



THE UNIVERSITY of TENNESSEE

KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOOMA • PULASKI

DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: ARP – WTREC Improvements
UT Institute of Agriculture
SBC 540/001-15-2023

Category: Standard
Total Budget: \$4,500,000
MACC: \$4,018,000
Designer Fee: \$257,847

Project Approved: April 13, 2023

Improvements at the West TN Ag-Research Center includes new construction and renovations of multiple new and existing buildings and structures to support research needs. Work will encompass labs, headhouses / greenhouses, storage units, and residential accommodations. Includes all related work to complete the project.

1. HFR, Inc.

HFR's cited experience includes labs for both private and public entities and an indefinite delivery contract for a local government agency. These projects have different aspects that are similar to some of the needs on this project. Their consultant for this project is Collier Engineering Co., Inc. (Mechanical, Electrical & Plumbing). HFR, Inc. is located in Jackson, TN.

2. Collaborative Design Services, LLC

Collaborative Design Services project experience shows a variety of work for private and other higher education institutions. They have presented a complete team who are licensed and experienced in their areas of service. Their consultants are TTL, Inc. (Planners, Civil, Site Design, Surveying, & Geotechnical), Gulf States Engineering, Inc. (Structural, Mechanical, Plumbing, Electrical & Fire Protection), GHP, Inc. (Architectural, Environmental, & Construction Services) and Heibert + Ball Land Design, LLC (Landscape). Collaborative Design Services, LLC. is located in Nashville, TN.

3. ProjX, LLC

ProjX's highlighted experience includes projects completed for several higher education institutions. Firm personnel are qualified and knowledgeable. Their consultants are Rubicon Engineering, LLC (Electrical & Fire Protection), ICP Engineering Services (Mechanical), Nash Engineers LLC (Structural), Ashburn Nichols & Associates, LLC (Civil, Landscape, Survey, Geotechnical), and Terracon Consultants, Inc. (Hazardous Materials). ProjX, LLC is located in Nashville, TN.

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

| | |
|---|------------------------|
| Caldwell Design & Engineering, LLC | Georgetown, TN |
| Dawning Design Studio, PLLC | Shelbyville, TN |
| Ross Witt, PLLC | Bartlett, TN |

DESIGNER RECOMMENDATION

Project: Campus Consultant—Architect

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/> | <hr/> |
| Total | \$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 three recommendations, listed alphabetically, represent a three-way tie.

EOA Architects, PLLC

The firm assembled a strong team with good experience on similar consulting services with on-demand consulting services with STREAM. The individual talent pool listed has a wide range of experience on different kinds of building and building system types.

Hurst-Rosche, Inc.

The firm has fielded a strong team, with good experience on a wide range types of projects—building envelope consulting and ADA improvements. They also have experience as the on-demand consultant for other state entities, proving them good experience with similar projects they will be doing for APSU.

The Orcutt/Winslow Limited Liability Limited Partnership

The firm provides a deep bench with a lot of diverse experience—programming, estimating, interior design. The sample projects demonstrate a good understanding of institutional needs.

Nine firms submitted qualifications for this project.

Anecdote, PLC, Nashville, TN

BHDG Architects, Inc., Nashville, IL

EOA Architects, PLLC, Nashville, TN

Gilbert / McLaughlin / Casella Architects, PLC, Nashville, TN

Goodwyn Mills Cawood, LLC, Nashville, TN

HFR, Inc., Brentwood, TN

Hurst-Rosche, Inc., Nashville, TN

The Orcutt Winslow, LLLP, Nashville, TN

Wier Boerner Allin Architecture, PLLC, Brentwood, TN

DESIGNER RECOMMENDATION

Project: Campus Consultant—Geotechnical Engineer

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.

1. Goodwyn Mills Cawood, LLC

The firm has assembled a team with good experience on the kinds of geotechnical challenges that would be encountered at APSU. They have experience with sink hole remediation, foundation stabilization, soil stabilization, etc.

One firm submitted qualifications for this project.

Goodwyn Mills Cawood, LLC, Nashville, TN



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

DESIGNER RECOMMENDATION

Project: Campus Consultant—MEP 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

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

1. I.C. Thomasson Associates, Inc.

The firm brings a lot of experience with a talented pool of engineers. They have experience with many different MEP systems, scaled from small to large in many different building types.

2. Henderson Engineers, Inc.

The firm demonstrated knowledge with a broad range of building systems, and show a wide variety of specialized services. They would bring extensive scoping and cost estimating skills.

3. TLC Engineering Solutions, Inc.

The firm demonstrated familiarity with a full-range of mechanical, electrical, and plumbing systems. Their design team has deep experience with a wide variety of differently sized projects.

Six firms submitted qualifications for this project.

TLC Engineering Solutions, Inc., Knoxville, TN
I.C. Thomasson Associates, Inc., Nashville, TN
Henderson Engineers, Inc., Franklin, TN
Genesis Engineering Group, LLC, Franklin, TN
Dewberry Engineers, Inc., Nashville, TN
Smith Seckman Reid, Inc. Nashville, TN

Designer Evaluation Summary

| | |
|---|---|
| Project: | TEMA Building 130 Renovation |
| Agency: | Department of Military |
| Category: | Standard |
| SBC Project No.: | 361/067-01-2023 |
| Project Approved By: | SBC |
| Project Approval Date: | 03.09.2023 |
| Total Project Budget: | \$2,160,000.00 |
| Maximum Allowable Construction Cost (MACC): | \$1,525,700.00 |
| Designer Fee: | \$132,611.00 |
| Project Description: | Complete mechanical, electrical, plumbing, architectural renovation, and all required related work. |

| RANKING | FIRM NAME |
|---------|--|
| 1) | Kaatz, Binkley, Jones & Morris, Architects, Inc. – Firm has completed multiple projects of similar scope; proposed team is well-qualified; both firm and proposed team have related project experience. |
| 2) | Design House 1411, LLC – Submittal showcased firm’s experience on similar projects for agency; proposed project team is well-qualified; provided a thorough design approach. |
| 3) | BHDG Architects, Inc. - Proposed project team is well-qualified; proposed project approach is thorough. |

Designers submitting a Letter of Interest:

| FIRM NAME | LOCATION |
|---|------------------|
| BHDG Architects, Inc. | Nashville, TN |
| Collaborative Design Services, LLC | Nashville, TN |
| Design House 1411, LLC | Nashville, TN |
| Kaatz, Binkley, Jones & Morris, Architects, Inc. | Mount Juliet, TN |
| The Orcutt/Winslow Limited Liability Limited Partnership | Nashville, TN |
| TKZ Architecture, LLC | Nashville, TN |