

The University of Tennessee

REQUEST FOR QUALIFICATIONS:

Construction Procurement Through

Best Value Option One

for the

UTK Athletics Equipment Storage Building

999/009-101-2026

The University of Tennessee Knoxville

May 21, 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 999/009-101-2026". Proposals should be clearly marked as follows.

Technical Proposal

Best Value Option One

UTK Athletics Equipment Storage Building

UT No. 999/009-101-2026

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

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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	May 20, 2026	
2. Pre-Proposal Conference Conference will be held via Zoom with details below	May 29, 2026	10:30 am ET
3. Notice of Intent to Propose Deadline	June 11, 2026	
4. Comments Deadline	June 8, 2026	
5. Owner Responds to Comments	June 11, 2026	
6. Proposal Deadline Proposals must be submitted to the Owner no later than the date and time shown, at the location below.	June 17, 2026	12:00 pm ET
7. Owner Advises Proposers of Evaluation Results and Procurement File Opened for Public Inspection	June 29, 2026	
8. Invitation to Bid Issued with Pre-Bid Conference Date	July 1, 2026	

Pre-Proposal Conference Location and Instructions:

Held via Zoom – meeting invitation will be sent to firms requesting information from RFQ Coordinator by May 28, 2026, by 12:00 pm (Noon) ET.

Proposal Submittal Location:

Proposals will be received via Microsoft Teams Upload. Proposers who intend to submit a qualification should contact the RFQ Coordinator no later than June 11, 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: McCarty Holsaple McCarty Architects, Inc.
Structural Engineer: RBA Structural Engineering, LLC
Mechanical Engineer: I.C. Thomasson Associates, Inc.
Electrical Engineer: I.C. Thomasson Associates, Inc
Plumbing Engineer: I.C. Thomasson Associates, Inc.
Civil Engineer: LJA Land Development
Survey: LJA Land Development
Geotechnical: ETS Engineering & Testing Solutions

Project Description

This project involves the proposed construction of a new 30'-wide x 50'-long storage building positioned between the University of Tennessee at Knoxville's existing Sherri Parker Lee Softball Stadium and Regal Soccer Stadium. The single-story building will be a pre-engineered metal building designed to house field maintenance equipment and small machinery for UT Athletics. A large 12'-tall x 20'-wide overhead coiling (roll up) door will be provided in the south building elevation. The storage building has been assigned to Risk Category II for light storage and will be designed in accordance with the 2021 International Building Code (IBC), including the amendments adopted by the State of Tennessee. Exterior cladding will consist primarily of metal paneling with the full south elevation and 2'-0" of the east and west elevations to receive brick veneer and stone at a future date.

SITE CONDITIONS AND FOUNDATIONS:

Geotechnical Information

A geotechnical exploration was performed for the project site by Engineering & Testing Solutions LLC. Recommendations based on their exploration of the project site's subsurface conditions were provided in the Report of Subsurface Exploration – UTK Lee Stadium Storage Building (ETS Project Number 26-106), dated April 16, 2026. The geotechnical exploration revealed the presence of 3 to 7 feet of undocumented fill across the project site. While the site is considered adaptable for the proposed construction, this undocumented fill introduces significant uncertainty in terms of consistency, settlement behavior, and bearing capacity. The site lies within a region that exhibits potential sinkhole risk. Given these subsurface conditions, shallow foundations will likely require extensive site preparation, such as partial or full depth undercutting and replacement of the fill material. ETS estimated approximately 450 CY of undercutting will be required in the proposed building area.

Foundations

Foundations are to be designed for a maximum allowable soil bearing pressure of 2,500 psf as recommended by the geotechnical engineer. Prior to placement, all unsuitable fill must be removed and replaced with compacted fill. The superstructure is anticipated to have 4 main column lines (frames) supported by shallow foundations bearing at least 18"

below the finished grade. Spread footings under the 8 pre-engineered steel columns are expected to be 5'-0" x 5'-0" x 1'-4" with the column base plates bearing at the finished floor elevation. A 2'-0" wide x 1'-0" deep continuous footing will be provided beneath exterior walls with brick veneer, such as the full south elevation, as well as 2 feet along both the east and west elevations. Tops of spread and continuous footings will be located 1'-6" below the finished floor elevation to achieve adequate coverage for the surrounding grade/hardscape.

STRUCTURAL COMPONENTS:

Lateral Load Resisting System

The building's primary lateral load resisting system consists of delegated pre-engineered steel moment frames not specifically detailed for seismic resistance, adhering to Seismic Design Category "C" requirements. Rod x-bracing will be provided to resist lateral loads in the opposite direction of the steel moment frames.

Slab-on-Grade

Automotive lifts are intended to be used for servicing motorized equipment inside the building. Therefore, the interior slab on-grade will be 6"-thick normal weight concrete reinforced with one layer of 6x6 – W2.9xW2.9 welded wire mesh over a vapor barrier with 4" minimum compacted gravel fill.

Roof Framing and Roof Deck

All roof framing will be delegated design to the PEMB manufacturer. Roof joists are anticipated to have a depth of approximately 8" and span between girder members along the column lines with a maximum depth of 24".

MECHANICAL:

General Design Criteria

The new mechanical system shall consist of ventilation fans and electric unit heaters. Equipment and systems will be designed to comply with ASHRAE Standard 90.1-2019 and the State of Tennessee Sustainable Design Guidelines. Ventilation will be designed to provide sufficient ventilation air consistent with physiological needs for the space. Ventilation rates will comply with the most stringent requirements of ASHRAE Standard 62.1, 2021 IMC, and UT Design Criteria. Outside design conditions will be as follows:

- Summer: 95.0F Dry Bulb; 78.0°F Wet Bulb
- Winter: 0.0°F Dry Bulb

The internal design conditions for the storage building will match the outside air conditions. This building is intended not to be insulated, thus the heating for the space will only consist of spot heaters strategically placed at building openings and workspaces for staff. There will be a ventilation fan that will operate during warm outdoor air conditions to move ventilation air through the storage building. There will be no cooling or heating to prevent building insulation requirements per 2021 IECC

Heating System

The heating System for this building will consist of electric unit heaters placed at the roll up door opening, the main door opening, and a single location for a workbench to be utilized by staff. Each electric unit heater will be a 1 kW 120V/1p Fan forced wall heater equivalent to model type 3310 by Markel. Header shall be provided with factory mounted thermostat and internal disconnect.

ELECTRICAL:

General Design Criteria

Provide all labor, materials, tools, and services for a complete and operable installation of equipment and systems specified below:

1. Primary Distribution
2. Panelboards
3. Power Wiring and Secondary Distribution
4. Interior and Exterior Lighting Fixtures and Control Equipment
5. Convenience Outlets
6. Surge Suppression Device for Main Panelboard
7. Ground Bars
8. Heating and Ventilation Equipment Power

Codes and Standards

All work that is part of this project will be installed in compliance with all applicable locally enforced codes.

All wiring installed as part of this project shall be copper conductors and installed in conduit. The minimum wire size will be #12 AWG. Insulation shall be THHN, THHW, or XHHW, 600-volt rated, 90 degrees C. Solid wire will be used for #12 and #10 AWG conductors. All larger sizes will be stranded. Ground wires, sized per code, will be installed in all conduits.

The wiring system will consist of single conductors installed in raceways as follows:

1. Galvanized rigid steel conduit or IMC in areas subject to moisture or physical damage.
2. Electric metallic tubing (EMT) in concealed areas and exposed areas not subject to physical damage.
3. Plastic conduit (type 40 PVC) underground and below concrete slabs.

Properly identify all safety, contactors, relays, and panels with permanently attached black phenolic nameplates with ¼ white engraved lettering on the face of each attached, with two sheet metal screws. All junction boxes throughout the facility shall be labeled with source and destination. All materials and equipment used in carrying out these specifications shall be American made and to be new and have U.L. listing. Construction materials shall meet Factory Mutual Guidelines.

Building Service and Primary Distribution

The service for the new building shall originate from Knoxville Utility Board (KUB). The primary service point will be determined in coordination with KUB but is suspected to be provided by installing a new single-phase pole mounted transformer located adjacent to the right field gate entrance to Sheri Lee Parker Stadium. From the secondary of this transformer, contractor shall run conduit down pole transitioning to underground for the secondary service. Secondary service shall consist of a concrete encased ductbank, housing 3#1/0 in 2" conduit from KUB pole to the main building panelboard.

Electrical service will be provided to the building at 120/240 volts, 1-phase, 3-wire and will consist of a 150-amp 42 circuit panelboard provided with a main circuit breaker, surge suppression device, and molded case, bolt-on type branch circuit breakers. Bus bars shall be copper. A detailed short-circuit analysis shall be prepared during design, and all overcurrent devices shall be coordinated so devices will trip to clear any fault.

The main service panelboard shall be grounded by driving two 8-foot ground rods, spaced at least 6-feet apart and connecting them to the ground bus in panelboard or alternatively providing a rebar cage or copper wire (Ufer ground) as a grounding electrode in accordance with Article 250 of the NEC. All metallic building steel shall be connected to the grounding electrode system.

Lighting Systems and Controls

All lighting systems (indoor, outdoor, emergency and exit) shall include fixtures, lamps, outlets, wiring, and raceways for a complete installation.

Lighting types shall include:

1. Interior Storage Building: 8' long pendant mounted LED. Lithonia Type: CLX L96 8000LM SEF WDL MVOLT GZ10 40K 80CRI WH
2. Exterior Lighting: Architectural type LED wall sconce. Lithonia Type: MRW LED P2 40K SR3 MVOLT DBLXD

Illuminated exit/emergency lighting shall be per NFPA and local building codes. All exit and emergency lighting units shall utilize integral battery back-up.

Provide occupancy sensors for control of all interior spaces as mandated by IECC 2021. Provide power packs and all associated components for a complete and operable lighting control system.

Wiring Devices and Distribution

General purpose convenience receptacles shall be NEMA 5-20R, 20-am, 125 volt duple, specification grade and shall be provided with 20-foot spacing throughout the interior of the building. All exterior receptacles shall be GFCI type and provided with "in-use" covers. All wire device cover plates shall be stainless steel type.

Provide electrical connections to heating and exhaust equipment as specified in the mechanical narrative. Disconnects will be provided for all hardwired equipment and shall

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PROJECT NARRATIVE AND DOCUMENTATION

be NEMA-1 type. All low-voltage control wiring for mechanical equipment shall be furnished, installed, and terminated by Division 23.

Provide electrical connection to overhead coiling door and owner provided mower lift.

The entire system of raceways and equipment shall be grounded in accordance with Article 250 of the NEC. Separate green grounding conductors shall be installed in all branch circuits in accordance with Table 250-95 of the NEC.

Ventilation System

Ventilation shall be provided by a louver on one end of the building and a wall-mounted axial fan on the other providing a pull through system that will allow for air movement across the entire storage building. Louver shall be equivalent to 36"x36" EDD-401 by Greenheck. Louver shall have automatic control damper on face of louver tied to the ventilation fan that shall command open upon signal of fan turning on to operate. Ventilation fan shall be 3,500 cfm, 0.25" ESP wall mounted, direct drive fan equivalent to AER-20-02-0620-VG by Greenheck. Fan to have soft starter, wall housing by manufacturer, gravity backdraft damper at opening, and 24V relay tied to automatic control damper on intake louver. Fan to be positioned in the discharge position to direct air from the storage building to the exterior. Fan to be 120V/1p power with a motor no larger than 1HP.

PLUMBING AND FIRE PROTECTION:

General Design Criteria

Per conversations with university representatives, there shall be no plumbing scope required with this project. Water is not easily accessible to this site and shall be coordinated as a part of the Regal Soccer Stadium expansion and renovation scope. There is no internal drainage required for this building.

There is no fire protection scope required for this project.

Anticipated Project Schedule:

Construction is anticipated to begin in early August 2026 with an anticipated completion in November 2026

Drawings Showing Design Intent

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

- LJA Topographic Survey – Page 1 of 1
- C100 – Existing Conditions
- C200 – Site Plan
- C300 – Grading Plan
- A100.1 – Floor Plan and Building Elevations
- A100.2 – Floor Plan and Building Elevations - Add Alternate

Estimated Construction Cost:

- Bid Target is \$350,000.00