



THE UNIVERSITY of TENNESSEE

KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOOMA • PULASKI

DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: Walters Academic Building Repairs and Upgrades
UT Knoxville
UT No. 540/009-01-2024

Category: Minor
Total Budget: \$3,510,000
MACC: \$2,410,000
Designer Fee: \$201,524

Project Approved: February 8, 2024

Upgrade portions of the Walters Academic Building to provide offices and a darkroom. Includes all related work.

1. Lindsay and Maples Architects, Inc.

Lindsay and Maples' experience covers various types of buildings on the UT Knoxville campus. This work shows their capabilities in handling wholistic renovations of existing buildings, and their team is experienced and knowledgeable in their disciplines of work. They have a good working relationship with the users, and they are pleased with their previous experience. Their consultants listed are Engineering Services Group, Inc. (Mechanical), Vreeland Engineers, Inc. (Electrical), Lauderdale Design Group, Inc. (Interior Design), and Threshold Acoustics (Acoustics & A/V). Lindsay and Maples Architects is located in Knoxville, TN.

2. The Architecture Collaborative, LLC (TAC)

TAC's project experience highlights their work on several projects including one in the Walters building as well as various buildings on campus for various renovations and mechanical / electrical upgrades. They are a good firm and have been a good service provider to the University. Their team includes Facility Systems Consultants, LLC (Mechanical / Electrical). TAC is located in Knoxville, TN.

3. Community Tectonics Architects, Inc.

Community Tectonics' project experience includes multiple renovations projects for higher education entities. They also have previous experience with the University and have provided good service. They presented an experienced team which consists of Robert G. Campbell & Associates, L.P. (Civil), Bender & Associates Structural Engineers, LLC (Structural), Mechanical Design Services (Mechanical), West, Welch, Reed Engineers, Inc. (Electrical), and S&ME, Inc. (Geotechnical). Community Tectonics is located in Knoxville, TN.

A total of 6 firms submitted qualifications for this project. The other firms submitting are as follows:

Firm Name	Location
Hunter Architecture & Design, LLC	Nashville, TN
Smee Busby Architects, P.C.	Knoxville, TN
Tinker Ma, LLC	Chattanooga, TN



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: Presidential Court Building Renovation
UT Knoxville
SBC 540/009-02-2024

Category: Major

Total Budget: \$33,754,000

MACC: \$25,965,000

Designer Fee: \$2,118,375

Project Approved: March 14, 2024

Renovation and abatement of the building to meet updated programmatic functions.

1. ESa Architects, P.C.

ESa, has shown significant work covering various projects for higher education institutions including work in both private and public higher education institutions in Tennessee, as well as Virginia and Pennsylvania. Although ESa is in Nashville they have completed several projects in the Knoxville region successfully. They have an understanding of the history of the building as well as an understanding of this project type and design aspects of the campus. Their team includes individuals who have years of experience and have worked together on their highlighted projects. Consultants include Ross Bryan Associates, Inc. (Structural), I.C. Thomasson Associates, Inc. (Mechanical, Plumbing, Electrical, & Fire Protection, and IT/Security), Orchard, Hiltz & McCliment, Inc. (Civil), Ross/Fowler, P.C. (Landscape), Convergent Technologies Consulting, LLC (Audio/Visual), and Inman Foodservices Group, LLC (Foodservice Design & Consulting). Esa Architects, P.C. is located in Nashville, TN.

2. Sanders/Pace Architecture, LLC

Sanders/Pace has project experience that covers a variety type of projects for higher education. They are a good service provider to the University and have completed several projects for us. Their team members have an understanding of working with the University and are highly qualified in their disciplines of work. Team partners include Lauderdale Design Group, Inc. (Interior Design & FF&E), Haines Structural Group, Inc. (Structural), I.C. Thomasson Associates, Inc. (Mechanical, Plumbing, Electrical, & Fire Protection), Ardurra Group, Inc. (Civil), Arcadis Architects, Engineers and Landscape Architects, a New York General Partnership (Landscape), Threshold Acoustics (Audio/Visual), Tipton Associates (Foodservice Consultant), Fisher and Arnold, Inc. (Environmental), Vermeulens (Cost Consultant), and Derek Porter Studio (Lighting Consultant). Sanders/Pace Architecture, LLC is located in Knoxville, TN.

3. Clark Nexsen, Inc.

Clark Nexsen along with their architecture and interior design consultant, Smee Busby Architects, P.C., have project experience that covers similar aspects of spaces that are needed for this project. This team has experience in higher education projects of this scope and size. They are qualified in their disciplines of work and Smee Busby has provided service for the University previously. Team

partners include Haines Structural Group, Inc. (Structural), Facility Systems Consultants, LLC (Mechanical, Plumbing, Electrical, & Fire Protection), Ardurra Group, Inc. (Civil), Hedstrom Landscape Architecture, LLC (Landscape), and NV5, Consultants, Inc. (A/V and IT/Security). Clark Nexsen, Inc. is located in Johnson City, TN.

A total of 10 firms submitted responsive proposals for this project. The other proposers are as follows:

Firm Name	Location
4F Design, P.C.	Memphis, TN
Associated Space Design, Inc. (ASD SKY)	Nashville, TN
Design Innovation Architects, Inc.	Knoxville, TN
LRK, Inc.	Memphis, TN
MBI Companies, Inc.	Knoxville, TN
Thompson & Litton, Inc. (Withdrew prior to interview)	Johnson City, TN
Tinker Ma, LLC	Chattanooga, TN

A total of 2 firms submitted non-responsive proposals for this project. Those proposers are as follows:

Firm Name	Location
Gulf States Engineering, Inc.	Nashville, TN
Multi-Lynx Companies, Inc.	Madison, TN

Presidential Court Building Renovation

SBC No. 540/009-XX-2024

UT Knoxville

	Firm Name	B.1	B.2	B.3	B.4	B.5	Section B Total	C.1	C.2	C.3	Section C Total	Grand Total	Ranking	Comments
	Maximum Points	10	25	20	10	5	70	15	10	5	30	100		
1	4F Design with Daniels Chandler	5	16	16	5	2	44	10	8	3	21	65	9	
2	ASD SKY	6	15	14	5	3	43	10	6	2	18	61	10	
3	Clark Nexsen with Smee Busby	9	20	19	8	5	61	12	8	4	24	85	3	
4	DIA with Hastings Architecture	9	22	15	7	5	58	14	8	4	26	84	4	
5	Esa	9	23	19	8	4	63	14	9	4	27	90	1	
6	Gulf States Engineering	0	0	0	0	0	0	0	0	0	0	0	11	Disqualified - Non-Responsive Proposal
7	LRK	8	18	16	7	4	53	13	9	3	25	78	5	
8	MBI Companies	8	21	15	7	4	55	10	8	3	21	76	6	
9	Multi-Lynx Companies	0	0	0	0	0	0	0	0	0	0	0	11	Disqualified - Non-Responsive Proposal
10	Sanders Pace Architecture	9	22	19	8	5	63	13	8	4	25	88	2	
11	Thompson and Litton	6	18	15	8	3	50	11	7	4	22	72	8	Dropped out prior to interview
12	Tinker Ma	8	15	17	8	3	51	12	8	3	23	74	7	



Designer Recommendations

Project: TSU - Multiple Buildings Roof Replacement
 Category: Minor – Direct Solicitation
 Total Budget: \$ 1,600,000
 MACC: \$ 1,430,000
 Designer Fee: \$ 99,993.00
 SBC Project No: 166/001-05-2023
 SBC/OSA Approval: 07/13/2023

Replace roof systems at Jackson Hall and Performing Arts Building including all related systems and work required for roof-top mounted equipment and drainage. Project includes all related work.

1. Richard C. Rinks Associates, Inc.

RCRA is a highly qualified regional Tennessee architectural firm that has worked with TBR and TSU in the past. Their submitted projects show higher-education reroofing experience on all projects, and two were at TSU. All three of the project team members worked together on all five submitted projects. The firm is the current TBR Statewide Roof and Envelope consultant. The Principal-In-Charge is a Registered Roof Consultant.

2. LCMA, LLC dba Lyle Cook Martin Architects

LCM is a qualified regional Tennessee architecture firm with TBR and TSU experience. Their submitted projects show higher-education reroofing experience and two of the five were for TSU. Both team members worked together on all five projects. The team includes a structural engineer, K&S Engineering (KSE).

3 firms were solicited and a total of 2 firms submitted Qualification Statements for this project:

Firm Name	Location
Adkisson Associates Architects, Inc. – Non-Responsive	Nashville
LCMA, LLC dba Lyle Cook Martin Architects	Clarksville
Richard C. Rinks and Associates, Inc.	Cookeville

*Office of Capital Planning*

Designer Recommendations

Project: Bosque Plaza
East Tennessee State University
SBC# 369/005-01-2024

Category: Minor

Total Budget: \$2,100,000

MACC: \$1,870,000

Designer Fee: \$159,740

Project Approved: SBC March 14, 2024

This project will connect the site of the new Academic Classroom (SBC# 369/005-05-2021) building with the current pedestrian way known as the "Commons" (Boulevard Commons SBC# 369/005-08-2021) creating a plaza that highlights trees surrounded by hardscape.

1. **Ross/Fowler, P.C.**

The Ross/Fowler, P.C. presents a strong team with a great deal of campus historical knowledge and practical project experience. This team brings together a design and engineering group, with Facility Systems Consultants, LLC, that is extremely familiar with the campus and its underground utilities as ETSU Campus Consultants – MEP (SBC# 369/000-01-2021). This entire team is very familiar with ETSU and the State of Tennessee requirements.

2. **Hodgson and Douglas, LLC (HDLA)**

Hodgson and Douglas, LLC (HDLA) presented a solid team with a history of successful projects on the ETSU campus. HDLA has a history of similar projects on other campuses, showing a strong design ethic.

A total of 2 firms submitted Letters of Interest for this project:

Firm	Location
Ross/Fowler, P.C.	Knoxville
Hodgson and Douglas, LLC (HDLA)	Nashville

Designer Evaluation Summary

Project: Scott's Gulf Wilderness State Park Improvements

Agency: Department of Environment & Conservation

Category: Major

SBC Project No.: 126/127-01-2023

Project Approved By: SBC

Project Approval Date: 03.14.2024

Total Project Budget: \$27,820,000.00

Maximum Allowable Construction Cost (MACC): \$19,101,323.00

Designer Fee: \$1,090,425.00

Project Description: Construct a new visitor center, maintenance shop, restrooms, utilities, roadways, parking infrastructure, and all required related work.

RANKING	SCORE	FIRM NAME
1)	92.33	EOA Architects, PLLC - Firm has vast experience working with State, including projects of similar scope; provided a proposed project team that is well-qualified; proposed project approach is well-detailed and thorough.
2)	91.67	Goodwyn Mills Cawood, LLC - Firm has experience working on similar projects for State; project team is well-experienced and has related project experience; provided a thorough project approach.
3)	90.00	Upland Design Group - Both firm and proposed project team are well-qualified; provided an acceptable project approach.



Department of
General Services

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
AECOM Technical Services, Inc.	Franklin, TN
Allen & Hoshall, Inc.	Memphis, TN
EOA Architects, PLLC	Nashville, TN
Goodwyn Mills Cawood, LLC	Nashville, TN
Hasting Architecture and Design, LLC	Nashville, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN
Hurst-Rosche, Inc.	Nashville, TN
Kline Swinney Associates	Nashville, TN
Manuel Zeitlin Architects, LLC	Nashville, TN
McCarty Holsaple McCarty Architects, Inc.	Knoxville, TN
ProjX, LLC	Nashville, TN
Sanders Pace Architecture, LLC	Knoxville, TN
Shadowens, PLLC	Nashville, TN
Sparkman & Associates Architects, Inc	Knoxville, TN
Tinker Ma, LLC	Chattanooga, TN
TKZ Architecture, LLC	Nashville, TN
Upland Design Group, Inc.	Crossville, TN
Wier Boerner Allin Architecture, PLLC	Brentwood, TN

Designer Request for Qualifications
 SBC Project No. 126/127-01-2023
 Scott's Gulf Wilderness State Park Improvements

	AECOM	Allen & Hoshall	EOA	Goowyn Mills Cawood	Hastings	H&K	Hurst-Rosche	Kline Swinney	Manuel Zeitlin	McCarty	ProjX	Sanders Pace	Shadowens	Sparkman	Tinker Ma	TKZ Architecture	Upland	Wier Boerner
Section A - Design Firm Information (Pass/Fail)																		
DRFQ Coordinator	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Section B - Qualifications & Experience (maximum = 60)																		
Evaluator 1	54.00	45.00	54.00	54.00	35.00	54.00	45.00	50.00	25.00	35.00	35.00	35.00	25.00	54.00	54.00	25.00	60.00	54.00
Evaluator 2	45.00	42.00	58.00	58.00	59.00	38.00	39.00	55.00	40.00	47.00	40.00	48.00	36.00	48.00	57.00	35.00	51.00	50.00
Evaluator 3	55.00	55.00	57.00	55.00	35.00	30.00	53.00	54.00	5.00	55.00	50.00	45.00	45.00	55.00	33.00	38.00	51.00	44.00
Respondent Average	51.33	47.33	56.33	55.67	43.00	40.67	45.67	53.00	23.33	45.67	41.67	42.67	35.33	52.33	48.00	32.67	54.00	49.33
Section C - Technical Services (maximum = 40)																		
Evaluator 1	34.00	25.00	34.00	34.00	25.00	34.00	25.00	30.00	25.00	25.00	25.00	25.00	25.00	34.00	34.00	25.00	40.00	34.00
Evaluator 2	32.00	35.00	39.00	39.00	39.00	34.00	30.00	35.00	25.00	28.00	30.00	30.00	25.00	25.00	37.00	20.00	38.00	34.00
Evaluator 3	35.00	10.00	35.00	35.00	22.00	20.00	20.00	32.00	20.00	38.00	30.00	32.00	26.00	34.00	22.00	32.00	30.00	27.00
Respondent Average	33.67	23.33	36.00	36.00	28.67	29.33	25.00	32.33	23.33	30.33	28.33	29.00	25.33	31.00	31.00	25.67	36.00	31.67
Total Response Evaluation Score	85.00	70.67	92.33	91.67	71.67	70.00	70.67	85.33	46.67	76.00	70.00	71.67	60.67	83.33	79.00	58.33	90.00	81.00
Ranking	5	12	1	2	10	14	13	4	18	9	14	11	16	6	8	17	3	7

Designer Evaluation Summary

Project:	NECX Sally Port Upgrades and Expansion
Agency:	Department of Correction
Category:	Standard
SBC Project No.:	142/024-01-2022
Project Approved By:	SBC
Project Approval Date:	03.14.2024
Total Project Budget:	\$6,400,000.00
Maximum Allowable Construction Cost (MACC):	\$5,043,500.00
Designer Fee:	\$397,378.00
Project Description:	Repair and upgrade current sally port including expansion for two-way pedestrian and vehicular traffic and all required related work.

NOTE: The selected Designer will replace a previously selected Designer.

RANKING	FIRM NAME
1)	Design Innovations Architects, Inc. - Firm has experience working for State; proposed project team is highly qualified and has experience working on similarly-scoped projects for Agency; provided a well-defined project approach.
2)	MBI Companies, Inc. - Both firm and proposed project team have experience working for State, including projects within similar facilities; submittal showcased the proposed project team's strong qualifications.
3)	LBVD, Inc. - Submittal showcased firm and project team's design experience; provided a well-defined project approach.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Design Innovations Architects, Inc.	Knoxville, TN
LBVD, Inc.	Franklin, TN
MBI Companies, Inc.	Knoxville, TN

State of Tennessee Real Estate Asset Management (STREAM)
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