



THE UNIVERSITY of TENNESSEE

KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLAHOMA

Office of Capital Projects

Designer Recommendation

Project: East TN Animal & Environmental Unit Improvements
UT Institute of Agriculture
SBC 540/001-01-2021

Category: Minor

Total Budget: \$1,000,000

MACC: \$390,000

Designer Fee: \$33,809

Project Approved: April 8, 2021

This project will construct new space for robotic milking equipment, workroom, and office. Renovated portions of the existing freestall barn include concrete flooring, relocation of gates, stalls, doors, and exits.

1. Sparkman & Associates Architects, Inc.

Sparkman & Associates' projects highlight work for another higher education campus in similar work with animals and veterinary clinical environments. They have worked with UTIA previously and have a good working relationship with them. Their staff is experienced, and consultants include S&ME, Inc. (Civil), Bender & Associates Structural Engineers, LLC (Structural), and Facility Systems Consultants, LLC (Mechanical, Plumbing, Fire Protection, and Electrical). Sparkman is located in Knoxville.

2. Dollar & Ewers Architecture, Inc.

Dollar & Ewers' experience includes work on the UT Knoxville campus for both the Institute of Agriculture and Knoxville. This work includes various renovations and studies for work on existing buildings. They are familiar with the campus, and their staff is knowledgeable. Consultants include Haines Structural Group, Inc. (Structural) and Facility Systems Consultants, LLC (Mechanical, Plumbing, and Electrical). Dollar & Ewers is located in Knoxville.

3. Smee Busby Architects, P.C.

Smee Busby's submitted work includes work for the Institute of Agriculture in their College of Veterinary Medicine. They have a good relationship with UTIA, and their staff are adept. Their consultant will be I.C. Thomasson Associates, Inc. (Mechanical, Plumbing, and Electrical). They are located in Knoxville.

A total of 7 firms were solicited for this project and 3 firms submitted qualifications. The firms solicited are as follows:

Table with 4 columns: Firm Name, Location, Firm Name, Location. Rows include Community Tectonics Architects, Inc., Cope Associates, Inc., Design Innovation Architects, Inc., Dollar & Ewers Architecture, Inc., Smee Busby Architects, P.C., Sparkman & Associates Architects, Inc., and Studio Four Design, Inc.



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Designer Recommendation

Project: Chattanooga State Office Bldg (CSOB) Building System Upgrades
 UT Chattanooga
 SBC 540/005-01-2021

Category: Minor

Total Budget: \$850,000

MACC: \$737,000

Designer Fee: \$68,350

Project Approved: April 8, 2021

This project will replace and upgrade the cooling tower and emergency power system in the CSOB. These changes will include structural and roofing needs associated with the cooling tower, while rectifying the out of date emergency distribution system.

1. West, Welch, Reed Engineers, Inc.

Qualifications submitted by West, Welch, Reed (WWR) include previous work for the Chattanooga campus and specifically for the State Office Building. They have an excellent working relationship with the campus and have provided good service. They will be handling mechanical and electrical disciplines in house and adding Upland Design Group (Crossville) for the architectural components and Consolidated Technologies, Inc. (Chattanooga) for the structural engineering. WWR is located in Knoxville, TN.

**A total of 3 firms were solicited for this project with 1 submitting qualifications.
 Firms that were solicited are as follows:**

Firm Name	Location
Facility Systems Consultants, LLC	Knoxville, TN
Vreeland Engineers, Inc.	Knoxville, TN
West, Welch, Reed Engineers, Inc.	Knoxville, TN



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Designer Recommendation

Project: Electrical Service Upgrades
UT Chattanooga
SBC 540/005-02-2021

Category: Minor

Total Budget: \$685,000

MACC: \$595,000

Designer Fee: \$56,290

Project Approved: April 8, 2021

This project will replace various components of the electrical distribution system including equipment, switchgears, meters, and transformers. These updates will be for Pfeiffer, and residence halls Lockmillier I Apartments and Stagmaier Hall.

1. West, Welch, Reed Engineers, Inc.

West, Welch, Reed Engineers project experience includes work for projects on both the Chattanooga and Knoxville campuses. The projects at UTC include experience with the campus distribution system and they have a good relationship with the campus. The staff are experienced, and they are located in Knoxville.

2. Vreeland Engineers, Inc.

Vreeland Engineers projects highlight work on both the Chattanooga and Knoxville campuses. Their work on the UTC campus includes work in Lockmillier Apartments as well as other electrical components on the campus. Their staff are knowledgeable and experienced. They are located in Knoxville.

A total of 3 firms were solicited for this project with 2 firms submitting qualifications. Firms that were solicited are as follows:

Firm Name	Location
Facility Systems Consultants, LLC	Knoxville, TN
Vreeland Engineers, Inc.	Knoxville, TN
West, Welch, Reed Engineers, Inc.	Knoxville, TN



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Office of Capital Projects

Designer Recommendation

Project: Carousel Theatre Replacement
UT Knoxville
SBC 540/009-08-2021

Category: Standard

Total Budget: \$15,000,000

MACC: \$12,075,000

Designer Fee: \$712,463 (\$292,110 approved thru Design Development only)

Project Approved: April 8, 2021

This project will replace the Ula Love Doughty Carousel Theatre with a new theatre. It will provide a new performance hall, theater support, shops, and patron support spaces.

1. Sanders/Pace Architecture, LLC

Sanders Pace has submitted projects which align with the needs of this project. They have worked with the UT Knoxville campus previously. The team structure is strong and should cover all aspects for this project. Consultants include LMN Architects (Theater Designer), Haines Structural Group, Inc. (Structural), Fulghum MacIndoe & Associates, Inc. (Civil), I.C. Thomasson Associates, Inc. (Mechanical, Plumbing, Electrical, and Fire Protection), IBI Group Architects, Engineers and Landscape Architects, A New York General Partnership (Landscape Architect), and Venue Consulting (Cost Consultant). Sanders Pace is located in Knoxville.

2. Sparkman & Associates Architects, Inc.

Sparkman & Associates Architects' project experience includes work for performing and theater spaces for higher education institutions as well as other experience on the UT Knoxville campus. They have presented a good team who should serve this project well. Consultants include OTJ Architects (theater designer), S&ME, Inc. (Civil and Geotechnical), Facility Systems Consultants, LLC (Mechanical, Plumbing, Fire Protection, and Electrical), Bender & Associates Structural Engineers, LLC (Structural), IBI Group Architects, Engineers and Landscape Architects, A New York General Partnership (Landscape Architect), Acoustic Distinctions (Acoustician and Audiovisual design), Schuler Shook (Theatre Lighting and Theatre Planning), and Core Construction Management TN, LLC (Cost Estimator). Sparkman & Associates is located in Knoxville.

3. The Lewis Group Architects, Inc., P.C.

The Lewis Group highlighted project experience includes work on the UT Knoxville and Institute of Agriculture campus along with some similar size performing arts and theater venues. They have submitted a knowledgeable project team. Consultants include Archimania, P.C. (Architectural Designer), Schuler Shook (Theatre Planning), Acoustic Distinctions (Acoustician and Audio Visual), IBI Group Architects, Engineers and Landscape Architects, A New York General Partnership (Landscape Architect), Fulghum MacIndoe & Associates, Inc. (Civil), Carpenter Wright Engineers,

P.L.L.C. (Structural), Newcomb & Boyd (Mechanical, Plumbing, Fire Protection, and Electrical Engineers), The Lewis Group is located in Knoxville.

A total of 8 firms submitted proposals for this project. The other proposers are as follows:

Firm Name	Location
Blankenship & Partners, LLC	Knoxville, TN
Design Innovations Architects, Inc.	Knoxville, TN
MBI Companies, Inc.	Knoxville, TN
Orcutt / Winslow	Nashville, TN
Studio Four Design, Inc.	Knoxville, TN



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Office of Capital Projects

Designer Recommendation

Project: Second Creek Rehabilitation
UT Knoxville
SBC 540/009-09-2021

Category: Minor

Total Budget: \$800,000
MACC: \$700,000
Designer Fee: \$52,182

Project Approved: April 8, 2021

This project will rehabilitate up to 1500 linear feet of Second Creek, which is located on the East side of campus. Improvements will consist of various stream bank stabilization methods which include the installation of self-maintaining materials along with grade control structures providing greater stabilization, habitat diversity, and flood control.

1. S&ME, Inc.

S&ME has submitted similar experience including other work along Second Creek and the Little Pigeon River. S&ME has a good working relationship with the campus and understand all components of this project. All disciplines needed for this project will be handled in-house. S&ME is located in Knoxville.

2. Civil & Environmental Consultants, Inc.

Civil & Environmental Consultants' highlighted experience includes work on other streambank stabilization projects in the area. The staff members submitted are knowledgeable with years of experience in the respective fields. All disciplines will be handled in-house. They are located in Knoxville.

3. Harold Brown Design, LLC

Harold Brown Design submitted project experience that covers streambank stabilization as well as stormwater prevention and a green infrastructure project. Staff is experienced and has worked with the campus previously. Consultant includes LandTech, LLC (Surveyor). Harold Brown is located in Knoxville.

A total of 3 firms were solicited for this project and all 3 firms submitted qualifications.



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Office of Capital Projects

Designer Recommendation

Project: Regional Stormwater Storage Facility
 UT Knoxville
 SBC 540/009-11-2021

Category: Minor

Total Budget: \$1,510,000

MACC: \$1,340,000

Designer Fee: \$94,231

Project Approved: April 8, 2021

This project will convert the Morrill Hall site at the corner of 20th Street and Andy Holt Avenue into a stormwater retention area which shall function as a stormwater bank for campus. This storage structure will enable control of stormwater while providing a water feature on the campus.

1. Lose & Associates, Inc. dba Lose Design

Qualifications submitted by Lose Design include work on other stormwater management scopes in Tennessee. They also, have experience on the UT Knoxville campus. Their staff is experienced and cover disciplines in Landscape Architecture and Civil Engineering. Other consultants include Haines Structural Group, Inc. (Structural) and Facility Systems Consultants, LLC (Electrical). Lose Design is located Knoxville.

A total of 4 firms were solicited for this project with 1 submitting qualifications.

Firms that were solicited are as follows:

Firm Name	Location
Barge Design Solutions, Inc.	Knoxville, TN
IBI Group Architects, Engineers and Landscape Architects, A New York General Partnership	Knoxville, TN
Lose & Associates, Inc. dba Lose Design	Knoxville, TN
Ross/Fowler, P.C.	Knoxville, TN



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Office of Capital Projects

Designer Recommendation

Project: Underground Storage Tank Removal/Replacement
UT Health Science Center
SBC 540/013-02-2021

Category: Minor

Total Budget: \$523,000

MACC: \$454,000

Designer Fee: \$44,070

Project Approved: April 8, 2021

This project will remove/close and replace various underground storage tanks across the campus. Specific tanks addressed are located at the GEB Building, Wittenborg/Johnson building, 930 Madison Ave. Building, Student Alumni Center Building, and Coleman Building.

- 1. EnSafe, Inc.

Qualifications submitted by EnSafe include similar work in Memphis. This experience includes work for the Health Science Center campus on various different buildings. They have provided good previous work and their staff is knowledgeable with years of experience. They are located in Memphis.

A total of 3 firms were solicited for this project with 1 submitting qualifications. Firms that were solicited are as follows:

Table with 2 columns: Firm Name, Location. Rows include Barge Design Solutions, Inc., EnSafe, Inc., and Fisher and Arnold, Inc., all located in Memphis, TN.



Office of Capital Planning

Designer Recommendations

Project: Campus Consultants (Architect)
East Tennessee State University
SBC# 369/000-01-2021A

Category: Minor

Total Budget: \$450,000
Designer Fee: \$450,000

Project Approved: SBC April 8, 2021

Professional service consultants for Architecture.

1. **Clark Nexsen, Inc.**

Clark-Nexsen has a local Johnson City office providing a proximity to the ETSU campus. The submittal document provides examples of similar work scope as a consultant as well as experience on the ETSU campus. Clark-Nexsen is a large firm with many resources such as architects, engineers, and interior designers on staff. They are familiar with SBC policies, procedures, and the ETSU campus. Throughout past projects, they have been responsive and provided an attention to detail.

2. **Studio Four Design, Inc.**

Studio 4 Design provided several examples of on-going professional service contracts. Based upon the information provided, they are familiar with SBC policies and procedures.

A total of 8 firms submitted Letters of Interest for this project:

Firm	Location
A2H, Inc.	Knoxville
Clark Nexsen, Inc.	Johnson City
Community Tectonics Architects, Inc.	Knoxville
Cope Associates, Inc.	Knoxville
Studio Four Design, Inc.	Knoxville
MBI Companies Inc.	Knoxville
The Architecture Collaborative, LLC	Knoxville
Thompson & Litton, Inc.	Johnson City



Office of Capital Planning

Designer Recommendations

Project: Campus Consultants (MEP Engineer)
East Tennessee State University
SBC# 369/000-01-2021E

Category: Minor

Total Budget: \$450,000
Designer Fee: \$450,000

Project Approved: SBC April 8, 2021

Professional service consultants for MEP Engineering.

- 1. Facility Systems Consultants, LLC**
Facility Systems Consultants are located in Knoxville and they have completed successful projects for ETSU. FSC is very familiar with the ETSU campus and most of the buildings. They have been very responsive and are knowledgeable of SBC policies and procedures.
- 2. West Welch Reed Engineers, Inc.**
West Welch Reed Engineers is familiar with ETSU and SBC policies and procedures. The submittal listed qualified professionals that have provided good service in the past.

A total of 7 firms submitted Letters of Interest for this project:

Firm	Location
CMTA Inc.	Chattanooga
Engineering Services Group, Inc.	Knoxville
Facility Systems Consultants, LLC	Knoxville
I. C. Thomasson Associates, Inc.	Knoxville
Thompson & Litton, Inc.	Johnson City
MBI Companies Inc.	Knoxville
West Welch Reed Engineers, Inc.	Knoxville

Designer Evaluation Summary

Project:	Jackson Airport Armory – Army Aviation Support Facility Tarmac Repair
Agency:	Military
Category:	Standard
SBC Project No.:	361/042-01-2020
Project Approved By:	SBC
Project Approval Date:	05/14/2020
Total Project Budget:	\$5,870,000.00
Maximum Allowable Construction Cost (MACC):	\$5,243,000.00
Designer Fee:	\$431,000.00
Project Description:	Replacement of the taxiway, runway, and rotary wing aircraft parking area, repair tie-downs with ground, install lighting, and all related work.

RANKING	FIRM NAME
1)	Allen & Hoshall, Inc. – Firm is located within a close proximity to project location and has familiarity working at this location; proposed project team is well qualified; project approach is very well defined.
2)	AECOM Technical Services, Inc. – Firm has good experience working with state and on similar scoped projects; proposed project team is qualified; project approach is detailed and showcases experience work with National Guard.
3)	Atkins North America, Inc. – Submittal showed that firm has good experience working on similar scoped projects; project team is very well qualified; proposed approach is well defined.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
AECOM Technical Services, Inc.	Franklin, TN
Allen & Hoshall, Inc.	Memphis, TN
American Engineers, Inc.	Glasgow, KY
Atkins North America, Inc.	Nashville, TN
Goodwyn, Mills & Cawood, Inc.	Nashville, TN
S&ME, Inc.	Nashville, TN
TLM & Associates, Inc.	Jackson, TN

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