Project Title	UTIA CVM Community Practice Clinic (25/26) SBC No. 540/001-XX-2026
Institution	UT Institute of Agriculture
Description	Renovation of a portion of the Publications and Services Building to accommodate the relocation of the College of Veterinary Medicine's Community Practice Clinic. work. This project will include the renovation of the existing 2,400 SF classroom space and shared 750 SF of storage and restroom space in the Publications and Services building (2412 Fletcher Luck Ln). This work will bring the space up to code, modify the exterior site and building to accommodate the program for the College of Veterinary Medicine's Community Practice Clinic. Includes all work to complete the project. Additional information attached in the Feasibility Study dated March 27, 2026. This Feasibility Study was completed by Michael Graves + Studio Four Design. Neither they nor their consultants are prohibited from proposing on this project. 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. 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. 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/Best Value Alternate Delivery Method for Construction
Project Schedule	Designer Award by the State Building Commission Executive Subcommittee – May 26, 2026 (if approved at the May 14th State Building Commission meeting) Design Schedule – June 2026 thru January 2027 Desired Construction Schedule: Substantially complete by September 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	$3,600,000.00
Maximum Allowable Construction Cost (MACC)	$2,640,000.00
Designer Fee:	$219,098 ($2,640,000 x .06639 x 1.25)
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 - $1,000,000
Project Category:	Minor
Designer Solicitation Date	April 16, 2026
Email Intent to Submit Date	Email by April 23, 2026, 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	April 30, 2026, at 12:00 pm (Noon) ET Uploaded to TN Office of the State Architect's OSA Connect
Questions received at designer@tennessee.edu until:	April 22, 2026, at 5:00 pm ET Any updates regarding this solicitation will be uploaded to the TN Office of the State Architect's OSA Connect. Notification will be sent to those firms submitting a request for notification via email to designer@tennessee.edu by the date and time of the deadline for questions listed above.

A Feasibility Study For:

The University of Tennessee

CVM Community Practice Clinic

SBC No. 540/000-01-2020

Located at:

2412 Fletcher Luck Ln

Knoxville, TN 37996

S4D Project #: 25074

MICHAEL GRAVES + studio four design

March 27, 2026

MICHAEL GRAVES

03.27.2026

Design and Construction

400 W Summit Hill Drive

UT Tower 9th Floor

Knoxville, TN 37902

The University of Tennessee

SUBJECT: UTIA CVM Community Practice Clinic - Feasibility Study

CVM Clinic
2401 Fletcher Luck Lane
Knoxville, TN 37996

Studio Four Design, a Michael Graves Company (S4D + MG) has completed a review of the existing classroom area within the Publications and Services building located behind the Plant and Propagation Building off Fletcher Luck Lane. This pre-engineered metal building is currently used for storage and printing services for the University of Tennessee.

PROGRAM:

That program involves renovating and bringing up to code the existing 2,400SF classroom space and shared 750 SF storage and restroom space within the one-story metal Publications and Services building and modifying the exterior site and building to accommodate the program of the relocated College of Veterinary Medicine Community Practice clinic from the College of Veterinary Medicine (CVM) building. The project scope includes a lobby with a new vestibule entrance, separated dog and cat waiting areas, a reception desk and a public restroom. Two dog exam rooms, one cat exam room, and one flex exam room will be directly adjacent to the lobby and staff hallways for ease of access from public and private spaces. Two cat wards will be directly across the hallway from the cat and flex exam room to keep cats out of sight from the dogs. A student office, staff office, storage, Omnicell, samples, pharmacy and an open treatment space is programed center of the clinic to allow staff and students to have quick and easy access to surrounding programs throughout the clinic. An imaging room, surgery, dental and dog ward are proposed to remain on the furthest side of the project's program providing separation from the imaging radiation and sound buffering from the public areas. The clinic will be proposed to have three new egress exits to the exterior to prevent any dead ends and allow for ease of access to the new fenced in green space/dog run on the side of the building. The remaining 750SF shared space between the publication and services space and the new clinic shall be renovated to bring the existing three restrooms up to code and provide a shared breakroom and storage/laundry area. Refer to attached floor plan for general program scope.

CODE REVIEW:

Attached code review demonstrated code requirements and limitations for the project.

INTERIOR:

The entire interior requires minor demolition to accommodate the new interior program. Exterior walls and the roof system are currently insulated but will need to be verified during construction it meets current adopted building and energy code. At the time of this report the design team was informed that there are no known

hazardous materials in the building. The improvements would include new stud and drywall partition construction as well as furring, insulation and new drywall finishes on the exterior walls; new ACT ceilings in all areas within the scope of this project; and new medical grade laminate floors throughout.

Minor structural reinforcing will be required at new openings, entry vestibule and the support of overhead equipment.

EXTERIOR:

The exterior of the building is in moderate condition and requires minor of repairs. The windows in the building are good and are in serviceable condition. All windows shall have the sealant replaced and their interiors painted. The exterior doors shall be removed and infilled with the new proposed doors or the adjacent metal wall assembly. The entire building, site and landscape are in good condition. The asphalt for the parking spaces will need adjusted to be brought up to the current adopted codes. The existing sidewalk is in good condition but will need to be adjusted to accommodate the new entry vestibule into the clinic and will need protection from parking lot traffic whether that be by elevated sidewalk, bollards or planters.

Refer to attached civil plan diagrams for areas of work.

COST:

Attached to this report is a general Opinion of Probable cost. Note these costs are based on square foot figures commiserate with what the design team has seen in similar size and scope renovations recently.

PROJECT SCHEDULE:

An anticipated project schedule would follow a progression similar to as shown below:

Design Phases	
Program Verification	21 Days
Schematic Design	42 Days
Design Development	42 Days
Construction Documents	70 Days
Bidding and Negotiations	60 Days
Total Design Time:	235 Days
Construction Duration:	240 Days
Total Project Time:	475 Days

Sincerely,

Brian Nicholson, AIA, LEED AP

Principal

Studio Four Design, a Michael Graves Company

studiofourdesign.com

ATTACHMENTS

Document: Code Review

Document: Schematic Mechanical Narrative

Document: Schematic Electrical Narrative

Document: Opinion of Probable Cost

Drawing: Floor Plan

Drawing: Site Plan

END

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PRELIMINARY CODE REVIEW

01.28.2026

Project: CVM Clinic

S4D Number: 25074

SCOPE OF WORK

Renovation of portions of the existing building interior, along with selective exterior and site improvements, to accommodate the relocation of the University of Tennessee College of Veterinary Medicine Clinic.

BUILDING/PROPERTY INFORMATION

Owner: University of Tennessee

Address: 2401 Fletcher Luck Lane, Knoxville, TN 37916

Parcel ID: 108FA002

Ward: 24

JURISDICTION INFORMATION

This project requires plans review by:

State Authority: Tennessee State Fire Marshal's Office (SFMO)

Mailing Address: Tennessee State Fire Marshal's Office

Code Enforcement Section

500 James Robertson Parkway

Tenth Floor, Davy Crockett Tower

Nashville, TN 37243-1162

APPLICABLE CODES

- 2021 International Building Code (IBC)
- 2021 International Existing Building Code (IEBC)
- 2021 International Residential Code (IRC)
- 2021 International Plumbing Code (IPC)
- 2017 National Electric Code (NEC)
- 2021 International Energy Conservation Code (IECC)
- 2021 International Mechanical Code (IMC)
- 2021 International Fire Code (IFC)
- 2021 International Fuel Gas Code (IFGC)
- 2017ICC / ANSI A117.1

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GENERAL ZONING INFORMATION

District (KGIS): INST - Institutional

Overlays: None

Fire District: no

Form-Based District: No

ZONING DIMENSIONAL REQUIREMENTS (KCO B.8.2)

Minimum Lot Area: 20,000 sf

Maximum Building Height: 120’

Front Yard Setback: 20’

Side Yard Setback: None; 20’ unless abutting a residential district + 1’ for each 2’ of building height over 45’

Corner Side Yard Setback: 20’

Rear Yard Setback: None; 20’ unless abutting a residential district +1’ for each 2’ of building height over 45’

GENERAL CODE INFORMATION (CHOSEN BY DESIGNER, PROGRAM, ETC.)

Occupancy Type (IBC 302): Single occupancy, multi-tenant

Occupancy Groups (IBC 302): Business Group B

Accessory Occupancies (IBC 508.2): none

Incidental Uses (IBC 509): none

Occupied Roof: no

Area of Largest Floor Plate: 7,300sf (2,400sf within scope of work for this project)

Number of Stories: 1

Construction Type: Type II-B

Sprinkler: No

Fire Separation Distance:

North Façade: 110’-0”

South Façade: 188’-0”

East Façade: 30’-0”

West Façade: 42’-0”

GENERAL CODE REQUIREMENTS

Allowable Height (IBC 504.3): 5’ above grade plane

Allowable Stories (IBC Table 504.4): 5 stories above grade plane

Allowable Area (IBC Table 506.2): 37,500 sf

Building Address Identification (IBC 502): yes

FIRE PROTECTION FEATURES

Primary Structural Frame (IBC Table 601): 0-Hour
Exterior Bearing Walls (IBC Table 601): 0-Hour
Interior Bearing Walls (IBC Table 601): 0-Hour
Exterior Non-Bearing Walls (IBC Table 601): 0-Hour
Interior Non-Bearing Walls (IBC Table 601): 0-Hour
Floor Construction (IBC Table 601): 0-Hour
Roof Construction (IBC Table 601): 0-Hour
Combustible Projections (IBC 705.2.1): permitted to be Type II
Exterior Openings (IBC Table 705.9):
North Façade: no limit
South Façade: no limit
East Façade: no limit
West Façade: no limit

MEANS OF EGRESS

Occupant Load: 16 occupants (for scope of work area). 48 occupancy total for entire building.
Required Number of Exits (IBC Table 1006.3.3): 2
Maximum Travel Distance (IBC Table 1017.2): 75’
Maximum Common Path (IBC 1006.3.3(2)): 75’
Accessible Means of Egress Required (IBC 1009): no
Corridor Requirements: Minimum width 44”

FIRE PROTECTION SYSTEMS

Sprinkler Required (IBC 903.2.2): no
Standpipe Required (IEBC 803.3, IBC 905.3): no
Fire Alarm System Required (IBC 907.2): no
Manual Fire Alarm Box (IBC 907.2): per AHJ
Smoke Detector System Required (IEBC 803.2.2): Yes. not required to be interconnected
Carbon Monoxide Detection Required (IBC 915.1.1, IFC 1103.9, IEBC 804.1): Yes. not required to be interconnected

INTERIOR ENVIRONMENT

Attic Ventilation Method: n/a
Crawlspace Ventilation Method: n/a
Prescriptive STC (IBC 1206.2): 50
Prescriptive IIC (IBC 1206.3): 50
END

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UTIA CVM Community Practice Clinic

Mechanical Schematic Narrative

GENERAL MECHANICAL REQUIREMENTS

Complete mechanical and plumbing systems shall be completed in accordance with 2021 IBC family of codes, NFPA and other applicable local codes and ordinances (anticipate adoption of 2021 codes at time of construction). The mechanical contractor shall obtain all necessary permits and pay all associated fees. All work shall be performed by qualified personnel in a neat and orderly workmanlike manner.

HEAT, VENTILATING, AND AIR CONDITIONING

HVAC SYSTEM

The existing HVAC system for the entire facility consists of 2 constant-volume, modular air handlers with steam heating coils, DX cooling coils, and outdoor condensing units of 10 tons each providing approximately 20 nominal tons. One unit serves the south end of the building and the other serves the north end. The south end unit will remain as-is and is not included in this project. The north-end unit is at or beyond its normal life expectancy and will be replaced with new, smaller units. Demolition for the north unit will include removal of the air handler, the condensing unit, recovery of refrigerant and removal of all refrigerant piping, removal of steam piping associated with this unit, and all connected ductwork, supply diffusers, and return grilles. New units will be split-system heat pumps with auxiliary electric heat. Certain areas of this project will require special ventilation. That criteria is addressed further into the report.

West Side System

The West Zone includes the Dog Ward, Dental, Surgery, Imaging, and Laundry. A 3-ton heat pump will serve these areas. Unit controls will include thermostat in the surgery room and zone dampers with thermostats on branch ducts serving other spaces to limit over-cooling.

Central System

The Central Zone includes Treatment, Office, Student Desks, Reception, Pharmacy, and two Dog Exam rooms. This zone will be conditioned by a 4-ton heat pump. Thermostat control for this zone will be located in the treatment room. This system will use hot gas reheat to provide a means of dehumidification when cooling is not required.

East Side System

The East Zone includes Cat and Dog Waiting, two Cat Exam Rooms, two Cat Wards, the Breakroom, and four restrooms. A 3-ton heat pump will condition these areas. Thermostat control for these areas will be located in the corridor near the exam rooms.

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EXHAUST

Per International Mechanical Code, approximately 2,030 CFM of exhaust air will be required for the facility. This includes exhaust from Surgery, Dental, Imaging, Wards, and Restrooms. Exhaust will be taken from each space at the volume required for that space. This exhaust rate provides over 5.5 air changes per hour (ACH) for the entire space and as much as 20 ACH for Surgery Room and 15 ACH for Dental, Treatment, and Wards.

All exhaust air shall be taken through an Energy Recovery Ventilator (ERV) for conditioning of ventilation air. Exhaust air will be taken directly from each space separate from return ducts to the air handlers.

VENTILATION

Code ventilation shall be supplied to the occupied spaces via the ERV. Required ventilation is less than required exhaust. The use of an ERV will compensate for the additional HVAC load from the makeup air necessary to keep a neutral pressure balance. All air will be conditioned to a “neutral” condition, approximately 70F/50% RH. Air will be ducted to air handler return and directly into common spaces.

HVAC CONTROLS

All controls shall be by a new BAS system. This system will manage setpoints, occupancy, exhaust rate control, zone dampering, etc. BAS shall be fully coordinated and compatible with campus-wide BMS

DUCTWORK

All ductwork shall be galvanized steel, constructed in accordance with the current SMACNA “Low Pressure Duct Construction Standards”.

Duct wrap equal to Owens-Corning “Commercial Grade Duct Wrap” type 75 with foil reinforced vapor barrier shall be provided on ventilation air ducts. Duct wrap shall be installed in accordance with manufacturer’s recommendations.

Toilet and clothes dryer exhaust ductwork shall be uninsulated galvanized steel in accordance with SMACNA “Duct Application Standards”.

PLUMBING

The existing 2” water service for this building shall remain as-is, including pressure reducing valve and backflow preventer.

Hot and cold water main piping above grade shall be type "L" copper with wrought copper fittings. Hot and cold water sub-mains and branch piping shall be PEX with brass crimp fittings.

Interior soil, waste and vent piping shall be of PVC schedule 40 pipe and fittings. Soil, waste and vent piping above ground shall be routed concealed in walls, chases, pipe shafts and ceiling spaces, except in equipment rooms and similar unfinished areas. All soil and waste piping inside the building shall be run with a uniform drop of not less than 1/8" per foot for piping 3” to 6” and 1/4” per foot for 2-1/2” and smaller.

Vertical vent lines shall be carried through the roof or connected to adjacent vent lines where practical to minimize the number of vents extending through roof. Vents shall terminate approximately 12" above the finished roof line and shall be flashed per the requirements of the roof system warranty.

Evaporator condensate piping shall be Schedule 40 PVC.

Water piping above grade shall be insulated with a product similar to Owens Corning Fiberglass 25 ASJ/SSL with thickness as listed below:

1. Domestic cold water - uninsulated.
2. Domestic hot water – 1 1/2" thick.
3. Interior condensate – 1 1/2" thick.

All water lines that are in exterior walls shall be routed on the conditioned side of the wall or ceiling/roof insulation.

Floor drains shall be provided in new restrooms and shall have a Pro-set style trap protector.

Plumbing fixtures shall be Kohler, Zurn, Eljer or American Standard. Water closets to be flush valve type.

A new water heater for the laundry, restrooms and service sinks in exam rooms and treatment areas shall be provided. This shall be an 80 gallon, electric, tank type with recirculation pump and temperature mixing valve.

Via: Facility Systems Consultants

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UTIA CVM Community Practice Clinic

Electrical Schematic Narrative

GENERAL ELECTRICAL

The existing lighting, power distribution, and communications shall be expanded. All work shall be completed in accordance with the 2017 NEC, 2021 IBC, University of Tennessee standards and other applicable local codes and ordinances.

The electrical contractor shall obtain all necessary permits and pay all associated fees, including all utility company aid to construction costs. All work shall be performed by qualified personnel in a neat and orderly workmanlike manner.

All conduit penetrating fire rated assemblies shall be sealed per UL approved methods.

Temporary lighting and power shall be provided during construction.

POWER DISTRIBUTION

Power shall be taken underground from an existing pad mounted transformer at the northwest side of the building. The service will be 120/208 volt, 3 phase, 4 wire. Ampacity is estimated at 600 amps. A new service disconnect will be installed on the west side to fee the main panel in the existing mech/elec room. The main panel shall have an integral surge suppressor and metering per UTK standards. Metering will also need to be added in the adjacent 2045 and greehouses that are served by the existing pad mounted transformer. This panel shall serve the exterior mechanical equipment (new and existing), 2 new 125 amp branch circuit panels in the clinic space and backfeed the existing main panel at 225 amps.

All 120, 208, 277 and 480 volt work in association with mechanical equipment shall be provided by the electrical contractor. Provide a code required disconnecting means at mechanical equipment, fused as recommended by the equipment manufacturer. Refer to the mechanical narrative for new mechanical unit information. Anticipated connections sizes as follows: 3 ton unit – 50 amp indoor, 30 amp outdoor; 4 ton unit – 60 amp indoor, 40 amp outdoor; ERV – 70 amp indoor, 50 amp outdoor.

All equipment (panel, disconnect, starter, etc.) shall be identified to indicate the voltage, phase, supply panel and circuit. All panels shall have typewritten directories. Warning labels, caution tape, etc. shall be provided in accordance with the NEC.

GROUNDING

A new grounding electrode system shall be installed in accordance with NEC 250 including a triad of ground rods bonded to the main service, building steel, and all metallic piping systems. A code sized ground conductor shall be installed in all conduits.

WIRING METHODS

All wiring in common shall be in conduit, ¾" minimum on the interior or above grade, 1" minimum below grade. MC cable shall not be used. Conductors shall be copper, minimum #12AWG with THHN/THWN insulation. All conductors shall be color coded. In interior dry locations, EMT shall be utilized. PVC shall be used in exterior and underground locations.

WIRING DEVICES

All devices shall be minimum 20 amp rated with midsize nylon coverplates at appropriate locations throughout. The device and cover plate finish shall be selected by the architect. All devices shall be installed in accordance with ADA. GFCI protection shall be provided for all treatment/exam/surgery rooms and anywhere within 6' of a water source. Receptacles shall be provided on a 10' maximum spacing with a minimum of one per wall in the offices and exam rooms/treatment rooms, 2 per wall in the surgery room, and 8 in the breakrooms. A floor box shall be provided for power at each island table in the treatment room.

BRANCH CIRCUIT WIRING

Branch circuit wiring shall be provided for lighting, devices and equipment. Each branch circuit shall serve +/- 5 general purpose receptacles in general use areas, 2 per circuit in treatment/exam/surgery areas and dedicated circuits shall be provided at the break room counter.

LIGHTING

All fixtures shall be energy efficient with LED illumination and electronic drivers. The fixtures shall have a minimum 80 CRI.

The lighting shall consist of 2' by 4' flat panel lay-in fixtures in the occupied spaces, 1 per 64 sq ft. corridors shall have 2' by 2' flat panel lay-in fixtures. All fixtures shall have adjustable lumen outputs and adjustable color temperatures.

Enclosed rooms (except exam and surgery rooms) less than 150 sq ft shall have line voltage wall mounted occupancy sensors. The exam and surgery rooms shall have standard wall switches. Larger rooms shall be provided with ceiling mounted occupancy sensors and low voltage controls for dimming via power packs. All controls shall be Lutron.

Throughout the area of renovation, new exit and emergency lighting shall be installed where required due to floor plan changes. Combination Emergency/Exit lighting units shall be installed at locations to give direction to the exterior doors for egress illumination. Units shall have thermoplastic housings and shall use LED's for illumination. Twin head emergency lights shall be provided at 20' on center in new corridors and larger rooms. Weatherproof remote heads powered from the interior combination units shall be provided at all exterior doors.

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GENERAL COMMUNICATIONS

All work shall be completed in accordance with the current NEC, IFC, IBC, EIA/TIA, BICSI, and UTK standards (Ver. Sept. 22,2025) for communications cabling, and other applicable local codes and ordinances.

Three walls of plywood backboard with grounding bar connected to the main electrical panel shall be provided in the existing server room. Furnish and install 3 full height data patch panel/equipment rack with cable management and ladder racks in existing server room. All shall be grounded. Racks shall be Hubbell equipment per university standard. Three floor mounted 2 post racks (Hubbell VME614C2) shall be provided for horizontal cabling terminations per EIA/TIA standards.

All horizontal cabling shall be CAT 6A and shall be terminated in patch panels in the existing server room. Use Hubbell NextSpeed series. Fiber patch panels shall be located at the top of the rack for incoming 48 SM fiber. Contractor shall furnish all horizontal and fiber optic cabling and terminations.

For all occupied rooms (offices, exam/treatment rooms, etc.) in the facility assume at least three communications outlets shall be installed, consisting of 4" square box with single gang plaster-ring at 18" AFF to center-line (44" AFF at work counters) and 1" conduit extended above the ceiling. A new 4" by 12" cable tray shall be installed from the rack to north end of the building. Extend (3) CAT 6A for Data from every data drop to the existing server room. Conduit shall be provided for A/V outlets in all meeting rooms.

All data cables shall extend in conduit to the existing cable tray. Conduit in interior dry locations, shall be EMT. Data conduit shall be a minimum of 1" in size.

Four WAPs shall be installed in the renovated space. WAPs shall be furnished and installed by owner with all power and communications cabling installed by contractor. Each WAP location shall receive (2) CAT 6A back to the network rack.

Camera system shall be installed and provided by JCI. Camera Cat6A cabling is to be installed by data contractor. Each CCTV location shall receive (2) CAT 6A back to the new network rack.

All Cat6A cabling is to be installed by single data contractor. This includes cameras, A/V, MEP, Elevator, WAPs, and work area outlets

Additional Notes:

- OIT requires a complete demo of the existing building infrastructure and replace with CAT6A. This will bring the entire building up to the new OIT standards.
- OIT requires the existing OIT communication room evaluated and upgraded to current OIT standards including HVAC, card access, lighting and power.
- OIT requires a set of pre-as-builds be provided prior to cabling installation with UTK specified labeling schematic
- OIT requires both A/V and Camera Matrix be issued to OIT prior to activation of devices.
- OIT requires that wireless layout be designed by UTK Wireless Services
- If DAS is testing and design are required please contact Jason Pipes with MCA, Jason Pipes, 865.206.8760, Jasonpipes@callmc.com

Selected structured cabling contractor:

- Must be BICSI Certified
- Must be Hubbell certified
- Have a minimum of one Registered Communications Distribution Designer (RCDD) on staff
- Must have current training and certifications to ensure they are installing the cable infrastructure with the latest tools and materials and adhering to any and all applicable electrical codes installation standards.

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FIRE ALARM SYSTEM

The existing addressable fire alarm system with Simplex 4100U control panel shall be expanded in accordance with IBC, IFC, and NFPA 70, 72, and 110. Audible/visual notification and initiation devices shall be provided throughout, where required.

Via: Facility Systems Consultants

CVM Community Practice Clinic: Opinion of Probable Cost

	Quantity	Unit		Cost Per Unit		Cost
Civil						
Erosion Control & Demolition	1	LS	$	10,000.00	$	10,000.00
Asphalt Pavement	2000	SF	$	10.00	$	20,000.00
Wheelstops	6	EA	$	250.00	$	1,500.00
Pavement Markings & Signage	1	LS	$	1,000.00	$	1,000.00
Curbing	70	LF	$	10.00	$	700.00
Fencing	150	LF	$	50.00	$	7,500.00
Concrete Sidewalk	350	SF	$	15.00	$	5,250.00
Grading & Drainage	1	LS	$	10,000.00	$	10,000.00
Subtotal Civil					**$**	**55,950.00**
Architectural:						
Interior Demolition	2420	SF	$	16.00	$	38,720.00
Trenching Cut and refill	140	LF	$	160.00	$	22,400.00
New Interior Finishes	2400	SF	$	140.00	$	336,000.00
New interior walls	475	LF	$	140.00	$	66,500.00
Casework	213	LF	$	300.00	$	63,900.00
Doors	20	Each	$	2,200.00	$	44,000.00
Windows / Store front	268	SF	$	175.00	$	46,900.00
Restroom Accessories	1	LS	$	500.00	$	500.00
Exterior Vestibule	1	LS	$	16,000.00	$	16,000.00
Storefront	150	SF	$	100.00	$	15,000.00
Structural Repairs:						
Structural Repairs	1	LS	$	40,000.00	$	40,000.00
Subtotal Architectural and Structural					**$**	**689,920.00**
Mechanical:						
General Conditions/Mobilizing	1	LS	$	2,500.00	$	2,500.00	$	5,000.00
Miscellaneous	1	LS	$	2,000.00	$	2,000.00	$	4,000.00
Demolition	1	LS	$	5,000.00	$	30,000.00	$	35,000.00
Split-System Heat Pumps	3	EA	$	15,000.00	$	7,500.00	$	67,500.00
Energy Recovery Ventilator	1	EA	$	35,000.00	$	18,000.00	$	53,000.00
Ductwork	1	LS	$	60,000.00	$	40,000.00	$	100,000.00
Diffusers/Grilles	50	EA	$	500.00	$	200.00	$	35,000.00
Controls	1	LS	$	30,000.00	$	20,000.00	$	50,000.00
Water Heater	1	EA	$	4,000.00	$	3,000.00	$	7,000.00
Water Piping	1	LS	$	32,000.00	$	23,000.00	$	55,000.00
Waste/Vent Piping	1	LS	$	12,000.00	$	18,000.00	$	30,000.00
Plumbing Fixtures	18	EA	$	1,500.00	$	1,250.00	$	49,500.00
Subtotal							$	491,000.00
General OH&P - Mechanical				15%			$	73,650.00
Subtotal Mechanical							**$**	**564,650.00**

Electrical:						
General Conditions/Mobilizing	1	LS	$2,500.00	$2,500.00	$	5,000.00
Demolition Work	1	LS	$2,500.00	$5,000.00	$	7,500.00
Lighting and controls	3,300	EA	$5.00	$3.00	$	26,400.00
600 Amp Service, Disconnect, meters and pa	1	LS	$45,000.00	$20,000.00	$	65,000.00
125 Amp Panels and Feeders	2	LS	$5,000.00	$3,000.00	$	16,000.00
225 Amp and Feeders	1	LS	$2,000.00	$1,500.00	$	3,500.00
Equipment Connections	9	EA	$2,000.00	$1,500.00	$	31,500.00
Branch Circuits and Wiring Devices	3,300	EA	$5.00	$5.00	$	33,000.00
Communications Rack and Wire Managemer	1	EA	$10,000.00	$8,000.00	$	18,000.00
Communications Wiring	3,300	EA	$8.00	$5.00	$	42,900.00
Fire Caulking & Putty Pads	1	LS	$1,000.00	$1,000.00	$	2,000.00
Subtotal					$	250,800.00
General OH&P - Electrical			15%		$	37,620.00
Subtotal Electrical					**$**	**288,420.00**

Project Subtotal		$	1,598,940.00
Contractors General Conditions	15%	$	239,841.00
Contractors OH/P	10%	$	159,894.00
Bond and Insurance	2.50%	$	39,973.50
Cost		$	2,038,648.50
Contingency	10%	$	203,864.85
Bid Target:		**$**	**2,242,513.35**
Cost per sq ft	3200	$	700.79

Project Cost Escalations:

2027 Construction	$	2,377,064.15
2028 Construction	$	2,519,688.00
2029 Construction	$	2,670,869.28

Additional Cost:

Furniture Fixtures and Equipment	$	80,000.00
Medical Equipment	$	400,000.00
OIT Rough Estimate (Network Equipment and Wireless Devices)	$	50,000.00
Total Additional Cost:	$	530,000.00

UTIA INSTITUTE OF AGRICULTURE
THE UNIVERSITY OF TENNESSEE

A Feasibility Study for UTIA CVM Clinic

in collaboration with:

MICHAEL GRAVES + studio four design

Project Plan

Floor Plan - Option 1

Site Analysis

Existing and proposed site features.

Key:

- Parking (8 spots total)

1 *- Fenced In Green Space*

2 *- Existing Print Center To Remain*

Room Legend

- BREAKROOM
- CAT EXAM
- CAT WAITING
- CAT WARD
- DENTAL
- DOG EXAM
- DOG WAITING
- DOG WARD
- EXISTING JANITOR/ELECT CLOSET
- EXISTING MECHANICAL
- FLEX EXAM/COMFORT
- IMAGING
- OFFICE SPACE
- RECEPTION/OMNICELL/ SAMPLES/PHARMACY
- RESTROOM
- STORAGE ALCOVE
- STORAGE/LAUNDRY
- STUDENT DESKS
- SURGERY
- TREATMENT

Project Plan

Floor Plan - Option 2

Site Analysis

Existing and proposed site features.

Key:

- Parking (8 spots total)

1 *- Fenced In Green Space*

2 *- Existing Print Center To Remain*

Room Legend

- BREAKROOM
- CAT EXAM
- CAT WAITING
- CAT WARD
- DENTAL
- DOG EXAM
- DOG WAITING
- DOG WARD
- EXISTING JANITOR/ELECT CLOSET
- EXISTING MECHANICAL
- FLEX EXAM/COMFORT
- IMAGING
- OFFICE SPACE
- RECEPTION
- RESTROOM
- STORAGE/LAUNDRY
- STORAGE/OMNICELL/ SAMPLES/PHARMA
- STUDENT DESKS
- SURGERY
- TREATMENT

Project Plan

Floor Plan - Option 3

Site Analysis

Existing and proposed site features.

Key:

- Parking (8 spots total)

1 *- Fenced In Green Space*

2 *- Existing Print Center To Remain*

Room Legend

- BREAKROOM
- CAT EXAM
- CAT WAITING
- CAT WARD
- DENTAL
- DOG EXAM
- DOG WAITING
- DOG WARD
- EXISTING JANITOR/ELECT CLOSET
- EXISTING MECHANICAL
- FLEX EXAM/COMFORT
- IMAGING
- OFFICE SPACE
- RECEPTION
- RESTROOM
- STORAGE/LAUNDRY
- STORAGE/OMNICELL/ SAMPLES/PHARMA
- STUDENT DESKS
- SURGERY
- TREATMENT

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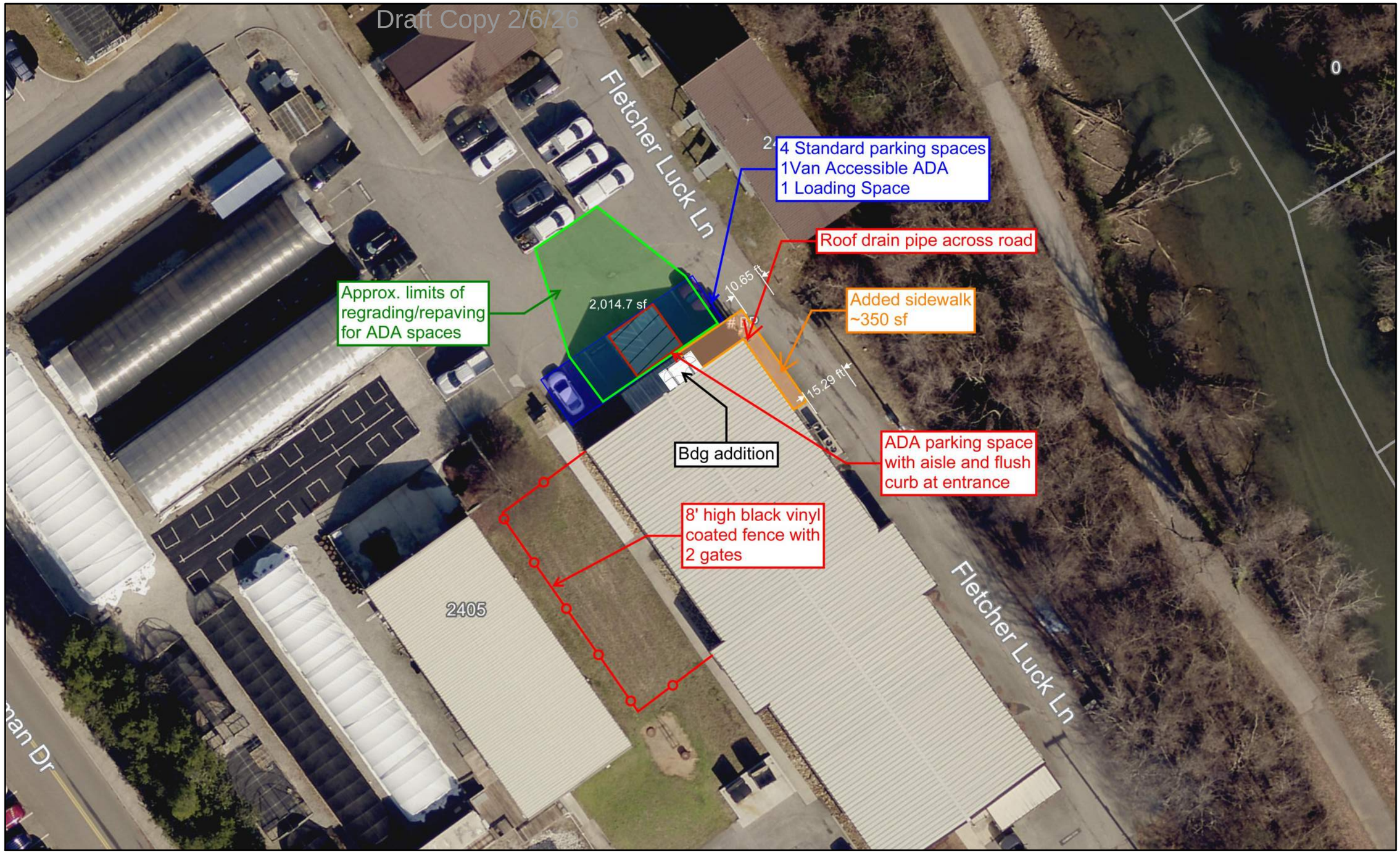

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PROJECT:

UTIA CVM CLINIC
FEASIBILITY STUDY

CCI PROJECT NO.	PM	CLS	DATE	02/03/2026
01895-0002	DRAWN	CLS	SCALE	1" = 30'

PROPOSED SITE LAYOUT

X1