



THE UNIVERSITY of TENNESSEE

KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOMA • PULASKI

DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: UTK Classroom Upgrades (25/26)
UT Knoxville
SBC No. 540/009-17-2025

Category: Minor

Total Budget: \$1,325,000

MACC: \$882,000

Designer Fee: \$80,467

Anticipated Project Approval: December 15, 2025

Upgrade classrooms in multiple buildings, including new fixtures, finishes, building systems, safety improvements, and all related work to complete the project.

1. Studio Four Design, A Michael Graves Company (Studio Four)

Studio Four has cited experience with similar projects for both UTK and a local municipality. They are a good service provider and work well with these types of services for the campus. The team is qualified and have provided a full-service team for this work. Their consultants include Facility Systems Consultants, LLC (MEP) and Ross Bryan Associates, Inc. (Structural). Studio Four Design, A Michael Graves Company is located in Knoxville, TN.

2. Community Tectonics Architects, Inc.

Community Tectonics has relevant experience with several renovation projects, including work for UTK as well as TBR. Work cited includes various projects which have components similar to what is needed on this project. They are a good service provider to the University. Their consultants include West, Welch, Reed Engineers, Inc. (MEP/FP), Bender & Associates Structural Engineers, LLC (Structural), and Robert G. Campbell & Associates, LLC (Civil). Community Tectonics Architects, Inc. is located in Knoxville, TN.

3. MBI Companies, Inc. (MBI)

MBI has relevant experience working on renovation projects for various clients including the University. Work cited includes components similar to what is needed on this project. They can provide full in-house architectural and multi-discipline engineering services. MBI Companies, Inc. is located in Knoxville, TN.

A total of 6 firms submitted letters of interest. Other firms submitting on this project are as follows:

Firm Name	Location
Sanders/Pace Architecture, LLC	Knoxville, TN
The Benefield Richters Company	Knoxville, TN
Thomas Caldwell Architect	Knoxville, TN



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Designer Recommendation

Project: UTK Campus Ice Storage System (25/26)
UT Knoxville
SBC No. 540/009-18-2025

Category: Minor

Total Budget: \$1,980,000

MACC: \$1,735,000

Designer Fee: \$ 149,149

Anticipated Project Approved: December 15, 2025

Replacement of the existing chilled water system with a water-cooled chiller and cooling tower incorporating ice storage serving multiple campus buildings. The project includes all related work to complete the project.

1. Rose Engineering, Inc.

Rose Engineering has cited experience similar to the scope of this project. They have also enlisted the experience of an ice storage consultant, Engineering Resource Group, LLC, who has completed a similar project for another higher education institution. Their other consultants include Vreeland Engineers, Inc. (Electrical), Bennett & Pless, Inc. (Structural), and The Architecture Collaborative, LLC (Architectural). Rose Engineering Inc. is located in Knoxville, TN.

A total of 4 firms submitted letters of interest. Other firms submitting on this project are as follows:

Firm Name	Location
I.C. Thomasson Associates, Inc. (ICT)	Knoxville, TN
MBI Companies, Inc.	Knoxville, TN
TrueLine Land Surveying, LLC	Knoxville, TN



Designer Recommendations

Project: Jackson State Community College Student Center Updates
 Category: Standard
 Total Budget: \$ 3,400,000
 MACC: \$ 3,025,000
 Designer Fee: \$ 248,270
 SBC Project No: 166/019-02-2025
 SBC/OSA Approval: 10/09/2025

Update and repair envelope and make interior renovations. Work includes replacement of roofing system, replacing exterior facade, window replacement, architectural improvements, and interior improvements.

1. Allen & Hoshall, Inc.

This firm listed five similar-sized projects that involved interior and exterior updates, including the initial study for this project. The team is large, well-qualified for renovation work, and has experience on this campus. No consultants were listed. All professional services will be provided in-house.

2. UrbanARCH Associates, P.C.

This firm listed two renovation projects that were very similar in size and scope. Other project listed were new construction projects that also included additions and interior renovations. The proposed team is qualified and experienced on TBR projects. Consultants listed were Civil, Structural, MP&E, Codes, and Cost Estimating.

3. Haizlip Studio, PLLC

This firm’s proposal included two renovation projects of similar size and scale, and two other new construction projects that included interior renovation work. The team is qualified, and experienced with educational clients. Consultants include Civil/Structural and MP&E.

A total of 21 firms submitted Letters of Interest for this project:

Firm Name	Location
A2H, Inc.	Memphis
Allen & Hoshall, Inc.	Memphis
archimania, P.C.	Memphis
Collaborative Design Services, LLC **	Nashville
Culture Architecture and Design, PLLC **	Nashville
Daniels + Chandler Architects LLC **	Nashville
Evans Taylor Foster Childress Architects, P.C.	Memphis
Goodwyn Mills Cawood LLC **	Nashville
Grace Design Studios, LLC **	Nashville
Haizlip Studio, PLLC	Memphis
Johnson + Bailey Architects, P.C. **	Murfreesboro
Kaatz, Binkley, Jones & Morris, Architects, Inc. **	Mt. Juliet

LRK Inc.	Memphis
Powell Architecture, PLLC **	Clarksville
ProjX, LLC **	Nashville
Self Tucker Architects, Inc.	Memphis
Sherman Carter Barnhart Architects, PLLC **	Hendersonville
The Architecture Collaborative, LLC **	Knoxville
UrbanARCH Associates, P.C.	Memphis
Wier Boerner Allin Architecture, PLLC **	Nashville
Wold Architects Incorporated	Jackson

**** Firm not in the West Region.**



Designer Recommendations

Project: Southwest Tennessee Community College - Theatre Renovation
 Category: Minor
 Total Budget: \$ 500,000
 MACC: \$ 435,000
 Designer Fee: \$ 42,410
 SBC Project No: 166/033-01-2025
 SBC/OSA Approval: 10/09/2025

Update and renovate the existing Union Avenue campus theatre.

1. Allen & Hoshall, Inc.

This firm provided good experience in theater work and also with renovation projects. Several of the projects listed were educational and/or theatrical work. The proposed team has extensive experience with TBR and worked together on most of the listed projects. Most of the services are in-house. An A/V consultant is also listed.

2. Haizlip Studio PLLC

This firm has extensive experience with Universities, Colleges, and TCATs. Most of the projects listed were smaller renovation projects. The proposed team worked on most of the listed projects together. Civil/Structural and MEP consultants are included.

3. Self Tucker Architects, Inc.

This firm listed some similar renovation experience. The proposed team is experienced and capable and worked on the similar projects together. AV and MEP consultants are listed.

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

Firm Name	Location
Allen & Hoshall, Inc.	Memphis
Archimania, P.C.	Memphis
Culture Architecture and Design, PLLC **	Nashville
Daniels + Chandler Architects LLC **	Nashville
Haizlip Studio PLLC	Memphis
Kaatz, Binkley, Jones & Morris, Architects, Inc. **	Mt. Juliet
Self Tucker Architects, Inc.	Memphis

**** Firm not located in the West Region.**

Designer Evaluation Summary

Project: Region 1 Cocke County Welcome Center Wastewater System
Upgrades

Agency: Tennessee Department of Transportation

Category: Standard

SBC Project No.: 241/010-02-2025

Project Approved By: SBC

Project Approval Date: 12.15.2025

Total Project Budget: \$4,300,000.00

Maximum Allowable Construction Cost (MACC): \$3,410,000.00

Designer Fee: \$277,159.00

Project Description: Upgrade the facility wastewater system and all required related work.

RANKING	FIRM NAME
1)	McGill Associates, P.A., Inc. – Submittal showcased firm’s experience on similarly-scoped projects; proposed project team has ample experience; provided a thorough project approach with site-specific solutions.
2)	CTI Engineers, Inc. – Firm has recent and relevant experience working with State on similar projects; project team is well qualified; project approach was brief.
3)	Cannon & Cannon, LLC. – Both firm and proposed team are well qualified and have experience on similarly-scoped projects; provided an approach that addresses site-specific concerns.
3)	Smith Seckman Reid, Inc. - Both firm and proposed team are well qualified; provided a thorough project approach with site-specific concerns.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Cannon & Cannon, LLC.	Knoxville, TN
CTI Engineers, Inc.	Nashville, TN
McGill Associates, P.A., Inc.	Knoxville, TN
Smith Seckman Reid, Inc.	Nashville, TN