



THE UNIVERSITY of TENNESSEE
KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOMA • PULASKI

DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: ARP – Broiler and Research Facility
UT Institute of Agriculture
SBC 540/001-18-2023

Category: Standard
Total Budget: \$8,000,000
MACC: \$6,825,000
Designer Fee: \$555,251

Project Approved: July 13, 2023

Construction of facilities for poultry broiler production and research space at the Middle Tennessee Ag Research and Education Center (MTREC). Includes all related work to complete the project.

1. The Lewis Group Architects, Inc.

The Lewis Group's cited experience includes scopes of work similar to the needs of this project and includes information showing insights to this unique project type. Their projects include prior experience with UTIA. They have been a good service provider and their team is qualified, experienced, and have worked together previously. Consultants include I.C. Thomasson Associates, Inc. (Mechanical, Electrical, Plumbing, Fire Protection, & IT), PWP Structural Engineers, LLC (Structural), Catalyst Design Group, P.C. (Civil), and IBI Group Architects, Engineers and Landscape Architects, A New York General Partnership (Landscape). The Lewis Group Architects, Inc. is located in Knoxville, TN.

2. Community Solutions by Design, LLC

Community Solutions' project experience includes project scopes for production and processing in mechanical design and architectural services in medical environments. Their personnel are licensed and show experience in their cited disciplines. Their consultant is Orchard, Hiltz McCliment, Inc. (Civil). All other services will be handled in-house. Community Solutions by Design, LLC is located in Nashville, TN.

A total of 5 firms submitted qualifications for this project. The other firms submitting are as follows:

Firm Name	Location
LBYD, Inc. (Disqualified – submitted after the deadline had passed)	Franklin, TN
Multi-Lynx Companies, Inc. (Disqualified – excessive number of pages over the maximum allowed of 4 pages)	Cross Plains, TN
TKZ Architecture, LLC	Nashville, TN



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: Melrose Hall Replacement
UT Knoxville
SBC 540/009-12-2023

Category: Major

Total Budget: \$108,000,000

MACC: \$93,450,000

Designer Fee: \$5,869,750

Anticipated Project Approval: August 10, 2023

Replacement of the existing Melrose Hall with new classrooms and administrative offices. Project includes all related work.

1. Hastings Architecture and Design, LLC

Hastings Architecture along with their design and planning consultant, Lord Aeck Sargent Planning & Design, Inc., have shown significant work covering various projects for higher education institutions including work in both private and public higher education institutions in Tennessee and North Carolina. Although, Hastings is in Nashville they have completed programming projects for the University and have provided good service. They have an understanding of how we do work, along with a deep 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 the highlighted projects. Consultants include Ross Bryan Associates, Inc. (Structural), Newcomb & Boyd, LLP (Mechanical, Plumbing, Electrical, & Fire Protection), Civil & Environmental Consultants, Inc. (CEC) (Civil), Ross/Fowler, P.C. (Landscape), Vermeulens (Cost), and NV5, Inc. (Telecom, A/V, and IT). Hastings Architecture and Design, LLC is located in Nashville, TN.

2. Cope Associates, Inc.

Cope along with their design and planning consultant, Harley Ellis Devereaux Corporation (HED), have project experience that covers a variety type of projects for higher education. Cope is a good service provider to the University and have completed several projects for us. The team members have an understanding of working with the University and are highly qualified in their disciplines of work. Team partners include Ross Bryan Associates, Inc. (Structural), I.C. Thomasson Associates, Inc. (Mechanical, Plumbing, Electrical, Fire Protection, and IT / Security), Ardurra Group, Inc. (Civil), Ross/Fowler, P.C. (Landscape), Cumming (Cost), S&ME, Inc. (Geotechnical), and Fisher & Arnold, Inc. (Environmental). Cope Associates, Inc. is located in Knoxville, TN.

3. Design Innovation Architects, Inc.

DIA along with their design and planning consultant, Page/, have project experience that covers similar aspects of spaces that are needed for this project. The design consultant Page/ has provided experience in higher education projects of this scope and size. They are qualified in their disciplines of work and have provided service for the University previously. Team partners include Bennett & Pless, Inc. (Structural), I.C. Thomasson Associates, Inc. (Mechanical, Plumbing, Electrical, Fire

Protection, and IT / Security), S&ME, Inc. (Civil and Geotechnical), IBI Group Architects, Engineers and Landscape Architects, A New York General Partnership (Landscape), S&ME, Inc. (Geotechnical), and NV5 (Telecom, A/V and IT/Security). Design Innovation Architects, Inc. is located in Knoxville, TN.

A total of 4 firms submitted proposals for this project. The other proposer is as follows:

Firm Name	Location
Clark Nexsen, Inc.	Johnson City, TN



Designer Recommendations

Project: TSU Gentry Center Roof Replacement
 Category: Standard
 Total Budget: \$ 3,670,000
 MACC: \$ 3,350,000
 Designer Fee: \$ 218,137
 SBC Project No: 166/001-01-2023
 SBC/OSA Approval: 04/13/2023

Replace the roof system at the Gentry Center and all related work. A Registered Roof Consultant (RRC) is required to be part of the design team.

1. Richard C. Rinks & Associates, Inc.

The firm demonstrated the most related experience with all five submitted projects being dedicated reroofing projects. All submitted projects were also for TN higher-ed institutions, including two for TSU. The firm’s principal is a Registered Roof Consultant (RRC), and their proposed design schedule was the shortest at 90 days.

2. Wier Boerner Allin Architecture, PLLC

The firm presented significantly similar experience with three dedicated reroofing projects. Another included reroofing as part of the overall renovations package. All five projects were also for higher-ed institutions with one in TN and the other four in Mississippi. The firm’s roofing envelope consultant (Smith Seckman Reid, Inc.) employs an RRC. The firm’s design schedule was 180 days.

3. Collaborative Design Services, LLC

The firm submitted one dedicated reroofing project with the other four having reroofing as part of the overall renovations package. Three of the projects were for the State of TN. None of the submitted projects were for high-ed clients. The firm’s exterior wall systems consultant (Nashville Roofing Consultants) employs an RRC. The firm’s design schedule was the longest at 290 days.

A total of 3 firms submitted Qualification Statements for this project:

Firm Name	Location
Collaborative Design Services, LLC	Nashville
Richard C. Rinks & Associates, Inc.	Cookeville
Wier Boerner Allin Architecture, PLLC	Nashville



Designer Recommendations

Project: Multiple Building Elevator Upgrades
(SBC 8/10/2023)

Category: Minor

Total Budget: \$4,900,000.00

Design Fee: \$342,350.00

SBC Project No: 364/011-02-2023

Upgrade or replacement of 31 elevators on campus and all related work.

1. Maffett Loftis Engineering, LLC

The firm has included multiple projects with similar and pertinent experience. Most example projects involve elevators, often multiple. There is continuity of designer and consultants. The firm and their consultants have extensive experience on TTU campus.

Only 1 firm submitted a Letter of Interest for this project:

Firm Name	Location
Maffett Loftis Engineering, LLC	Cookeville, TN



Designer Recommendations

Project: Roaden University Center HVAC Upgrades
(SBC 8/10/2023)

Category: Minor

Total Budget: \$1,150,000.00

Design Fee: \$88,160.00

SBC Project No: 364/011-03-2023

Replacement of air handlers one, three, and the air handler serving Which Wich; cleaning of the coils and ductwork on air handler two; and all related work.

1. I.C. Thomasson Associates, Inc.

Project examples are similar to this project. Firm has successfully completed several reference projects on campus. All project examples include steam and hydronics, air handlers and controls in the scope of work. Proposed team members have worked on three of the five referenced projects.

2. Maffett Loftis Engineering, LLC

Project examples are appropriate and similar to this project. Project references include air handlers in scope of work. Proposed team members worked on several of the referenced projects. Proposed the use of an environmental engineering consultant. This may be necessary due to the age of the building and possible hazardous materials in the basement.

3. Facility Systems Consultants, LLC

Project examples are appropriate and similar to this project. Firm has prior experience working in this facility. Firm does not anticipate consultants to be required. The air handlers for this project are in a basement and will likely require additional consultants to design building changes to remove and replace the air handlers.

A total of 3 firms submitted Letters of Interest for this project:

Firm Name	Location
Facility Systems Consultants, LLC	Knoxville, TN
I.C. Thomasson Associates, Inc.	Nashville, TN
Maffett Loftis Engineering, LLC	Cookeville, TN

Designer Recommendation

Date: 08/10/2023
Project: Campus Consultant - ADA
Category: Minor
Total Project Budget: \$975,000.00
Fee: \$55,000
SBC Project No.: 366/000-01-2023
Approval Date: July 13, 2023

Project Description: Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, Stormwater, Landscape Architecture, Maintainability/Maintenance Planning, and Building Envelope

1. The Architect Workshop, PLLC

The Architect Workshop proposal demonstrates relevant ADA consulting work experience and expertise including ADA consulting work at TTU and project design experience including multiple MTSU ADA renovation projects at the Foundation House, Keathley University Center, and Murphy Center and with other higher education institutions including TTU and Vanderbilt University. The Architect Workshop's team has additional experience in ADA related work including Katherine Kennon co-authoring the *Study Guide for the Codes Guidebook for Interiors*. Having professional architectural licensure allows The Architect Workshop to provide design services needed to remedy existing accessibility/ADA issues.

2. Kenneth B. Bonifay dba PDS America

PDS has a long track record and large amount of experience and expertise with ADA consulting, including previous and relevant experience with MTSU as the ADA campus consultant and with other higher education institutions including TTU, APSU, TBR, Belmont University, and Vanderbilt University. Relevant experience includes ADA accessibility reports / audits and ADA plan reviews. The PDS America team resumes demonstrate a long history and expertise working as ADA consultants.

A total of 2 firms submitted qualifications for this project:

Firm Name	Location
The Architect Workshop, PLLC	Nashville, TN
Kenneth B. Bonifay dbaPDS America, Inc.	Nashville, TN



William T. Waits

Assistant VP - Campus Planning

Designer Recommendation

Date: 08/10/2023
Project: Campus Consultant - Architecture
Category: Minor
Total Project Budget: \$975,000.00
Fee: \$75,000
SBC Project No.: 366/000-01-2023
Approval Date: July 13, 2023

Project Description: Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, Stormwater, Landscape Architecture, Maintainability/Maintenance Planning, and Building Envelope

1. Wier Boerner Allin Architecture, PLLC

WBA submitted several projects of various types including feasibility study work with higher education institutions. These projects also include recent design experience at MTSU including the Tennis Facility Upgrades project and renovations with Vanderbilt and Austin Peay University. The Vanderbilt projects include space needs study and reconfiguration, code studies, equipment feasibility, test fit, and other feasibility studies. The WBA project team listed have extensive education higher education experience with academic, student housing, and athletic projects. Supporting consultants are included in their proposal for use on an as-needed basis.

2. The Orcutt / Winslow LLLP

Orcutt / Winslow includes relevant higher education projects of various types. The Orcutt Winslow team has relevant experience and needed professional credentials. MTSU has worked with them before on previous projects and they are pairing with consultants we have used prior on other projects for use on an as-needed basis.

3. Gilbert | McLaughlin | Casella Architects, plc

GMC has MTSU experience and University experience. Listed project experience includes higher education work with master planning, space planning, concept development, and existing facility assessment studies. Project team listed has extensive experience and professional credentials for this type of work.

A total of 8 firms submitted qualifications for this project:

Firm Name	Location
The Architect Workshop, PLLC	Nashville, TN
Gilbert/McLaughlin/Casella Architects, PLC	Nashville, TN
Wier Boerner Allin Architecture, PLLC	Nashville, TN
The Orcutt/Winslow, LLLP	Nashville, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN
Kline Swinney Associates LLC	Nashville, TN
HFR Inc. (DBA Wold HFR Design)	Brentwood, TN
GHP, Inc.	Nashville, TN



William T. Waits

Assistant VP - Campus Planning

Designer Recommendation

Date: 08/10/2023
Project: Campus Consultant – Building Envelope
Category: Minor
Total Project Budget: \$975,000.00
Fee: \$65,000
SBC Project No.: 366/000-01-2023
Approval Date: July 13, 2023

Project Description: Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, Stormwater, Landscape Architecture, Maintainability/Maintenance Planning, and Building Envelope

1. American Structurepoint, Inc.

Qualifications include a large variety of projects demonstrating their expertise and experience completing building envelope projects and investigations on higher education campuses. Roofing consultant is a Registered Roof Consultant (RRC).

2. Smith Seckman Reid, Inc.

Project experience includes large medical campus building envelope, concrete repair, repair of aged buildings. Completed assessments after a natural disaster. Floor contract with the State for building envelope. Detailed response about familiarity with MTSU's Designers' Manual.

3. Hefferlin + Kronenberg Architects, PLLC

Good experience from past building envelope and roofing project with MTSU. Cover all aspects (exterior envelope and roof). Project experience includes large roofing project for a higher ed campus. Familiar with MTSU Designers' Manual.

A total of 4 firms submitted qualifications for this project:

Firm Name	Location
American Structurepoint, Inc.	Franklin, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN
GHP, Inc.	Nashville, TN
Smith Seckman Reid, Inc.	Nashville, TN



William T. Waits

Assistant VP - Campus Planning

Designer Recommendation

Date: 08/10/2023
Project: Campus Consultant – Environmental
Category: Minor
Total Project Budget: \$975,000.00
Fee: \$120,000
SBC Project No.: 366/000-01-2023
Approval Date: July 13, 2023

Project Description: Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, Stormwater, Landscape Architecture, Maintainability/Maintenance Planning, and Building Envelope

1. Terracon Consultants, Inc.

All five projects presented are relevant and with higher education institutions and indicate strong familiarity with working with the State of Tennessee agencies on environmental projects. Project presented demonstrate a high level of competency with complex projects. Terracon brings a professional team and demonstrates a great amount of both expertise and experience required for the work with a strong supporting staff.

2. S&ME, Inc.

Projects submitted included Higher Education Institutions along with several private and municipal projects. S&ME has prior MTSU project experience and demonstrated knowledge of the State of Tennessee procedures and processes. Projects listed indicate a good range of complexity and scope. S&ME team demonstrates expertise and a large amount of experience needed for the role.

A total of 2 firms submitted qualifications for this project:

Firm Name	Location
Terracon Consultants, Inc.	Nashville, TN
S&ME, Inc	Nashville, TN



William T. Waits

Assistant VP - Campus Planning

Designer Recommendation

Date: 08/10/2023
Project: Campus Consultant – Interior Design
Category: Minor
Total Project Budget: \$975,000.00
Fee: \$65,000
SBC Project No.: 366/000-01-2023
Approval Date: July 13, 2023

Project Description: Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, Stormwater, Landscape Architecture, Maintainability/Maintenance Planning, and Building Envelope

1. The Orcutt / Winslow LLLP

Orcutt Winslow has relevant experience with producing project furniture specifications and bid documents including the MTSU School of Concrete and Construction Management project, Finney Library, TCAT campus, and Greek houses at Vanderbilt University. Orcutt / Winslow has a strong and experienced team including four interior design professionals who have a variety of relevant experience.

2. Wier Boerner Allin Architecture, PLLC

WBA brings relevant Higher Ed experience with projects at Vanderbilt, Austin Peay and Mississippi State. Most of the projects in the proposal included programming, finishes, furniture selection and procurement document production services. WBA brought a full team of experience to the Interior Design package with Architects, Designers and Engineers of which they sent all their resumes. The Interior Designers have relevant experience with Higher Ed with finishes and furniture procurement.

3. Hefferlin + Kronenberg Architects, PLLC

The relevant projects that H + K presented are Higher Ed projects including work with MTSU Greek House #5. HK specified, purchased, and installed new, modern contract grade furniture throughout the building following a furniture system defined by the university at UT Chattanooga. The H + K Team are very qualified, and Clif has worked with MTSU. Proposal includes a strong project team including 2 interior design professionals.

A total of 4 firms submitted qualifications for this project:

Firm Name	Location
The Orcutt / Winslow LLLP	Nashville, TN
Wier Boerner Allin Architecture, PLLC	Nashville, TN
GHP, Inc.	Nashville, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN



William T. Waits

Assistant VP - Campus Planning

Designer Recommendation

Date: 08/10/2023
Project: Campus Consultant – Landscape
Category: Minor
Total Project Budget: \$975,000.00
Fee: \$65,000
SBC Project No.: 366/000-01-2023
Approval Date: July 13, 2023

Project Description: Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, Stormwater, Landscape Architecture, Maintainability/Maintenance Planning, and Building Envelope

1. Studio Topography, LLC

Relevant experience working with higher education on a variety of design projects with varying level of budget amounts. Robert Waits has worked with MTSU on a variety of large capital design projects and is familiar with current MTSU design standards and Designer Manual. Previous work experience also includes role as Vanderbilt University's landscape architect with work to create the university landscape standards in addition to professional design practice. He is very qualified in experience and education.

2. Lose & Associates, Inc. d.b.a. Lose Design

Projects provided in the proposal are relevant to campus needs including landscape and hardscape design, pedestrian and bicycle traffic studies, and master planning. The Lose team is well educated and has experience working on a variety of higher education projects, including previous work at MTSU.

3. Gresham Smith

Gresham Smith presented many projects relevant to the needs of campus in their proposal. Two examples stood out the Fifth Third project utilized seating, decks, raised planters, upgraded lighting to create a welcoming downtown area. The Town Branch Commons addressed stormwater and tree canopy issues. All team members have extensive experience and education, with a lot of experience with parks and recreation.

A total of 3 firms submitted qualifications for this project.

Firm Name	Location
Gresham Smith	Nashville, TN
Lose & Associates, Inc. d.b.a. Lose Design	Nashville, TN
Studio Topography, LLC	Joelton, TN



William T. Waits

Assistant VP - Campus Planning

Designer Recommendation

Date: 08/10/2023
Project: Campus Consultant - MEP
Category: Minor
Total Project Budget: \$975,000.00
Fee: \$125,000
SBC Project No.: 366/000-01-2023
Approval Date: July 13, 2023

Project Description: Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, Stormwater, Landscape Architecture, Maintainability/Maintenance Planning, and Building Envelope

1. TLC Engineering Solutions, Inc.

Each of the five projects in the proposal included a very closely associated MEP projects relevant to campus issues. The TLC proposal includes a wide variety of work including chillers, boilers, air handlers, and terminal equipment. Team members have a lot of relevant experience to the current project and TLC demonstrated a strong consistency of project team members with the proposed project.

2. I.C.Thomasson Associates, Inc.

Projects presented included a good mixture of HVAC, fire protection, and electrical work. The proposal included multiple system types on individual projects. ICT has strong experience in performing facility assessments. Mechanical engineer has experience with ROI analysis and energy modeling. ICT also has energy management studies, Multiple LEED engineers IT/Security Designer.

3. Gresham Smith

Projects presented were completed in higher Education Institutions or State Facilities outlining general experience in building and campus systems. Experience indicated a level of complexity and expertise expected for building systems review. The design team also has a fair amount of experience with MTSU.

A total of 6 firms submitted qualifications for this project.

Firm Name	Location
I.C.Thomasson Associates, Inc.	Nashville, TN
Gresham Smith	Nashville, TN
Rubicon Engineering Services LLC	Mt. Juliet, TN
Dewberry Engineers Inc.	Nashville, TN
TLC Engineering Solutions, Inc.	Brentwood, TN
Genesis Engineering Group, LLC	Franklin, TN



William T. Waits

Assistant VP - Campus Planning

Designer Recommendations

Date: 08/10/2023
Project: Campus Consultant – Stormwater
Category: Minor
Total Project Budget: \$975,000.00
Fee: \$55,000
SBC Project No.: 366/000-01-2023
Approval Date: July 13, 2023

Project Description: Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, Stormwater, Landscape Architecture, Maintainability/Maintenance Planning, and Building Envelope

1. WSP USA Environment & Infrastructure Inc.

Strong experience in stormwater projects and TDEC requirements and regulations. Also well versed in local stormwater regulations, permits, and policy. Experience includes planning, design, and development on numerous state and municipality stormwater projects. Each of the five projects listed included direct experience with stormwater management issues. Good presentation of a wide variety of work including prep for MS4 applications, SWPPP and water quality permits, training, and program development. Currently working within the TBR system as well. Stormwater project focus which is what this contract requires.

2. S&ME, Inc.

Plans review and best management practices knowledge. Experience with TDEC requirements and permitting. Also, good experience with local and state government. Relevant stormwater experience and adequate team size for stormwater project management. Has previous work experience on MTSU projects.

3. Gresham Smith

Strong experience planning and design. Stormwater and hydrologic analysis is also strong. Not as much local government work, but very relevant private work. Proposal includes planning and design experience. Strong project team in credentials and experience. Experienced in hydro determination and stormwater management.

A total of 5 firms submitted qualifications for this project.

Firm Name	Location
Gresham Smith	Nashville, TN
Goodwyn Mills Cawood	Nashville, TN
CT Consultants, Inc.	Nashville, TN
WSP USA Environment & Infrastructure Inc.	Brentwood, TN
S&ME, Inc.	Nashville, TN



William T. Waits

Assistant VP - Campus Planning

Designer Recommendation

Date: 08/10/2023
Project: Campus Consultant – Structural
Category: Minor
Total Project Budget: \$975,000.00
Fee: \$150,000
SBC Project No.: 366/000-01-2023
Approval Date: July 13, 2023

Project Description: Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, Stormwater, Landscape Architecture, Maintainability/Maintenance Planning, and Building Envelope

1. Rodney L. Wilson Consulting, PLLC

Great relevant and specialized work experience on a variety of structural assessment projects including work at MTSU and with a large range of additional higher education facilities statewide for the Tennessee Board of Regents as a structural consultant. As part of this work, Rodney Wilson has completed 130 unique task items including assessments of foundations, structural systems, soil issues, and building damage with recommendations for future action including needed repairs. Supporting consultants are included in the proposal for use on an as-needed basis.

2. American Structurepoint, Inc.

Project experience includes examples of relevant projects with structural load assessment and structural investigation activities along with design projects to repair structural damages and deficiencies. The listed project team has professional credentials and experience needed to perform related structural consulting work along with support personnel with expertise in building envelope systems that may assist to diagnose the possible cause of structural degradation and recommend needed repairs.

3. Genesis Engineering Group

Genesis work includes relevant structural consultant project experience with the Tennessee Board of Regents including structural assessment work and design services for multiple projects with many higher education institutions. Project team listed has professional credentials and experience needed to perform related structural consulting work.

A total of 5 firms submitted qualifications for this project:

Firm Name	Location
Genesis Engineering Group	Franklin, TN
American Structurepoint, Inc.	Franklin, TN
Estes and Estes Engineering, Inc.	Chattanooga, TN
Rodney L. Wilson Consulting, PLLC	Old Hickory, TN
LBYD, Inc.	Franklin, TN



William T. Waits

Assistant VP - Campus Planning

Designer Recommendations

Date: 08/10/2023
 Project: **Central Plant and Campus Utilities Updates**
 Category: Minor
 Total Project Budget: \$5,000,000.00
 MACC: \$4,400,000.00
 Fee: \$350,420.00
 SBC Project No.: 366/009-05-2023
 Approval Date: July 13, 2023 SBC

Project Description: Repair, replacement, and updating of centralized and de-centralized cooling and heating plant systems including all underground campus utilities and associated work.

1. I.C. Thomasson Associates, Inc.

I.C. Thomasson has strong and relevant project experience including central plant work and underground utility project experience. Projects highlighted are related to the current scope of this project. Team members have a wealth of experience with large central plant and site utilities applications. I.C. Thomasson included a thoughtful project approach including mention of MTSU Designer's Manual, Campus Standards, OPR, and emphasis on Maintainability in their proposal.

2. Gresham Smith

Gresham Smith has relevant project experience including central plant work and underground utility project experience listed. Two of the five projects were limited in scope to the central plant or multi-building utilities work. They had major equipment and/or underground utility infrastructure involved in more than one location. While included team members have experience relevant to current project scope, their experience with large central plant renovations and central utilities is limited.

3. Engineering Services Group

The proposal demonstrates applicable and strong project experience with central plant and underground utility projects. Team members have a good mix of experience with large central plant and site utilities applications with a consistent team of engineers. The proposal includes applicable information related to coordination with Murfreesboro Water and Sewer Department, utilizing thermal imaging equipment, and sequencing of work.

A total of 3 firms submitted qualifications for this project.

Firm Name	Location
Engineering Services Group	Knoxville, TN
Gresham Smith	Nashville, TN
I.C. Thomasson Associates, Inc.	Nashville, TN



William T. Waits

Assistant VP - Campus Planning



8/11/23
 Campus Planning + Design
 309 Ray Herzog Building
 Memphis, TN 38152

Designer Recommendations

Project:	Mynders Hall Renovation
Category:	Major Project
Total Budget:	\$25,000,000
MACC:	\$20,251,000
Designer Fee:	\$1,439,111
SBC Project No:	367/007-05-2023
Project Approval:	SBC 08/10/2023
Project Description:	Completely renovate Mynders Hall for academic and research functions.

1. Fleming & Associates, LLC

Fleming has submitted an excellent range of similar experience projects with impressive historic renovation background. Submitted projects include UofM Cecil C. Humphreys School of Law, multiple renovations to historic buildings on UofM Campus, the James House Historic Renovation Memphis TN, Lehman Roberts Renovation Memphis TN, IMC Companies Headquarters Renovation Collierville, TN, Varsity Spirit Renovation Memphis TN, Conwood Flats Apartments Renovation in Historic Snuff District Memphis TN, and UTHSC Dentistry Facility / Reese Building Renovation Memphis, TN. Firm is extremely responsive with extensive knowledge of state and campus standards, with many past and current projects at UofM. Their senior staff is experienced and professional. Consultants listed are Chad Stewart – Structural, Canup Engineering – Electrical, Haltom Engineering – Mechanical, Plumbing, and Fire Protection, Burr and Cole – Civil, Ritchie Smith Associates – Landscape Design, Total Cost Estimating – Cost Estimating, and Judith Johnson Associates – Historical Preservation Consultant.

2. LRK, Inc.

LRK has submitted a very good list of similar experience projects, with strong showing of Historic Preservation experience. Projects FedEx Logistics Global headquarters Renovation Memphis TN, Autozone Innovation Zone Renovation Memphis TN, Crosstown Concourse Renovation Memphis TN, Renasant Convention Center Renovation Memphis TN, and Laurie-Walton Family Basketball Center University of Memphis. Very experienced staff with great background in UM and university standards and procedures. Consultants are OGCB – MEP, Burr & Cole - Structural/Civil, and Total Estimating - Cost Estimating.

3. ANF Architects, Inc.

ANF submitted great range of similar experience projects including Crosstown High School Renovation Memphis TN, 106 Madison Renovation for Shelby County Memphis TN, Memphis Education Fund Office Renovation at Crosstown Concourse Memphis TN, College Hotel Renovation Auburn AL, and St. Jude Children’s Research Hospital Shared Resource Center Memphis TN. Experienced staff familiar with UM standards and other university work. Consultants listed are Burr & Cole – Structural & Civil, William Nixon – Historical Consultant, OGCB Inc. – Mechanical, Electrical, Plumbing, Fire Protection, Ritchie Smith Associates – Landscape Design, Total Estimating – Cost Estimating, and Diversified – AV, Low Voltage, Security.

A total of 11 firms submitted Statements of Qualifications for this project, they are listed below in order of Ranking:

1. Fleming & Associates, LLC – Memphis TN
2. Lrk Inc. – Memphis TN
3. ANF Architects, Inc. – Memphis TN
4. Haizlip Studio, PLLC – Memphis TN
5. Evans Taylor Foster Childress Architects, P.C. – Memphis TN
6. The Crump Firm, Inc. – Memphis TN
7. Allen & Hoshall, Inc. – Memphis TN
8. Archimania, P.C. – Memphis TN
9. A2H, Inc. – Lakeland TN
10. Goodwyn, Mills & Cawood, Inc.
11. Fisher and Arnold, Inc. – Memphis TN



**CAPITAL PLANNING,
DESIGN + CONSTRUCTION**
255 Marion St., Ste. 10
P.O. Box 4716
Clarksville, TN 37044

DESIGNER RECOMMENDATION

Project: Campus Consultant—Civil Engineering

Category: Small

Total Budget: \$500,000

Estimated Consulting Fees:

Architect 1	\$100,000
Architect 2	\$100,000
Mech/Elect/Plumbing Eng.	\$150,000
Geo Technical Eng.	\$75,000
Civil Eng.	\$75,000
<hr/> Total	<hr/> \$500,000

SBC Project No.: 373/003-02-2023

SBC/OSA Approval: April 13, 2023

Professional service consultants for Architecture (2), MEP Engineering, Civil Engineering, and Geotechnical Engineering.

The top two recommendations, listed alphabetically, represent a two-way tie.

1. Bacon Farmer Workman Engineering & Testing, Inc.

The firm brings a lot of experience with a large and experienced staff. They demonstrated extensive experience with higher education work. The firm demonstrated their ability to handle a wide variety of civil engineering projects.

1. Gresham Smith

The firm has broad experience on many different kinds of projects in a variety of settings. They have a deep pool of experienced engineers. They have an in-house architecture team that would prove helpful in certain circumstances.

2. TTL, Inc.

The firm has good experience with many different kinds of projects. They have a deep bench, with demonstrated competence. This firm has an office in Clarksville.

Nine firms submitted qualifications for this project.

Bacon Farmer Workman Engineering & Testing, Inc., Knoxville, TN

Borra Consulting, Nashville, TN

Civil & Environmental Consultants, Inc., Nashville, TN

Collier Engineering Co., Inc., Nashville, TN

Civil Site Design Group, PLLC, Nashville, TN

Gresham Smith, Nashville, TN

Lose & Associates, Inc., Nashville, TN

Multi-Lynx Companies, Inc., Madison, TN

TTL, Inc., Knoxville, TN

Designer Evaluation Summary

Project:	Henry Horton State Park Inn Reconstruction
Agency:	Department of Environment & Conservation
Category:	Major
SBC Project No.:	126/051-01-2023
Project Approved By:	SBC
Project Approval Date:	08.10.2023
Total Project Budget:	\$89,990,000.00
Maximum Allowable Construction Cost (MACC):	\$62,506,857.00
Designer Fee:	\$4,207,273.00
Project Description:	Demolish existing inn and motor lodge; construct new inn to include guestrooms, conference and meeting space, restaurant, pool, parking; and all required related work.

RANKING	SCORE	FIRM NAME
1)	96.00	EOA Architects, PLLC – Firm has experience on similar scoped projects for Agency; proposed project team is well-qualified and has related project experience; provided a well-thought-out and detailed project approach.
2)	83.75	Goodwyn Mills Cawood, LLC – Both firm and proposed project team have related project experience; submittal included a detailed project approach.
3)	79.25	Gresham Smith – Submittal showcased firm’s experience on similar hospitality projects; proposed team is qualified.

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
CDP Architecture, LLC	Nashville, TN
EOA Architects, PLLC	Nashville, TN
Goodwyn Mills Cawood, LLC	Nashville, TN
Gresham Smith	Nashville, TN
Smith Gee Studio, LLC	Nashville, TN
Tinker Ma, LLC	Chattanooga, TN
Wier Boerner Allin Architecture, PLLC	Brentwood, TN

State of Tennessee Real Estate Asset Management (STREAM)
William R. Snodgrass Tennessee Tower, 24th Floor • 312 Rosa L. Parks Blvd. • Nashville, TN 37243

Designer Evaluation Summary

Project:	Natchez Trace State Park Inn Reconstruction
Agency:	Department of Environment & Conservation
Category:	Major
SBC Project No.:	126/057-02-2023
Project Approved By:	SBC
Project Approval Date:	08.10.2023
Total Project Budget:	\$65,950,000.00
Maximum Allowable Construction Cost (MACC):	\$45,235,087.00
Designer Fee:	\$2,433,685.00
Project Description:	Demolish existing inn; construct new inn to include guestrooms, conference and meeting space, restaurant, pool, parking; and all required related work.

RANKING	SCORE	FIRM NAME
1)	92.75	EOA Architects, PLLC – Submittal showcased firm’s extensive experience working on similarly-scoped projects for Agency; proposed project team is well-qualified; provided a well-organized and well-thought-out project approach.
2)	89.50	Smith Gee Studio, LLC – Firm and proposed project team have experience on similarly-scoped hospitality projects; proposed project approach is well-thought-out and supportive of utilizing a CM/GC.
3)	83.40	Goodwyn Mills Cawood, LLC – Firm has extensive experience working with Agency; submittal included a well-thought-out project approach.

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
Baker Barrios Architects, Inc.	Nashville, TN
CDP Architecture, LLC	Nashville, TN
Dryden Architecture and Design, PLLC	Nashville, TN
EOA Architects, PLLC	Nashville, TN
Goodwyn Mills Cawood, LLC	Nashville, TN
Gresham Smith	Nashville, TN
HBG Design, LLC	Memphis, TN
LRK, Inc.	Memphis, TN

State of Tennessee Real Estate Asset Management (STREAM)
William R. Snodgrass Tennessee Tower, 24th Floor • 312 Rosa L. Parks Blvd. • Nashville, TN 37243



Department of
General Services

ProjX, LLC	Nashville, TN
Renaissance Group, Inc.	Lakeland, TN
Smith Gee Studio, LLC	Nashville, TN
Tinker Ma, LLC	Chattanooga, TN
Wier Boerner Allin Architecture, PLLC	Brentwood, TN

Designer Evaluation Summary

Project:	Savage Gulf State Park Improvements Phase Two
Agency:	Department of Environment & Conservation
Category:	Major
SBC Project No.:	126/099-01-2023
Project Approved By:	SBC
Project Approval Date:	07.13.2023
Total Project Budget:	\$73,950,000.00
Maximum Allowable Construction Cost (MACC):	\$52,578,225.00
Designer Fee:	\$2,082,498.00
Project Description:	Construct additional camping experiences, bath and restroom facilities, a new boat rental facility with fishing pier and kayak boat launch, new pavilions, parking, roads, infrastructure, and all required related work.

RANKING	SCORE	FIRM NAME
1)	94.00	CTI Engineers, Inc. – Firm has experience working on similarly-scoped projects for Agency; proposed project team is well-qualified; project approach is detailed and addresses project-specific needs.
2)	78.67	AECOM Technical Services, Inc. – Both firm and proposed project team are well-qualified and have experience working with Agency.
3)	71.67	Croy Engineering, LLC – Submittal showcased firm’s related project experience; proposed team is qualified.

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
AECOM Technical Services, Inc.	Franklin, TN
Croy Engineering, LLC	Chattanooga, TN
CTI Engineers, Inc.	Nashville, TN
Ragan-Smith-Associates, Inc.	Nashville, TN
Sanders Pace Architecture, LLC	Knoxville, TN

State of Tennessee Real Estate Asset Management (STREAM)
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Designer Evaluation Summary

Project:	Water Education and Training Center
Agency:	West Tennessee River Basin Authority
Category:	Major
SBC Project No.:	128/020-01-2023
Project Approved By:	SBC
Project Approval Date:	07.13.2023
Total Project Budget:	\$28,730,000.00
Maximum Allowable Construction Cost (MACC):	\$19,950,151.00
Designer Fee:	\$1,135,384.00
Project Description:	Construct a flood simulation training facility including buildings, support structures, pumps, parking, and all required related work.

RANKING	SCORE	FIRM NAME
1)	85.48	A2H, Inc. – Submittal showcased proposed project team’s experience and knowledge on projects of similar scope; firm has experience working at the project site.
2)	85.26	Allen & Hoshall, Inc. – Proposed project team has related project experience as well as experience at this site; proposed project approach is well-thought-out.
3)	81.82	Kimley-Horn and Associates, Inc. – Firm and proposed team have vast experience at site; proposed project team is well-qualified.

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
A2H, Inc.	Lakeland, TN
Allen & Hoshall, Inc.	Memphis, TN
Evans Taylor Foster Childress Architects, P.C.	Memphis, TN
Kimley-Horn and Associates, Inc.	Memphis, TN

Designer Evaluation Summary

Project:	TSD Schools Against Violence in Education (SAVE) Act Compliance Upgrades
Agency:	Department of Education
Category:	Standard
SBC Project No.:	168/007-01-2023
Project Approved By:	SBC
Project Approval Date:	08.10.2023
Total Project Budget:	\$9,200,000.00
Maximum Allowable Construction Cost (MACC):	\$6,435,000.00
Designer Fee:	\$497,533.00
Project Description:	Upgrade safety and security systems to comply with the SAVE Act and all required related work.

RANKING	FIRM NAME
1)	I.C. Thomasson Associates, Inc. – Submittal showcase firm’s extensive experience working on similarly-scoped projects; proposed project team is well-qualified; proposed approach is detailed.
2)	The Lewis Group Architects, Inc. - Firm has related project experience; proposed team is well-qualified and has related experience; project approach is thorough.
3)	Smith Seckman Reid, Inc. – Both firm and proposed team are well-qualified; provided a detailed approach.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
I.C. Thomasson Associates, Inc.	Nashville, TN
Smith Seckman Reid, Inc.	Nashville, TN
The Lewis Group Architects, Inc.	Knoxville, TN

Designer Evaluation Summary

Project:	Region 1 New Herb Parsons Lake Boat Ramp and Parking
Agency:	Tennessee Wildlife Resources Agency
Category:	Standard
SBC Project No.:	220/017-01-2023
Project Approved By:	SBC
Project Approval Date:	08.10.2023
Total Project Budget:	\$1,290,000.00
Maximum Allowable Construction Cost (MACC):	\$913,500.00
Designer Fee:	\$66,275.00
Project Description:	Provide new boat ramp parking and all required related work.

RANKING	FIRM NAME
1)	Burr & Cole Consulting Engineers, Inc. – Both firm and proposed project team have related project experience with State; proposed project approach was detailed and specific to this project.
2)	LBYD, Inc. – Firm has experience on similar projects; proposed team appears to be well-qualified.
3)	Hunter Architecture & Design LLC – Firm appears to be qualified for this project; proposed approach was not specific to this project.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Burr & Cole Consulting Engineers, Inc.	Memphis, TN
Hunter Architecture & Design LLC	Nashville, TN
LBYD, Inc.	Franklin, TN

Designer Evaluation Summary

Project:	VTS Milan New Sewer Line Connections
Agency:	Department of Military
Category:	Standard
SBC Project No.:	368/031-02-2023
Project Approved By:	SBC
Project Approval Date:	08.10.2023
Total Project Budget:	\$3,680,000.00
Maximum Allowable Construction Cost (MACC):	\$3,433,500.00
Designer Fee:	\$223,132.00
Project Description:	Install new sanitary sewer line connections to existing buildings and all required related work.

RANKING	FIRM NAME
1)	Goodwyn Mills Cawood, LLC - Submittal showcased firm's experience on similarly-scoped projects; proposed team is all in-house; proposed a team-oriented project approach.
2)	Allen & Hoshall, Inc. - Firm has experience on similar projects as well as projects at this facility; proposed team is well-qualified; proposed team is all in-house.
3)	AECOM Technical Services, Inc. - Both firm and proposed project team are well-qualified; proposed approach is well-thought-out.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
AECOM Technical Services, Inc.	Franklin, TN
Allen & Hoshall, Inc.	Memphis, TN
Caldwell Design & Engineering, LLC	Georgetown, TN
Goodwyn Mills Cawood, LLC	Nashville, TN
HFR, Inc.	Brentwood, TN
TLM Associates, Inc.	Jackson, TN

Designer Evaluation Summary

Project:	Tennessee Bureau of Investigation Jackson Building Addition
Agency:	Department of General Services
Category:	Major
SBC Project No.:	500/004-01-2023
Project Approved By:	SBC
Project Approval Date:	08.10.2023
Total Project Budget:	\$13,980,000.00
Maximum Allowable Construction Cost (MACC):	\$9,867,000.00
Designer Fee:	\$738,651.00
Project Description:	Provide building additions and renovations to the lab and associated spaces and all required related work.

RANKING	SCORE	FIRM NAME
1)	93.14	HFR, Inc. - Submittal showcased firm's extensive knowledge on projects of similar scope firm has working knowledge of facility and potential site constraints; provided a well-thought-out project approach.
2)	88.71	The Lewis Group Architects, Inc. - Firm has related project experience, including projects at this facility; provided a good project approach.
3)	N/A	N/A

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
brg3s, Inc.	Memphis, TN
HFR, Inc.	Brentwood, TN
The Lewis Group Architects, Inc.	Knoxville, TN

Designer Evaluation Summary

Project:	West Tennessee State Veterans Cemetery Gravesite Improvements
Agency:	Department of Veterans Services
Category:	Standard
SBC Project No.:	682/007-01-2023
Project Approved By:	SBC
Project Approval Date:	08.10.2023
Total Project Budget:	\$22,580,000.00
Maximum Allowable Construction Cost (MACC):	\$15,997,067.36
Designer Fee:	\$924,833.00
Project Description:	Construct expansion of the existing cemetery including in-ground crypts, columbarium, committal shelter, roads and irrigation system, and all required related work.

RANKING	FIRM NAME
1)	TLM Associates, Inc. – Firm has experience on similar scope project at Veterans cemetery; proposed project team is well-qualified; proposed approach demonstrates a good understanding of deliverables.
2)	Hurst-Rosche, Inc. – Submittal showcased firm’s experience on similar projects; proposed project approach is detailed and specific to this project.
3)	Allen & Hoshall, Inc. – Firm has related project experience; proposed team is well-qualified and all in-house.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Allen & Hoshall, Inc.	Memphis, TN
Hurst-Rosche, Inc.	Nashville, TN
TLM Associates, Inc.	Jackson, TN