

Project Title	UTK Baker School Renovations (24/25) 540/009-XX-2024
Institution	UT Knoxville
Description	<p>This project will upgrade portions of the Baker Center for Public Policy and Public Affairs for the Institute of American Civics. This includes both interior and exterior improvements including new offices and classrooms, exterior windows and all related work.</p> <p>The first-floor work will include 2,490 square feet of interior renovations including the removal of some wall sections, removal and replacement of ceiling grid & tile, cabinets and counter tops, flooring, doors and frames, plumbing, ductwork, wiring and lighting fixtures. Also included will be new windows with necessary masonry repairs to the exterior of the building as well as painting and finish work inside.</p> <p>The second-floor work will include 6,548 square feet of interior renovations including the removal of some wall sections, removal and replacement of ceiling grid & tile, cabinets and counter tops, flooring, doors and frames, plumbing, ductwork, wiring and lighting fixtures. Also included will be new windows with necessary masonry repairs to the exterior of the building as well as painting and finish work inside.</p> <p>Specific project parameters and details are cited in the Baker School Phase 1 Renovation Programming Study, University of Tennessee, Knoxville, TN Program Document dated August 20, 2024.</p> <p>Programming Team: The Programming Consultant for the project, HED has waived rights to be awarded a contract for design and preparation of contract documents for the project but may be a part of the team to design and prepare contract documents for the project as a consultant to another firm. A consultant to HED, in their work as Programming Consultant may be awarded the contract for the design and preparation of contract documents for the project or may serve on the team as a consultant to another firm who is awarded the design and contract document preparation contract.</p> <p>Program Project Budget: Total Project Budget numbers as shown in the Program Document were provided to the Owner for budgetary review only. Disclosed SBC Budget is listed below.</p> <p>Project Limitations: Coordination with Baker School operations and Haslam College of Business construction will be required. 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.</p>

	<p>Guidelines for work should comply with all UTK campus standards. Reference UTFS Design and Construction Guidelines at: https://fs.utk.edu/</p> <p>Construction Procurement Method: Design / Bid / Build</p>
Project Schedule	<p>Designer Award by SBC Executive Sub-Committee – September 23, 2024 (Pending SBC Approval on September 12, 2024)</p> <p>Design Schedule – November 2024 thru February 2024</p> <p>Desired Construction Schedule: Substantially complete by August 2025.</p>
Anticipated Licensed Professionals and consultants for Basic Services:	<p>All disciplines as required for Basic Services</p> <p>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.</p>
Estimated Total Project Cost	\$3,600,000
Maximum Allowable Construction Cost (MACC)	\$2,917,000
Designer Fee:	\$240,113 ($\$2,917,000 \times .065852 \times 1.25$)
Insurance Coverage	<p>Commercial General Liability</p> <p style="padding-left: 40px;">Each Occurrence - \$1,000,000</p> <p style="padding-left: 40px;">Aggregate - \$1,000,000</p> <p>Commercial Automobile Liability</p> <p style="padding-left: 40px;">Any Auto – Each Accident, Combined Single Limit - \$1,000,000</p> <p>Workers' Compensation as required by statute, including employers' liability with limits of:</p> <p style="padding-left: 40px;">Each Accident - \$100,000</p> <p style="padding-left: 40px;">Disease, each employee - \$100,000</p> <p style="padding-left: 40px;">Disease, policy limits - \$500,000</p> <p>Professional Liability Insurance</p> <p style="padding-left: 40px;">Each Claim - \$1,000,000</p> <p style="padding-left: 40px;">Annual Aggregate - \$1,000,000</p>
Project Category:	Minor
Designer Solicitation Date	August 23, 2024
Email Intent to Submit Date	<p>Email by August 30, 2024, your intent to submit to designer@tennessee.edu</p> <p>Only designers who intend to submit will be notified of any updates to this solicitation.</p>

Letter of Interest Due Date	September 6, 2024, at 12:00 pm (Noon) ET
Questions received until:	August 29, 2024, 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.