

Project Title	UTK Student Services Building Upgrades (26/27) 540/009-XX-2026
Institution	UT Knoxville
Description	Upgrades in the Student Services Building for the College of Communications and Information and the Center for Global Engagement to include changes to various office layouts and finish upgrades including all related work to complete the project. This project will be completed in multiple subprojects as follows: • Subproject 1 - Center for Global Engagement – Upgrades to suites 105, 106, 108, 109, and 112 including electrical, ceilings, furnishings, lighting, drywall, paint, plumbing, signage, communications, and equipment installation. Includes all ancillary work required to complete the project. • Subproject 2 – Improvements to suites 484, 486, 489 and the Dean's suite, which includes removing walls, adding walls, furniture, carpet, paint, doors, light kits, electrical, HVAC, ceilings, plumbing, egress, and communications; fire, smoke and exit-related components, room signage, data, and all FF&E. 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/. Construction Procurement Method: Design / Campus Resources / System Procurement The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource, and no further action is necessary.
Project Schedule	Designer Award by SBC Executive Sub-Committee – September 21, 2026 (Pending SBC Approval on September 10, 2026) Design Schedule – • Subproject 1 – 30 days with combined design phases • Subproject 2 – 60 days with combined designed phases Desired Construction Schedule: • Subproject 1 – Completed by January 2027 • Subproject 2 – To Be Determined – Due to relocation of existing occupants
Anticipated Licensed Professionals and	All disciplines as required for Basic Services Lead design firm proposing should have experience in coordinating multiple consultants and bidding a project through University processes.

consultants 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	\$3,045,000
Maximum Allowable Construction Cost (MACC)	\$2,130,000
Designer Fee:	\$179,955 ($\$2,130,000 \times .06759 \times 1.25$) Based upon an Hourly as a multiple Direct Personnel Expense
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	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.