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Date: 4/9/2015

DESIGNER EVALUATION SUMMARY

Project: HVAC and EMS Upgrades – J.R. Fleming Training Center

Agency: General Services

Category: Minor

SBC Number: 402/002-01-2012

Project Approval Date: 07/10/2014

Total Project Budget: \$ 870,000.00

MACC (Maximum Allowable Construction Cost): \$ 742,500.00

Designer Fee: \$ 68,812.66

Project Description: Replacement of the existing DX cooling system and gas fired boiler heating system with one heating and air conditioning system. The building is currently divided into eight zones regulated by pneumatic controls. Supply air is ducted but return air is conducted through the main central hall way used as a plenum to the air handler. The HVAC equipment will be controlled through a digital energy management system. The general lighting systems will be upgraded with new energy efficient lighting fixtures. General lighting control will be through the EMS. The existing window systems will be upgraded with insulated glass and thermally broken frames. A new entry vestibule will provide an air lock at the main entrance where single pairs of doors exist.

<u>Ranking</u>	<u>Recommendation</u>
1)	Engineering Services Group, Inc. Knoxville office location but have significant experience working in Middle Tenn. Project examples exhibit appropriate experience as well as familiarity with State procedures and the local area. Recognized need for Arch. Consultant, identifying Upland Design Assoc. as consultant. Upland has a significant history with STREAM/TBR.
2)	I.C. Thomasson Associates, Inc. Nashville office location. Project examples indicate appropriate experience. Current work load utilization: Mechanical Engineer - 60%; Electrical Engineer - 55%; they have also indicated that they have registered interest in 4 other State projects. They may be too engaged in other projects to show needed consideration to this smaller project.
3)	Smith Seckman Reid, Inc. Nashville office location. Project examples indicate adequate experience. Architectural consultant not listed. Principal team member, mechanical engineer is currently 90% booked. No breakdown by project stages as requested. SSR has done numerous projects for the State of Tenn., but they have not paid much attention to the completion of this submission. This would seem to indicate a lack of interest in the project.

Other Firms Submitted: None

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Date: 4/9/2015

DESIGNER EVALUATION SUMMARY

Project: West Tennessee Regional Health Office – Office Renovations

Agency: General Services

Category: Minor

SBC Number: 408/005-01-2015

Project Approval Date: 03/12/2015

Total Project Budget: \$ 2,590,752.94

MACC (Maximum Allowable Construction Cost): \$ 1,998,700.00

Designer Fee: \$ 169,767.82

Project Description: Demolition of existing laboratory space and renovation to office space including new hard wall offices and conference rooms. Restrooms will receive new fixtures and finishes. All necessary HVAC and electrical modifications, ADA and code upgrades, furniture, and related work to be included

<u>Ranking</u>	<u>Recommendation</u>
1)	<u>Gould Turner Group, P.C.</u> Current designer of record for an elevator renovation project at this facility; therefore project coordination would be improved due to building familiarity.
2)	<u>Smith Seckman Reid, Inc.</u> Significant prior experience with the building’s systems and they have performed a preliminary HVAC study with recommendations for the proposed renovation.
3)	<u>Vaughan Associates Architects, Inc.</u> While local to the area, they are not very familiar with the facility.

Other Firms Submitted: None

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Date: 4/13/2015

DESIGNER EVALUATION SUMMARY

Project: Detention Hardware Consultant - Statewide
Agency: Correction
Category: Standard - Consultant
SBC Number: 140/001-03-2013
Project Approval Date: 08/14/2014
Maximum Liability: \$ 90,000.00 plus fees for assigned projects
Project Description: Statewide detention hardware consultant to support system improvements and to be assigned to related capital projects as designer of record.

<u>Ranking</u>	<u>Recommendation</u>
1)	<u>Rosser International, Inc.</u> Showcased recent experience on projects of similar size and scope. Provided a well-defined and detailed project approach. Well qualified project team proposed that appears to have dedicated personnel to perform scope of work. In-house experience on detention projects.
2)	<u>HFR Design, Inc.</u> Qualified to do the work, but some concerns about the lack of experience on projects of similar size and scope. Detention hardware consultant is an out of state sub-consultant.
3)	N/A

Other Firms Submitted: None

Date: 4/9/2015

DESIGNER EVALUATION SUMMARY

Project: Design Services for Lease Build-Out

Agency: General Services

Category: Standard

SBC Number: 529/000-02-2015

Project Approval Date: 03/12/2015

Total Project Budget: \$ 3,325,000.00

MACC (Maximum Allowable Construction Cost): \$ 3,000,000.00

Designer Fee: \$ 174,930.00

Project Description: Provide program verification, schematic design, design development, construction documents, permitting, bid administration, and limited construction administration services for tenant improvements in an approximate 100,000 Rentable Square Foot space. Construction administration services shall include submittal review, and coordination of existing building and systems with new construction. Construction documents will be based on test fits developed previously. The construction shall be completed in 4 phases over approximately 60 weeks.

<u>Ranking</u>	<u>Recommendation</u>
1)	<u>Goodwyn, Mills, and Cawood, Inc.</u> Previous project experience aligns well with the needs of this project. Familiarity with project site due to previously completing test fits. A well rounded project team, including sub-consultants was presented. Showcased experience working on projects with occupied buildings having minimal disruption.
2)	<u>Moody Nolan, Inc</u> Previous project experience on tenant build-outs showcased an ability to successfully complete this project. Close proximity to the project location. Noted that building would be occupied and that working under these conditions bears greatly on the success of project.
3)	<u>Gresham Smith and Partners</u> Familiar with tenant improvement projects. Showcased a familiarity with the project location. Workload appears to be heavier than other Designers.

Other Firms Submitted: Design House 1411, LLC; Gobbell Hays Partners, Inc.; HFR Design, Inc.; Johnson + Associates Architects, LLC; McFarlin Huitt Panvini, Inc.; ViViD1 Architecture, Inc.

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Office of Capital Projects

Designer Recommendation

April 10, 2015

Project: Parking Lot Improvements (2012-2013)
UT Chattanooga
SBC 540/005-02-2014

Category: Minor

Total Budget: \$800,000.00

MACC: \$715,000.00

This project will install improvements to several campus parking lots, including Lot 10 (Grote/Holt), and Lot 26 (Metro) including the demolition of Frist Hall.

1. Barge, Waggoner, Sumner and Cannon, Inc.

This firm has experience on parking lots and demolition projects in Chattanooga. They have worked with the UTC Campus on other projects and are familiar with the needs that will be required for this work. The staff is knowledgeable and has a good working relationship with the campus.

A total of 3 firms were solicited on this project with 1 firm submitting a responsive letter of interest.



Tennessee Board of Regents

Office of Facilities Development

Suite 664 at 1415 Murfreesboro Road in Nashville, Tennessee 37217-2833
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Designer Recommendations

Project: JSCC Restroom Renovations
Category: Minor
Total Budget: 250,000
MACC: 214,000
SBC Project No: 166/019-01-2015

Renovate student/common restrooms in the Nelms Classroom Building, Gymnasium, and Science Building. Replace fixtures, partitions, floor tile, wall finishes, and meet accessibility guidelines.

1. Braganza Associates, P.C.

All five projects listed were, or included, restroom renovations with similar budgets. Three very similar projects listed, including one at JSCC. One project listed was extremely similar in both scope and budget. Team members have similar project experience and have worked together on most of the referenced projects, except for MEP consultant.

2. TLM Associates, Inc.

All five projects listed were, or included, restroom renovations; but with much higher budgets than this project. One similar project listed, at JSCC. One project listed was very similar in both scope and budget. Team has similar project experience and has worked together as a team on the majority of referenced projects.

3. Allen & Hoshall

Four very similar projects listed, including one very similar in scope and budget. One similar project completed at JSCC at same facility as this project. Team members have similar project experience and have worked together on most of the referenced projects. All services are in-house.

A total of 4 firms submitted Letters of Interest for this project:

Firm Name	Location
A2H, Inc.	Lakeland
Allen & Hoshall, Inc.	Memphis
Braganza design / GROUP	Memphis
TLM Associates, Inc.	Jackson



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Designer Recommendations

Project: NeSCC Gray Campus Code and HVAC Corrections
Category: Minor
Total Budget: 250,000
MACC: 214,500
SBC Project No: 166/038-01-2015

Correct code deficiencies and update the HVAC system at the NeSCC at Gray campus. Upgrades include ADA restrooms, fire alarm and related improvements.

1. Shaw & Shanks Architects, PC

Four of the five projects were similar renovations involving code related improvements, HVAC and electrical upgrades. The proposed Project Manager/Lead Designer worked on all projects. Proposed consultants worked on all projects. A specialty environmental consultant is included.

2. Michael Brady, Inc.

Two of the four projects were renovations. One project was somewhat similar in scope and involved code related interior restroom renovations, HVAC and electrical upgrades. The proposed Project Manager/Lead Designer worked on all projects. No outside consultants are proposed.

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

Firm Name	Location
Michael Brady, Inc.	Knoxville
Shaw & Shanks Architects, PC	Johnson City



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Designer Recommendations

Project: TCAT Roofs – Memphis Area
Category: Minor
Total Budget: 1,100,000
MACC: 1,000,000
SBC Project No: 166/000-01-2011

Renovate student/common restrooms in the Nelms Classroom Building, Gymnasium, and Science Building. Replace fixtures, partitions, floor tile, wall finishes, and meet accessibility guidelines.

1. The Horrell Group Architects

The designer has submitted five completed roof replacement projects that included EPDM and envelope repairs. Projects listed include the TCAT Memphis roof replacement in 1995, and the same design team is proposed to work on the current replacement. The design team includes a structural, mechanical and electrical engineer. The proposal lists many roof projects in west Tennessee and indicates that the designer has many years of roof design experience.

2. A2H, Inc.

The designer has submitted two roof replacement projects that meet the scope of this project. The design team has worked on an exterior building envelope assessment project, and the principal and senior architect are proposed on this project. A structural, mechanical, and an electrical engineer are on staff, and the designer has proposed the use of an outside roof consultant.

3. Braganza design/GROUP

The designer submitted two completed roof replacement projects and has listed three other roof projects that are in design or under construction. The design team is the same as the team listed under project experience, however the consultants do not show previous experience with the design team. A cost estimator is included in the team.

A total of 5 firms submitted Letters of Interest for this project:

Firm Name	Location
A2H, Inc.	Lakeland
Allen & Hoshall, Inc.	Memphis
Braganza design / GROUP	Memphis
The Horrell Group Architects	Memphis
TLM Associates, Inc.	Jackson



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Designer Recommendations

Project: TCAT Improvements – Middle Tennessee
Category: Standard
Total Budget: 24,600,000
MACC: 5,500,000
SBC Project No: 166/000-04-2013

Middle TN projects developed by the Statewide TCAT Master Plan include Nursing building at Dickson, Diesel shop in Nashville and potential renovations in Shelbyville. One Designer will be selected for Middle TN.

1. Johnson Johnson Crabtree

The designer has extensive experience with design of flexible classroom and class/lab spaces, including Nursing Program design. The proposal indicates design experience with automotive shop construction as well as renovation and build out of existing interior space. The proposed design team has worked together on both new construction and renovation projects listed in the proposal. The structural, mechanical, electrical and civil engineers have completed projects as part of the design team.

2. Gilbert/McLaughlin/Casella architects, plc

The designer's proposal includes new construction of flexible classrooms, renovation of classrooms to a Mechatronics lab, construction of a high bay automotive maintenance building and design for healthcare. The team proposed for the project is consistent through the five projects listed. The consultant team has worked with the designer on several of the projects listed and includes an environmental consultant.

3. Street Dixon Rick Architecture, PLC

The designer has extensive experience on classroom renovations and re-design of interior space. The design team proposed has worked on design of a new building that included design of healthcare teaching space. The proposed design team has worked with the consultant team proposed on the projects listed and include an environmental consultant.

4.

A total of 15 firms submitted Letters of Interest for this project:

Firm Name	Location
Adkisson & Associates, Inc.	Knoxville
Bauer Askew Architecture, pllc	Nashville
Design House 1411, LLC	Nashville
EOA Architects	Nashville
Gilbert/McLaughlin/Casella architects, plc	Nashville
Goodwyn, Mills, & Cawood, Inc.	Nashville
Johnson + Associates Architects, LLC	Nashville
Johnson Johnson Crabtree Architects, PC	Goodlettsville
Kline Swinney Associates	Nashville

Lose & Associates, Inc.	Nashville
Lyle Cook Martin Architects	Nashville
McFarlin Huitt Panvini Inc.	Clarksville
Moody Nolan, Inc.	Nashville
Street Dixon Rick Architecture, PLC	Nashville
ViViD1 Architecture, LLC	Nashville

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LARRY MARTIN
COMMISSIONER



PETER L. HEIMBACH, JR.
STATE ARCHITECT

STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND ADMINISTRATION
OFFICE OF THE STATE ARCHITECT
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MEMORANDUM

TO: Dick Tracy

FROM: Peter Heimbach

Peter L. Heimbach, Jr.,
State Architect, by J.
Alan Robertson
2015.03.26 11:25:10
-05'00'

DATE: March 26, 2015

SUBJECT: Designer Selection for Project Below the Major Maintenance Threshold

Please be advised that this office has selected the following designer for the listed project based upon your recommendations:

Location:	Cleveland State Community College
Project Title:	Library Roof Replacement
Total Project Budget:	\$470,000
SBC Project No.	166/013-01-2015
Designer:	DESIGN INNOVATION ARCHITECTS

This selection will be recorded at the next SBC Executive Subcommittee meeting. You may proceed with the project.

PLH/gm