

Project Title	UTIA CVM Building Updates (26/27) 540/001-XX-2026
Institution	UT Institute of Agriculture
Description	Upgrades at the College of Veterinary Medicine (CVM) will include building systems, elevator modernizations, flooring, finishes, and layout modifications. Includes all related work complete the project. This project represents a potential of six separate subprojects in the CVM. • Subproject 1 – Demolition of room A331, new drywall, new ceiling grid and new epoxy floor • Subproject 2 – Demolition of room A307A, new drywall, new ceiling grid, and new epoxy floor • Subproject 3 – Removal of existing 36” door and installation of 48” door between rooms as well as the addition of emergency electrical circuits, run plumbing to sinks, relocation of HVAC supply and addition of return grills to the ceiling • Subproject 4 – Elevator modernizations • Subproject 5 – Endocrinology Lab renovation • Subproject 6 – Remaining Scope CVM will remain operational during all construction. All work will need prior coordination with the CVM Facilities Team. Noise and dust control are essential. Project Limitations: Requests for utility outages require a 14-day minimum advance notice. Access to mechanical, electrical, communication, and other utility spaces require coordination by UTK Facilities Services. Guidelines for work should comply with all UTK campus standards. Reference UTFS Design and Construction Guidelines at: https://fs.utk.edu/. The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources, and no further action is necessary. Construction Procurement Method: Design / Bid / Build; however, alternate delivery methods can be adjusted once scopes and schedules are finalized during design.
Project Schedule	Designer Award by SBC Executive Sub-Committee – September 21, 2026 (Pending SBC Approval on September 10, 2026) Design Schedule – Initial Program Verification phase to be 30 days with the remaining phases having a baseline of 45 – 60 days based upon level of complexity. Desired Construction Schedule: Varies

Anticipated Licensed Professionals and consultants for Basic Services:	All disciplines as required for Basic Services 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	\$5,000,000
Maximum Allowable Construction Cost (MACC)	\$4,250,000 for entire project and broken down as follows: • Subproject 1 – \$451,000 • Subproject 2 – \$303,000 • Subproject 3 – \$836,000 • Subproject 4 – \$577,000 • Subproject 5 – \$1,320,000 • Subproject 6 – \$759,000
Designer Fee:	\$398,105 Based on Subproject Calculations - Hourly as a multiple of Direct Personnel Expense with a maximum not to exceed
Insurance Coverage	Commercial General Liability Each Occurrence - \$1,000,000 Aggregate - \$1,000,000 Commercial Automobile Liability Any Auto – Each Accident, Combined Single Limit - \$1,000,000 Workers' Compensation as required by statute, including employers' liability with limits of: Each Accident - \$100,000 Disease, each employee - \$100,000 Disease, policy limits - \$500,000 Professional Liability Insurance Each Claim - \$1,000,000 Annual Aggregate - \$2,000,000
Project Category:	Standard
Designer Solicitation Date	July 30, 2026
Email Intent to Submit Date	Email by August 6, 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	August 13, 2026, at 5:00 pm ET Uploaded to TN Office of the State Architect's OSA Connect
Questions received until:	August 5, 2026, at 5:00 pm ET Any updates regarding this solicitation will be emailed to potential proposers if request for notification is received via email to designer@tennessee.edu by the date and time of the deadline for questions listed above.