



Designer Recommendations

Project: PSCC Alexander Renovation
 Category: Standard
 Total Budget: \$ 5,050,000
 MACC: \$ 4,500,000
 Designer Fee: \$ 357,750
 SBC Project No: 166/032-05-2025
 SBC/OSA Approval: 11/13/2025

Renovations and updates to the Alexander Building on the main campus to meet current codes and standards for music instruction. Project includes renovations, replacement of an existing elevator, and replacement of fixtures and finishes.

1. Community Tectonics Architects, Inc.

This firm submitted several previous renovation projects, including projects for PSCC of a similar scope. Similar projects include renovations, reconfigurations, and replacement of fixtures and finishes. The project team worked together consistently on most of the submitted projects.

2. BarberMcMurry Architects, Inc.

This firm submitted some similar renovation projects for higher education campuses. Their previous experience also includes programming renovations across several buildings at PSCC. The project team worked together on some of the submitted projects.

3. Tinker Ma, LLC

This firm submitted renovation projects, including a few for higher education. Previous work includes similar elements to this project. Some of the team members worked on those projects.

A total of 12 firms submitted Qualification Statements for this project:

Firm Name	Location
BarberMcMurry Architects Inc.	Knoxville
Collaborative Design Services, LLC	Nashville
Community Tectonics Architects, Inc.	Knoxville
Cope Associates, Inc.	Knoxville
Culture Architecture and Design, PLLC	Nashville
Goodwyn Mills Cawood LLC / Design Innovation Architects, Inc.	Knoxville
Kaatz, Binkley, Jones & Morris, Architects, Inc.	Mt. Juliet
MBI Companies, Inc.	Knoxville
McCarty Holsaple McCarty Architects, Inc.	Knoxville
The Architecture Collaborative, LLC	Knoxville
The Lewis Group Architects, Inc.	Knoxville
Tinker Ma, LLC	Knoxville



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Designer Recommendation

Project: Campus Consultants - Architectural Services
 Campus/Agency: East Tennessee State University
 Category: Standard
 SBC Project No.: 369/000-01-2026A
 Project Approved By: SBC
 Project Approved: 2026-04-09
 Total Project Budget: \$2,000,000
 Maximum Allowable Construction Cost (MACC):
 Designer Fee: \$2,000,000
 Project Description: (Two) Professional Services Consultants for Architectural Services at \$1,000,000.00 each. Relevant experience may include, but is not limited to, campus planning support; architectural programming; feasibility studies; space programming and reconfiguration; renovations and remodels; building envelope assessments; code compliance and accessibility upgrades; and design support for small to mid-sized projects.

RANKING	FIRM NAME
1)	CAIN RASH WEST ARCHITECTS - Cain Rash West offers strong regional experience, a solid history of successful projects at ETSU, and a well-qualified team capable of supporting a wide range of campus needs. Their local presence and familiarity with campus standards make them well-suited for responsive consulting services. Cain Rash West has direct experience working on ETSU projects and demonstrates familiarity with campus standards and expectations. Their local presence and continued engagement with campus facilities contribute to a strong understanding of institutional requirements.
1)	CLARK NEXSEN, INC. - Clark Nexsen demonstrated exceptional qualifications with extensive higher education experience, significant direct work on the ETSU campus, and a highly qualified and experienced staff. Their deep familiarity with ETSU standards and proven ability to deliver complex campus projects positions them as a top-ranked firm. Clark Nexsen demonstrated extensive and direct familiarity with ETSU's Designers' Manual, campus planning processes, and approval workflows through multiple recent and ongoing campus projects. This familiarity reduces project risk and supports efficient project execution.

All firms that submitted qualifications:

FIRM NAME	LOCATION
CAIN RASH WEST ARCHITECTS	Kingsport
CLARK NEXSEN, INC.	Johnson City
COPE ASSOCIATES, INC.	Knoxville
CULTURE ARCHITECTURE AND DESIGN	Nashville
INVENTURE COLLECTIVE, INC.	Nashville
MBI COMPANIES, INC.	Knoxville
MCCARTY HOLSAPLE MCCARTY ARCHITECTS, INC.	Knoxville
SANDERS/PACE ARCHITECTURE, LLC	Knoxville
SOUTHERN ARCHITECTURE WORKSHOP	Nashville
THE ARCHITECTURE COLLABORATIVE, LLC	Knoxville
THE BENEFIELD RICHTERS COMPANY	Knoxville
THOMPSON & LITTON, INC.	Johnson City
TINKER MA, LLC	Chattanooga
WOLD ARCHITECTS INCORPORATED	Brentwood



Designer Recommendation

Project:	Campus Consultant – Building Envelope Consulting
Campus/Agency:	East Tennessee State University
Category:	Standard
SBC Project No.:	369/000-01-2026B
Project Approved By:	SBC
Project Approved:	2026-04-09
Total Project Budget:	\$200,000
Maximum Allowable Construction Cost (MACC):	
Designer Fee:	\$200,000
Project Description:	Professional service consultant for Building Envelope Consulting. Relevant experience may include, but is not limited to, building envelope assessments and investigations; roofing system evaluations and replacements; exterior wall systems (masonry, precast, curtain wall, EIFS, etc.); window and glazing evaluations and replacements; waterproofing and moisture intrusion investigations; thermal performance and air barrier assessments; facade repairs; and development of repair recommendations, details, and cost estimates. Firms are encouraged to highlight experience with investigations and repairs of aging building envelopes and deferred maintenance conditions.

RANKING	FIRM NAME
1)	MBI COMPANIES, INC. - MBI Companies, Inc. demonstrated the highest level of qualification through their extensive and directly relevant experience in building envelope consulting services, including façade assessments, water intrusion investigations, structural evaluations, and repair design. Their portfolio reflects successful delivery of similar services for higher education institutions and state agencies, as well as demonstrated experience with continuing services and on-call contracts. MBI’s proposed team includes highly experienced professionals with strong technical expertise in building systems evaluation and rehabilitation, supported by a depth of staff capable of responding to multiple concurrent assignments. In addition, their prior experience working with ETSU provides valuable familiarity with campus standards, processes, and expectations, allowing for efficient project execution and reduced onboarding time.
2)	THE BENEFIELD RICHTERS COMPANY - Benefield Richters is a well-qualified firm with relevant experience in building envelope-related projects, including façade improvements, roof replacements, and moisture mitigation within higher education and institutional settings. Their portfolio demonstrates the ability to support small to mid-sized renovation and repair projects consistent with the anticipated scope of services under this contract. The firm’s proposed team includes experienced architects and project managers with a solid understanding of building systems and coordination across disciplines. While their experience is more design-focused rather than specialized diagnostic consulting, their familiarity with institutional projects and demonstrated ability to deliver practical, cost effective solutions positions them well to support the University’s building envelope needs.

All firms that submitted qualifications:

FIRM NAME	LOCATION
MBI COMPANIES, INC.	Knoxville
THE BENEFIELD RICHTERS COMPANY	Knoxville
ELK ENGINEERING, INC.	Joelton
WORKINGBUILDINGS, LLC	Atlanta, Ga



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Designer Recommendation

Project: Campus Consultant – Civil Engineering
 Campus/Agency: East Tennessee State University
 Category: Standard
 SBC Project No.: 369/000-01-2026C
 Project Approved By: SBC
 Project Approved: 2026-04-09
 Total Project Budget: \$400,000
 Maximum Allowable Construction Cost (MACC):
 Designer Fee: \$400,000
 Project Description: Professional service consultant for Civil Engineering. Relevant experience may include, but is not limited to, site and utility infrastructure improvements; roadway, parking, and pedestrian circulation projects; grading and drainage; stormwater management; erosion and sediment control; utility investigations and coordination; accessibility improvements related to site work; and cost estimating and construction support for small to mid-sized campus projects.

RANKING	FIRM NAME
1)	MATTERN & CRAIG, INC. - Mattern & Craig demonstrated a high level of qualification through their strong experience in civil engineering services, including utility infrastructure, site development, drainage improvements, and construction phase support. Their portfolio reflects successful delivery of projects for institutional and public-sector clients, including work of similar scale and complexity to the University’s anticipated needs. The firm’s proposed team offers a well-rounded mix of engineering expertise, including site design, utilities, and construction administration, which is particularly valuable for an on-call campus consultant role. In addition, Mattern & Craig has demonstrated familiarity with ETSU standards and state processes, positioning them to efficiently support project delivery with minimal onboarding.
2)	CIVIL AND ENVIRONMENTAL CONSULTANTS - Civil & Environmental Consultants, Inc. (CEC) is also highly qualified and demonstrated extensive experience in civil engineering services for higher education campuses, including large-scale site development, utility infrastructure, and stormwater management. Their portfolio includes numerous campus projects and reflects the ability to manage complex assignments across a wide range of project types. CEC’s proposed team provides significant depth and technical expertise across multiple disciplines, supported by a large and experienced staff capable of supporting concurrent assignments. While the firm does not have direct ETSU project experience, their extensive work with comparable institutions and regulatory frameworks ensures their ability to effectively support the University’s civil engineering needs.

All firms that submitted qualifications:

FIRM NAME	LOCATION
MATTERN & CRAIG, INC.	Johnson City
CIVIL AND ENVIRONMENTAL CONSULTANTS	Johnson City
CSDG	Nashville
LOSE & ASSOCIATES, INC., DBA LOSE DESIGN	Knoxville
MBI COMPANIES, INC.	Knoxville
THOMPSON & LITTON, INC.	Johnson City



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Designer Recommendation

Project: Campus Consultant – Environmental Consulting

Campus/Agency: East Tennessee State University

Category: Standard

SBC Project No.: 369/000-01-2026E

Project Approved By: SBC

Project Approved: 2026-04-09

Total Project Budget: \$400,000

Maximum Allowable Construction Cost (MACC):

Designer Fee: \$400,000

Project Description: Professional service consultant for Environmental Consulting. Relevant experience may include, but is not limited to, environmental site assessments (Phase I and Phase II); hazardous materials surveys (asbestos, lead-based paint, mold, PCBs); regulatory compliance and permitting support; soil and groundwater investigations; remediation planning; environmental due diligence; and construction-phase environmental monitoring and support. Firms are encouraged to highlight experience with environmental issues associated with aging campus infrastructure and renovation of existing facilities.

RANKING	FIRM NAME
1)	CIVIL AND ENVIRONMENTAL CONSULTANTS - Civil & Environmental Consultants, Inc. (CEC) demonstrated the highest level of qualification through their extensive and directly relevant experience in environmental consulting services, including environmental site assessments, hazardous materials investigations, regulatory compliance, and remediation planning. Their portfolio reflects successful delivery of similar services across higher education campuses and government agencies. CEC's proposed team provides significant depth in environmental engineering, geology, and regulatory compliance, supported by experienced professionals with strong technical credentials. While the firm does not have direct ETSU project experience, their demonstrated success with comparable institutional clients and regulatory frameworks ensures their ability to effectively support ETSU's environmental consulting needs.
2)	MATTERN & CRAIG, INC. - Mattern & Craig is a highly qualified firm with direct ETSU experience and strong regulatory expertise, ranking just below CEC due to slightly less team depth and breadth of large-scale environmental consulting.

All firms that submitted qualifications:

FIRM NAME	LOCATION
CIVIL AND ENVIRONMENTAL CONSULTANTS	Johnson City
MATTERN & CRAIG, INC.	Johnson City



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Designer Recommendation

Project: Campus Consultant – Landscape Architecture
 Campus/Agency: East Tennessee State University
 Category: Standard
 SBC Project No.: 369/000-01-2026L
 Project Approved By: SBC
 Project Approved: 2026-04-09
 Total Project Budget: \$250,000
 Maximum Allowable Construction Cost (MACC):
 Designer Fee: \$250,000
 Project Description: Professional service consultant for Landscape Architecture. Relevant experience may include, but is not limited to, campus landscape planning and advisory services; landscape and hardscape design; site and pedestrian circulation improvements; planting design and restoration; tree assessments and protection plans; stormwater and drainage coordination; accessibility improvements related to site work; irrigation system design or upgrades; cost estimating; and construction support for small to mid-sized projects.

RANKING	FIRM NAME
1)	ROSS/FOWLER, P.C. - Ross/Fowler demonstrated the highest level of qualification through its strong alignment with the project scope, including campus landscape planning, site design, and construction support services. The firm’s experience reflects a clear understanding of the types of projects anticipated under this contract, particularly those requiring responsive, task-order-based delivery. The proposed team offers a balanced combination of leadership and technical staff capable of supporting multiple concurrent assignments, which is critical for the successful execution of an on-call campus consultant contract. Additionally, Ross/Fowler has demonstrated familiarity with institutional design standards and processes, positioning the firm to efficiently integrate with ETSU’s campus requirements.

All firms that submitted qualifications:

FIRM NAME	LOCATION
ROSS/FOWLER, P.C.	Knoxville
ARCADIS ARCHITECTS, ENGINEERS AND LANDSCAPE ARCHITECTS, A NEW YORK GENERAL PARTNERSHIP	Knoxville
CIVIL AND ENVIRONMENTAL CONSULTANTS	Chattanooga
CSDG	Chattanooga Nashville
HDLA	Knoxville
LOSE & ASSOCIATES, INC., DBA LOSE DESIGN	Knoxville
STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE, LLC	Knoxville
SURFACE 678, PA	Durham, NC



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Designer Recommendation

Project: Campus Consultant – MEP Engineering
 Campus/Agency: East Tennessee State University
 Category: Standard
 SBC Project No.: 369/000-01-2026MEP
 Project Approved By: SBC
 Project Approved: 2026-04-09
 Total Project Budget: \$500,000
 Maximum Allowable Construction Cost (MACC):
 Designer Fee: \$500,000
 Project Description: Professional service consultant for Mechanical, Electrical, and Plumbing (MEP) Engineering. Relevant experience may include, but is not limited to, HVAC system replacements or upgrades; electrical service and distribution upgrades; emergency power systems; lighting and controls; plumbing system upgrades; life safety and code compliance support; energy efficiency improvements; and infrastructure assessments.

RANKING	FIRM NAME
1)	FACILITY SYSTEMS CONSULTANTS, LLC - Facility Systems Consultants (FSC) is the most qualified firm based on the evaluation criteria. FSC demonstrated exceptional qualifications through its extensive and directly relevant experience serving as the current and previous ETSU Campus MEP Consultant, providing continuity and proven performance under contracts identical in scope to this solicitation. FSC has completed over 60 projects on the ETSU campus and has in-depth knowledge of campus infrastructure systems, including central utilities, HVAC, electrical distribution, and plumbing systems. Their experience includes multi-building system upgrades, campus-wide infrastructure improvements, and ongoing on-call consulting services. The proposed team offers significant depth and experience, with senior engineers averaging 20–35+ years of experience and long-standing involvement with ETSU projects. This continuity ensures efficient project delivery, minimal onboarding, and strong coordination with campus stakeholders. Additionally, FSC demonstrated exceptional familiarity with ETSU’s Designers’ Manual and campus standards through decades of direct application, positioning the firm to deliver consistent, compliant, and high-quality engineering services.

All firms that submitted qualifications:

FIRM NAME	LOCATION
FACILITY SYSTEMS CONSULTANTS, LLC	Knoxville
ELK ENGINEERING, INC.	Joelton
I. C. THOMASSON ASSOCIATES, INC.	Knoxville
MBI COMPANIES, INC.	Knoxville
THOMPSON & LITTON, INC.	Johnson City



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Designer Recommendation

Project: Campus Consultant – Structural Engineering
 Campus/Agency: East Tennessee State University
 Category: Standard
 SBC Project No.: 369/000-01-2026S
 Project Approved By: SBC
 Project Approved: 2026-04-09
 Total Project Budget: \$250,000
 Maximum Allowable Construction Cost (MACC):
 Designer Fee: \$250,000
 Project Description: Professional service consultant for Structural Engineering. Relevant experience may include, but is not limited to, structural investigations and assessments; load analysis for proposed projects or equipment installations; evaluation of soil and foundation issues; investigation of material failures; and cost estimating support.

RANKING	FIRM NAME
1)	PROSIM ENGINEERING, LLC - Prosim Engineering, LLC is recommended as the top-ranked firm for the ETSU Campus Consultant – Structural Engineering contract. Prosim’s current role as the University’s structural consultant, combined with its extensive portfolio of recent and ongoing ETSU projects, demonstrates unmatched familiarity with campus systems, standards, and operational needs. Their team brings deep institutional knowledge, proven responsiveness, and the ability to seamlessly continue providing high-quality structural consulting services with minimal transition.
2)	ROSS BRYAN ASSOCIATES, INC - RBA Structural Engineering (Ross Bryan Associates) has a strong portfolio of higher education projects, including significant work at ETSU and the University of Tennessee system. The firm offers substantial technical expertise and experience with large, complex projects, making them a highly qualified alternative capable of delivering comprehensive structural consulting services.
3)	MBI COMPANIES, INC. - MBI Companies, Inc. provides a well-rounded team with solid experience in institutional and public-sector work. While MBI demonstrates familiarity with ETSU and similar campus environments, their experience is less specialized in on-call structural consulting compared to the higher-ranked firms.

All firms that submitted qualifications:

FIRM NAME	LOCATION
PROSIM ENGINEERING, LLC	Johnson City
ROSS BRYAN ASSOCIATES, INC	Nashville
MBI COMPANIES, INC.	Knoxville
THOMPSON & LITTON, INC.	Jonsnon City



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Designer Recommendation

Project: Wilson Wallis Mechatronics Renovation
 Campus/Agency: East Tennessee State University
 Category: Minor
 SBC Project No.: 369/005-02-2026
 Project Approved By: SBC
 Project Approved: 2026-04-09
 Total Project Budget: \$625,000
 Maximum Allowable Construction Cost (MACC): \$440,000.00
 Designer Fee: \$42,850
 Project Description: This project will be to renovate 3,090 GSF in Wilson Wallis to provide new space layouts with electrical, mechanical, lighting, life safety requirements, and all associated work to support the space and equipment needs for the new Mechatronics program. New flooring, ceilings, and wall treatments will be captured.

RANKING	FIRM NAME
1)	CAIN RASH WEST ARCHITECTS - Cain Rash West Architects is ranked first due to their strong alignment with the project scope, including relevant experience in renovation of instructional and technical spaces requiring coordination of mechanical, electrical, and life safety systems. Their prior work on ETSU projects and familiarity with campus standards and the Designers' Manual positions them to efficiently deliver this project within an occupied facility.
2)	REEDY & SYKES ARCHITECTURE AND DESIGN - Reedy & Sykes has solid local experience, familiarity with ETSU, and hands-on project approach, though with less direct experience in specialized lab environments
3)	SHAW & SHANKS, ARCHITECTS, P.C. - Shaw & Shanks is a qualified firm with relevant renovation experience, but with less demonstrated alignment to the specific technical and campus-focused needs of this project.

All firms that submitted qualifications:

FIRM NAME	LOCATION
CAIN RASH WEST ARCHITECTS	Kingsport
REEDY & SYKES ARCHITECTURE AND DESIGN	Elizabethton
SHAW & SHANKS, ARCHITECTS, P.C.	Johnson City
MBI COMPANIES, INC.	Knoxville
THE BENEFIELD RICHTERS COMPANY	Knoxville
THE LEWIS GROUP ARCHITECTS, INC.	Knoxville



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Designer Recommendation

Project: Bristol Family Practice Renovations
 Campus/Agency: East Tennessee State University
 Category: Minor
 SBC Project No.: 369/005-03-2026
 Project Approved By: SBC
 Project Approved: 2026-04-09
 Total Project Budget: \$995,000
 Maximum Allowable Construction Cost (MACC): \$880,000.00
 Designer Fee: \$80,310
 Project Description: This project will be to renovate 19,351 GSF at Bristol Family Practice to provide new space layouts with electrical, mechanical, lighting, life safety requirements, and all associated work to support the space and equipment needs. Work also includes renovations to create a better patient flow at the entrance and all associated work. New flooring, ceilings, and wall treatments will be captured.

RANKING	FIRM NAME
1)	SHAW & SHANKS, ARCHITECTS, P.C. - Shaw & Shanks Architects is recommended based on their strong and highly relevant experience in healthcare facility renovations, particularly in operational clinical environments. Their portfolio demonstrates a clear ability to improve patient flow, integrate complex building systems, and execute phased renovations while maintaining ongoing operations that are key components of this project. Their proposed team is well-structured and experienced, providing confidence in successful project delivery.
2)	REEDY & SYKES ARCHITECTURE AND DESIGN - Reedy & Sykes Architecture offers solid healthcare design experience and a strong understanding of programming, planning, and life safety requirements. While well qualified, their experience is slightly less aligned with the specific scale and complexity of the proposed renovation compared to Shaw & Shanks.
3)	CAIN RASH WEST ARCHITECTS - Cain Rash West Architects valuable local experience and strong familiarity with ETSU standards and prior campus projects. Their portfolio demonstrates capability in healthcare renovations; however, their experience is somewhat less extensive in projects of similar

All firms that submitted qualifications:

FIRM NAME	LOCATION
SHAW & SHANKS, ARCHITECTS, P.C.	Johnson City
REEDY & SYKES ARCHITECTURE AND DESIGN	Elizabethton
CAIN RASH WEST ARCHITECTS	Kingsport
BARBERMCMURRY ARCHITECTS LLC	Knoxville
DANIELS + CHANDLER ARCHITECTS LLC	Nashville
DESIGN INNOVATION ARCHITECTS, INC.	Knoxville
MBI COMPANIES, INC.	Knoxville
MCCARTY HOLSAPLE MCCARTY ARCHITECTS, INC.	Knoxville
TINKER MA, LLC	Chattanooga
THE BENEFIELD RICHTERS COMPANY	Knoxville
THE LEWIS GROUP ARCHITECTS, INC.	Knoxville
THOMPSON & LITTON, INC.	Johnson City