Project Title	UTK Classroom Upgrades (26/27) 540/009-14-2026
Institution	UT Knoxville
Description	Upgrade classrooms in multiple buildings including new fixtures, finishes, lighting, building systems, abatement, and all related work to complete the project. The work will modify and modernize classrooms and make associated changes to MEP systems as needed. Includes selective demolition as needed. The project also includes replacing lighting and controls, building walls, and upgrading existing finishes, as well as reworking fire suppression systems. FF&E will be provided and installed as needed. AV will be provided and installed as needed. The classrooms are located in Alumni Memorial, Academic Resources, Dabney Hall, and Hodges Library buildings. Includes all ancillary work required to complete the project. Project may be completed in multiple subprojects with the following scopes. • Alumni Memorial – Carpentry, Mechanical, Electrical, Flooring, and Painting – Estimated bid target - $122,000 • Academic Resources – Carpentry, Mechanical, Plumbing, Electrical, Flooring, and Painting – Estimated bid target - $230,000 • Dabney Hall – Carpentry, Electrical, Flooring, and Painting – Estimated bid target - $132,000 • Hodges Library - Carpentry, Electrical, Flooring, and Painting – Estimated bid target - $208,000 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
Project Schedule	Designer Award by the State Building Commission Executive Subcommittee – December 17, 2026 Design Schedule – January 2027 – March 2027 (Design phases may be combined due to simplicity of work) Desired Construction Schedule: Substantially complete by August 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. 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	$1,925,000
Maximum Allowable Construction Cost (MACC)	$775,000
Designer Fee:	$71,543 ($755,000 x .073851 x 1.25) Hourly as a multiple of 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	November 11, 2026
Email Intent to Submit Date	Email by November 18, 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	November 25,2026, at 12:00 pm (Noon) ET Uploaded to TN Office of the State Architect's OSA Connect
Questions received until:	November 17, 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.