS: 1800 MELROSE AVENUE
 KNOXVILLE, TN 37916
 PARCEL ACREAGE AC. (PARCEL ACREAGE (SF) FT²):
 EXISTING ZONING: INSTITUTIONAL
 PROPOSED USE: MULTICULTURAL STUDENT LIFE BUILDING EXPANSION

EXISTING IMPERVIOUS SURFACE AREA
 BUILDINGS: 0.185 AC. (8,055 FT²)
 DRIVES/SIDEWALKS: 0.XX AC. (XXX FT²)
 TOTAL PROPOSED IMPERVIOUS AREA: 0.XX AC. (XXX FT²)

PROPOSED IMPERVIOUS SURFACE AREA
 BUILDINGS: 0.107 AC. (4,665 FT²)
 DRIVES/SIDEWALKS: 0.XX AC. (XXX FT²)
 TOTAL PROPOSED IMPERVIOUS AREA: 0.XX AC. (XXX FT²)

PARKING SUMMARY
 PARKING REQUIRED: (PARKING REQUIREMENTS) 0 SPACES REQUIRED

PARKING PROVIDED:
 SURFACE: 13 SPACES (2 ADA / 1 VAN)
 TOTAL: 13 SPACES PROVIDED

OWNER: THE UNIVERSITY OF TENNESSEE, KNOXVILLE
 DEPARTMENT OF CAPITAL PROJECTS
 ADDRESS: 505 SUMMER PLACE - UT TOWER 994B
 KNOXVILLE, TN 37902
 PHONE NO.: 865.974.2231
 CONTACT NAME: STEVE STARNES
 CONTACT E-MAIL ADDRESS: sstarnes2@utk.edu

CIVIL ENGINEER: DESIGN INNOVATION ARCHITECTS
 ADDRESS: 402 S GAY STREET, SUITE 201
 KNOXVILLE, TN 37902
 PHONE NO.: 865.637.8540
 ENGINEER NAME: BRAD SALSABURY
 ENGINEER E-MAIL ADDRESS: bsalsbury@dia-arch.com

RECORDED DOCUMENTS: DEED BOOK 1254 PAGE 991

FEMA PANEL: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47093C0283G, 8/5/2013, COMMUNITY NAME: CITY OF KNOXVILLE.

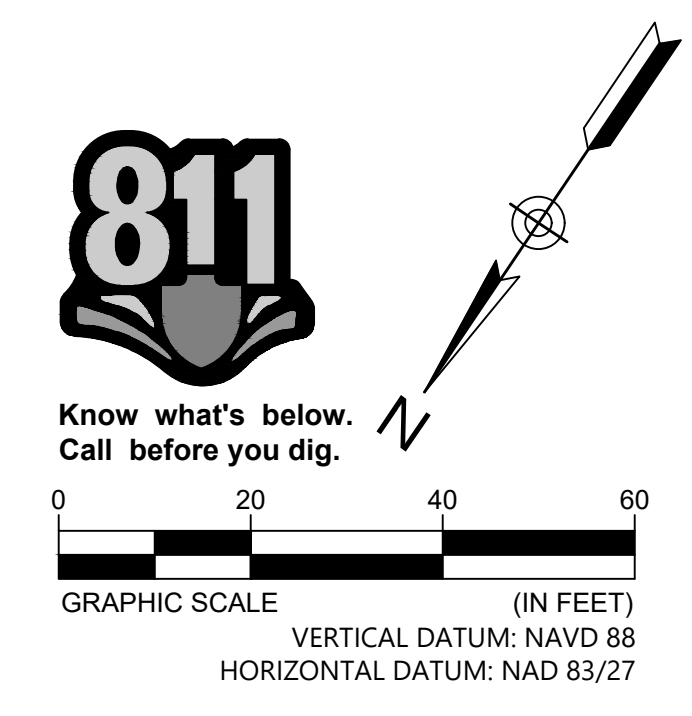
SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(S1a)	ASPHALT PAVEMENT - LIGHT DUTY	1 / C800
(S1b)	ASPHALT PAVEMENT - HEAVY DUTY	1 / C800
(S2)	CONCRETE PAVEMENT	2 / C800
(S3b)	CONCRETE POST CURB	
(S4a)	CONCRETE SIDEWALK	
(S5)	SIDEWALK JOINTS	4 / C800
(S6)	ACCESSIBLE SYMBOL	
(S7)	ACCESSIBLE PARKING SPACE	
(S8a)	ACCESSIBLE RAMP	
(S11a)	CONCRETE STAIRS WITH HANDRAIL	
(S18)	DIRECTIONAL ARROWS	
(S23)	PAINTED STOP BAR (2' WIDTH)	
(S24)	TDOT CONCRETE DRIVEWAY	7 / C801

SITE SIGNAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(SG1)	ACCESSIBLE PARKING SIGN	10 / C800
(SG2)	"STOP" SIGN	
(SG3)	WALL MOUNTED "GOLF CART PARKING ONLY" SIGNAGE	

PROPOSED FEATURES LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
TACTILE WARNING	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	

NOTES:
 1. SEE SHEET C200 FOR GENERAL NOTES.



DIA
 Design Innovation
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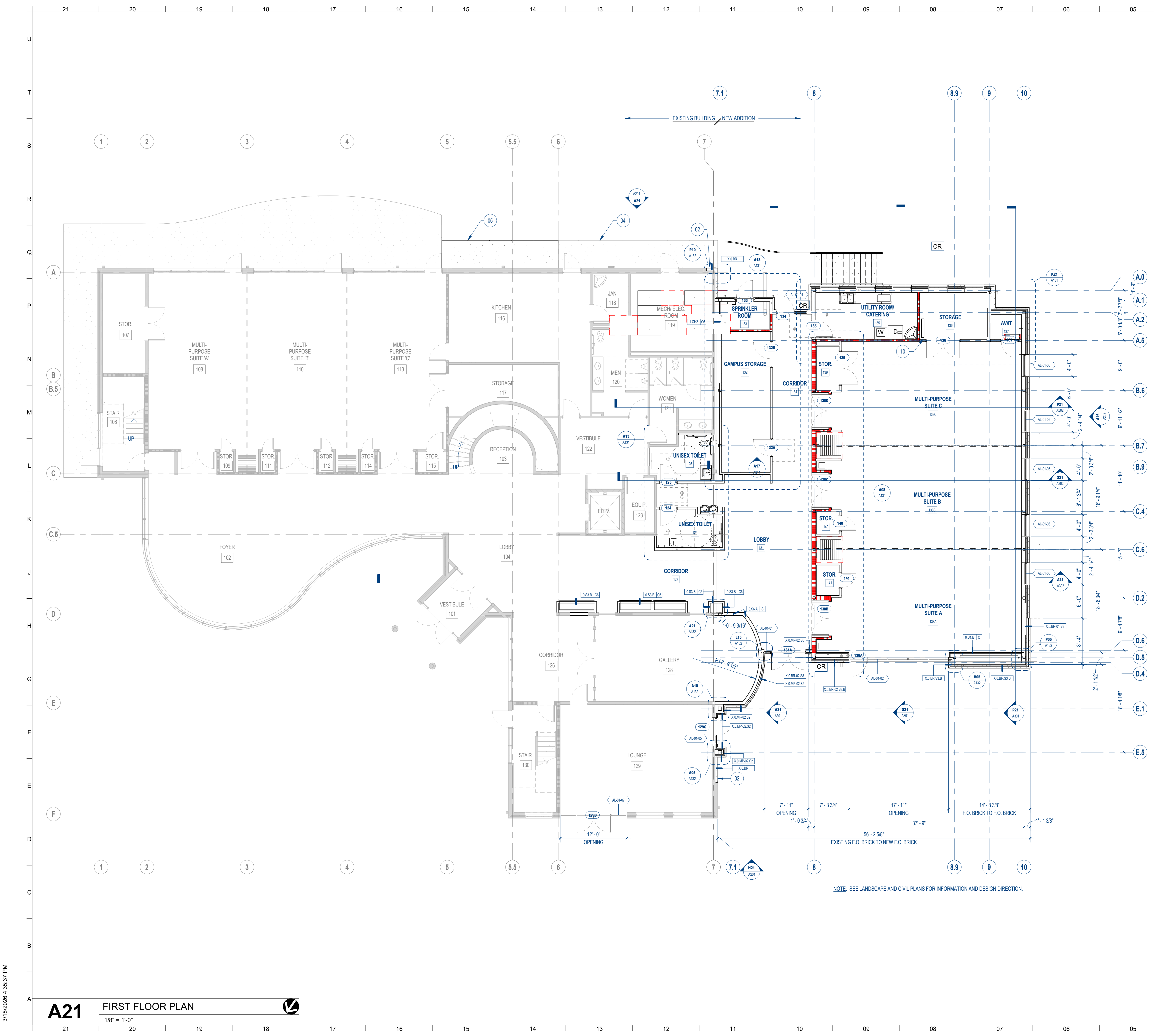
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DESIGN DEVELOPMENT
UTK FRIESON RENOVATION & EXPANSION
 1812 MELROSE AVENUE
 KNOXVILLE, TENNESSEE 37916

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SHEET DESCRIPTION
 SITE LAYOUT PLAN

C500
 PROJECT DATE: 2026-03-18
 PROJECT NUMBER: 24058



GENERAL NOTES

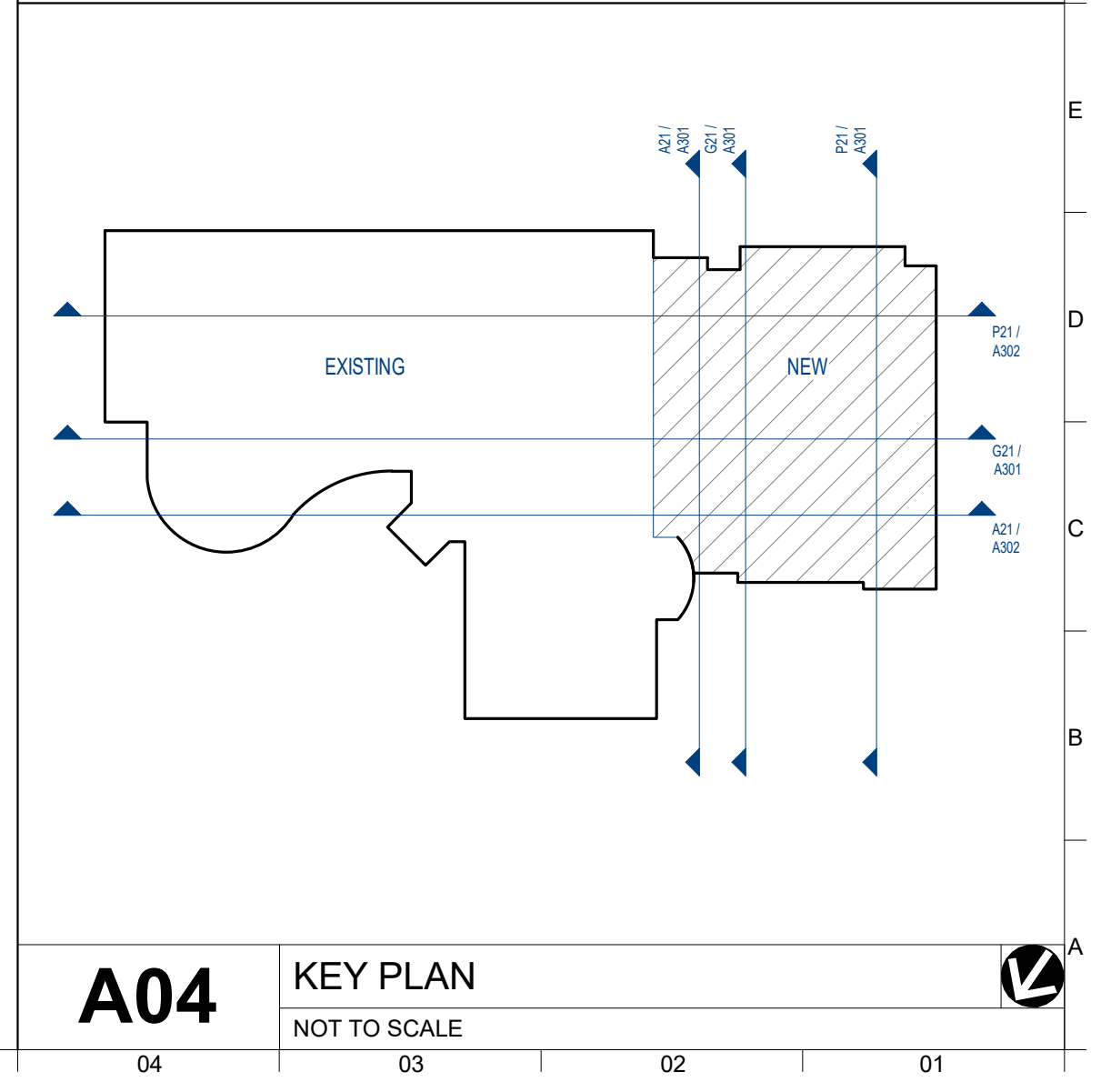
FLOOR PLANS

- A CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS CONCERNING THE SCOPE OF WORK OF THIS PROJECT PRIOR TO COMMENCING WITH THE ASSOCIATED WORK. IN THE EVENT THE DIMENSIONS ARE IN QUESTION OR IF ANY DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO DO SO CONSTITUTES THE CONTRACTOR'S ACCEPTANCE OF THE WORK AS SHOWN.
- B DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY / CONCRETE, U.N.O.
- C THE ROUGH OPENING OF A NEW DOOR GRAPHICALLY SHOWN IN THE CORNER OF A ROOM UNDIMENSIONED SHALL BE 2' OR 3' IN MASONRY WALLS (AS GRAPHICALLY INDICATED ON PLANS) OR 6' IN STUD FRAMED WALLS (AS GRAPHICALLY INDICATED ON PLANS) FROM THE INSIDE CORNER, UNLESS NOTED OR DIMENSIONED OTHERWISE.
- D THE ROUGH OPENING OF A NEW DOOR GRAPHICALLY SHOWN IN THE CENTER OF A WALL UNDIMENSIONED SHALL BE CENTERED ON THE WALL, UNLESS NOTED OR DIMENSIONED OTHERWISE.
- E ALL WALLS ARE TO BE EXTENDED TO UNDERSIDE OF DECK (ROOF OR FLOOR), UNLESS NOTED OTHERWISE.
- F ALL LOCATIONS WHERE BRICK VENEER BUTTS INTO CAST STONE, A SOFT JOINT WITH BACKER ROD AND SEALANT SHALL BE PROVIDED.
- G ALL INTERIOR WALLS NOT TAGGED TO BE WALL TYPE S3, NON-FIRE-RATED, & UP TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.
- H DIMENSIONS REFERRING EXISTING BUILDING TO BE MEASURED FROM OUTSIDE FACE OF SHEATHING WHERE BRICK IS TO BE REMOVED.

KEYED NOTES

FLOOR PLANS

- 02 FACE BRICK TO BE REINSTALLED, TO MATCH EXISTING
- 04 EXISTING CONCRETE SIDEWALK - SEE CIVIL
- 05 NEW CONCRETE SIDEWALK - SEE CIVIL
- 10 ELECTRICAL PANEL - SEE ELECTRICAL



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UTK FRIESON RENOVATION & EXPANSION

SBC NO. 540/009-05-2024

UNIVERSITY OF TENNESSEE, KNOXVILLE, TN

NO.	DESCRIPTION	DATE

SHEET DESCRIPTION
FIRST FLOOR PLAN

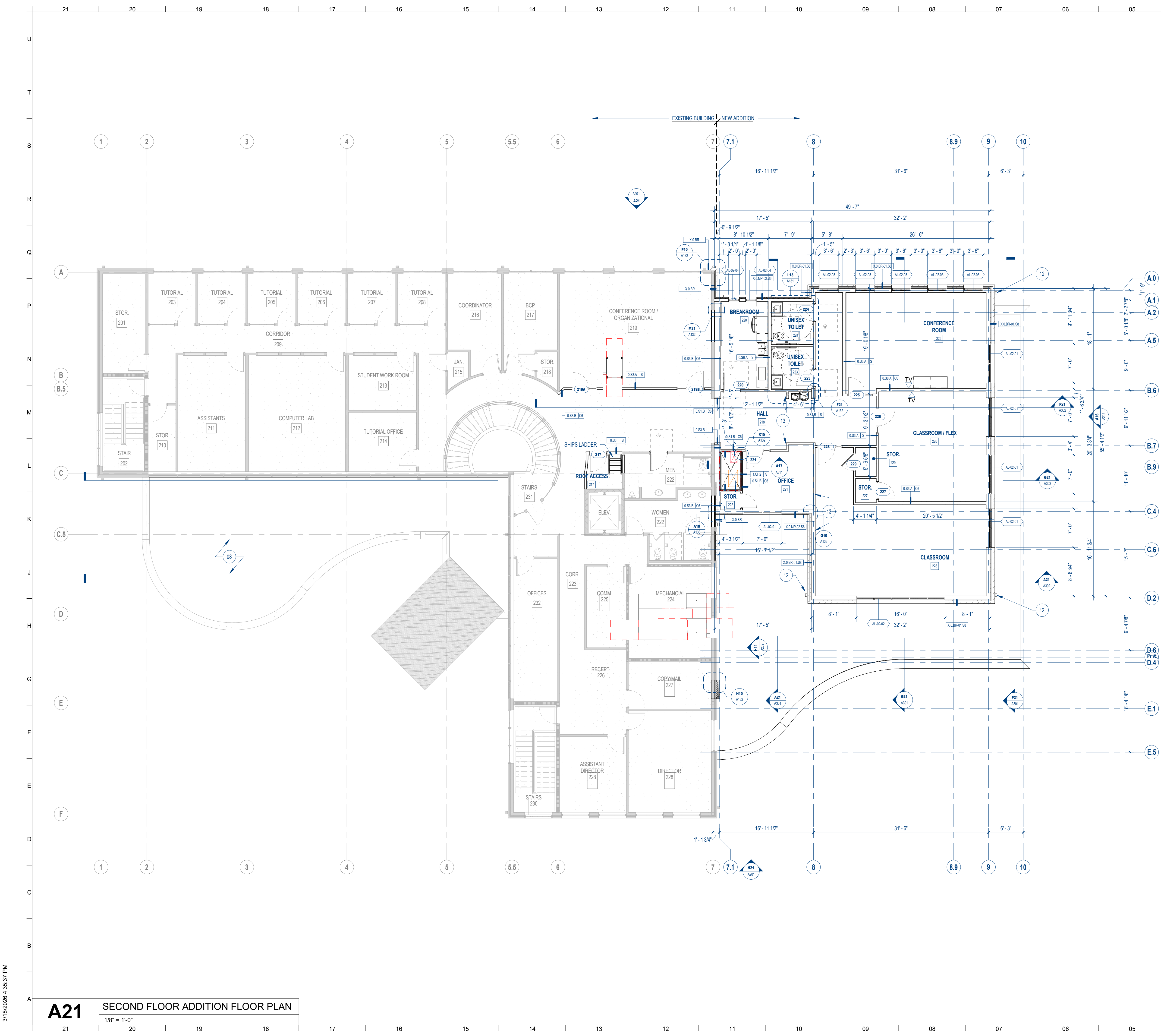
A101

PROJECT DATE: 2026-03-18
PROJECT NUMBER: 24058

3/18/2026 4:35:37 PM

A21 FIRST FLOOR PLAN
1/8" = 1'-0"

A04 KEY PLAN
NOT TO SCALE



GENERAL NOTES

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KEYED NOTES

- 08 REPLACE EXISTING ROOF MEMBRANE LIKE FOR LIKE
- 12 PRE-FIN. METAL DOWNSPOUT
- 13 ALIGN GYP BOARD FINISH

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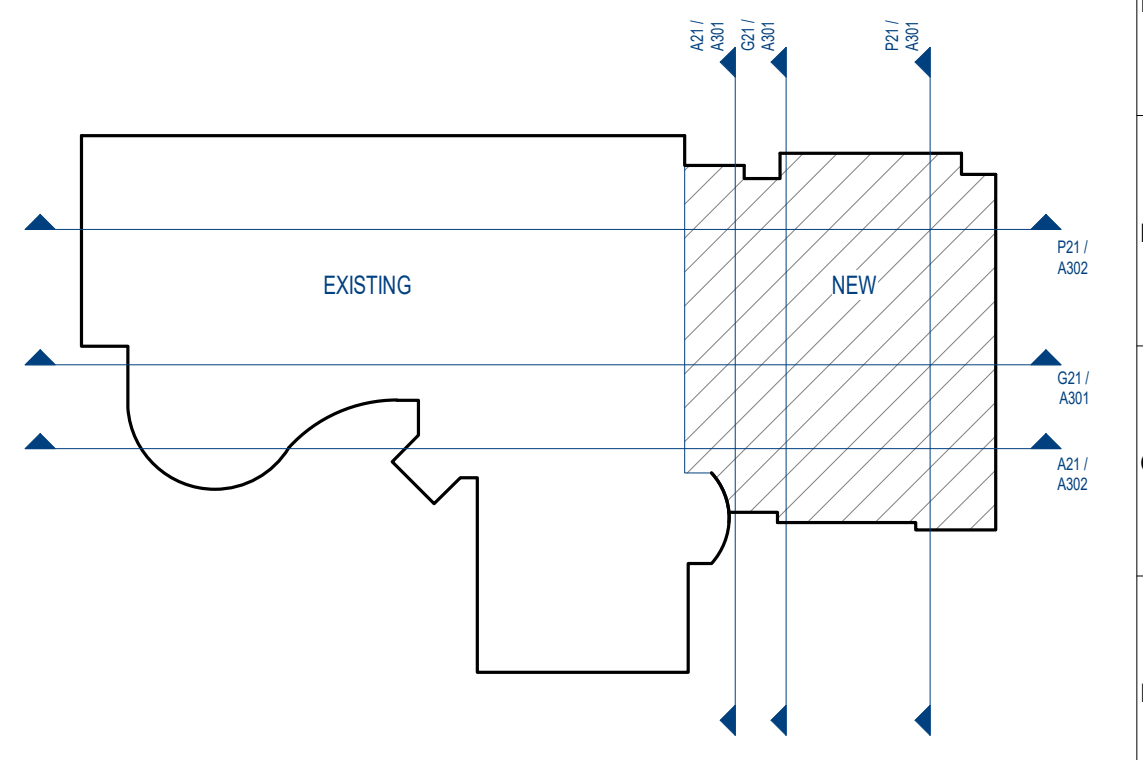
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 SBC NO. 540/009-05-2024
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NO.	DESCRIPTION	DATE

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SHEET DESCRIPTION
SECOND FLOOR PLAN

A102
 PROJECT DATE: 2026-03-18
 PROJECT NUMBER: 24058



A04 KEY PLAN
 NOT TO SCALE

3/18/2026 4:35:37 PM

A21 SECOND FLOOR ADDITION FLOOR PLAN
 1/8" = 1'-0"





