



THE UNIVERSITY of TENNESSEE
KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOMA • PULASKI

DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: UTM College of Business and Global Affairs (25/26)
UT Martin
SBC No. 540/011-06-2025

Category: Major
Total Budget: \$61,200,000
MACC: \$48,771,000
Designer Fee: \$2,610,803

Project Anticipated Approval: July 2025

Construction of the College of Business and Global Affairs building, including demolition of the existing Business Administration Building. Includes all related work to complete the project.

1. Earl Swensson Associates, Inc. (ESa)

ESa has cited experience which includes relevant work completed on several college campuses. Their team approach shows a good understanding of what is needed on this project and an ability to deliver within the desired schedule. They have been a good service provider, and their team is qualified and experienced. Their consultants include Goody Clancy & Associates, Inc. (Design Architect & Interior Design), Pickering Firm, Inc. (Civil), Ross Bryan Associates, Inc. (Structural Engineer), Smith Seckman Reid, Inc. (Mechanical, Plumbing, Electrical, IT & Fire Protection), Hodgson and Douglas, LLC (HDLA) (Landscape), NV5 Consultants, Inc. (Audiovisual, Acoustics, Security), and Cumming (Cost Estimating). Earl Swensson Associates, Inc. is located in Nashville, TN.

2. archimania, P.C.

archimania has teamed with Perkins & Will, Inc. and they show their project experience in higher education business buildings as well as other projects with similar needs as this one. archimania does not have a lot of experience with UT, but Perkins & Will has a good working relationship with UT. Their personnel appear to be knowledgeable, and Perkins & Will has experience in working with campus personnel. Their consultants listed for this project are Perkins & Will, Inc. (Design & Planning & Landscape), Burr & Cole Consulting Engineers, Inc. (Structural & Civil), Haltom Engineering, LLC (Mechanical, Plumbing, and Fire Protection), Canup Engineering, Inc. (Electrical), Total Estimating + (Cost Estimating), and Code Solutions Group, LLC (Code Consultant). Archimania, P.C. is located in Memphis, TN.

3. Hastings Architecture, LLC

Hastings with consulting firm LMN Architects project experience highlights business building projects as well as other similar types of projects. They have provided good service to the University and their personnel are qualified and knowledgeable. Consultants include LMN Architects (Design & Business School), Pickering Firm, Inc. (Civil Engineering), Smith Seckman Reid, Inc. (Mechanical, Electrical, & Plumbing), Hodgson and Douglas, LLC (HDLA) (Landscape) and EMC Structural Engineers, P.C. (Structural Engineering). Hastings Architecture, LLC is located in Nashville, TN.

A total of 14 firms submitted qualifications for this project. The other firms submitting are as follows:

Firm Name	Location
4FDesign, P.C. (with Renaissance Group, Inc.)	Memphis, TN
A2H, Inc. (with SmithGroup, Inc.)	Lakeland, TN
anecdote, PLC (with McCarty Holsaple McCarty Architects, Inc.)	Nashville, TN
Associated Space Design, Inc. (ASD SKY)	Nashville, TN
M. Arthur Gensler, Jr. & Associates, Inc.	Nashville, TN
Grace Hebert Curtis Architects, LLC (GHC) Orcutt Winslow, PLLC (with Robert A. M. Stern Architects RAMSA)	Nashville, TN
Goodwyn Mills Cawood, LLC (GMC)	Nashville, TN
Haizlip Studio, PLLC	Memphis, TN
Lyle Cook Martin Architects (with Bauer Askew Architecture, PLLC)	Clarksville, TN
Tinker Ma, LLC	Chattanooga, TN
Wier Boerner Allin Architecture, PLLC	Nashville, TN



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: UTM HVAC Systems Upgrades (25/26)
UT Martin
SBC No. 540/011-07-2025

Category: Minor

Total Budget: \$3,100,000
MACC: \$2,750,000
Designer Fee: \$277,463

Anticipated Project Approved: July 10, 2025

Replacement of HVAC systems and components in various campus buildings and includes all related work.

1. I.C. Thomasson Associates, Inc.

I.C. Thomasson has cited experience which includes previous work on other higher education campuses. These projects have a similar scope to what is needed on this one. They have performed well on projects and work well with The University of Tennessee. They are qualified and have provided a full-service team for this work. Their consultant is Wier Boerner Allin Architecture, PLLC (WBA Architecture) (Architectural Consultant). I.C. Thomasson Associates, Inc. is located in Nashville, TN.

2. Pickering Firm, Inc.

Pickering has cited experience which includes previous work of a similar scope on the Martin campus. They have performed well on previous projects and have served as one of the campus-on-call consultants. They have provided good service to UT, and their team is qualified, experienced, and have worked together previously. They have all necessary disciplines covered in-house. Pickering Firm, Inc. is located in Memphis, TN.

A total of 3 firms submitted letters of interest. Other firms submitting on this project are as follows:

Firm Name	Location
Innovative Engineering Services, LLC	Bartlett, TN



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: UTHSC Johnson Mechanical and Electrical Upgrades (25/26)
UT Health Science Center
SBC No. 540/013-03-2025

Category: Minor

Total Budget: \$2,600,000

MACC: \$2,050,000

Designer Fee: \$209,609

Anticipated Project Approved: July 10, 2025

Upgrades to the mechanical and electrical systems and components throughout the building includes all related work to complete the project.

1. Gresham Smith

Gresham Smith has cited experience which includes previous work with higher education institutions which cover aspects of this project. They have worked with the University previously, but this would be their first project for the Health Science Center. Their team is qualified and experienced with the work cited. They are proposing a team comprised entirely of in-house expertise based in their Nashville office. Gresham Smith is located in Nashville, TN.

2. Pickering Firm, Inc.

Pickering has cited experience which includes previous work of a similar scope on the UT Martin and UT Health Science Center campuses. They have performed well on previous projects and have served as one of the campus on-call consultants. They have provided good service to UT, and their team is qualified, experienced, and have worked together previously. They have all necessary disciplines covered in-house. Pickering Firm, Inc. is located in Memphis, TN.

A total of 2 firms submitted letters of interest.



Designer Recommendations

Project: TSU Central Plant Modernization
Category: Standard
Total Budget: \$ 13,320,000
MACC: \$ 11,715,000
Designer Fee: \$ 865,950
SBC Project No: 166/001-02-2025
SBC/OSA Approval: 07/10/2025

Modernize the main campus central plant, including replacing one boiler, two chillers, one cooling tower, pumps, piping, lighting, electrical, controls, and all related work. Replace the Avon Williams campus chiller, cooling tower, pumps, and related work. The project will be phased to accommodate heating and cooling seasons.

1. I.C. Thomasson Associates, Inc.

This firm is the most qualified and demonstrates the most relevant experience among all submissions, including the only portfolio featuring multiple high-value central plant projects exceeding \$10 million in cost. The firm also brings extensive experience working with Tennessee State University (TSU). The proposed project team is highly qualified, with a strong record of collaboration. Both the partner-in-charge and project manager were deeply involved in the submitted projects, underscoring their direct expertise. The firm is based in Nashville and has proposed a design schedule of approximately 154 days.

2. Kurzynske & Associates

This firm submitted two University and three Community College smaller-scale projects with similar design requirements, demonstrating relevant experience. They also have prior experience working on the TSU campus. The proposed project team is qualified and has a proven history of successful collaboration. Both the partner-in-charge and project manager were involved in the submitted projects, reflecting continuity and direct project familiarity. The firm is based in Nashville and has proposed a design schedule of approximately 135 days.

3. Engineering Services Group Inc.

The firm submitted four smaller-scale projects with similar design requirements, demonstrating relevant and applicable experience. The proposed project team is well-qualified, and the designated principal played a direct role in the submitted work. While the firm is in Knoxville, it has demonstrated a strong capability in addressing central plant issues at the university level. The proposed design schedule is approximately 135 days.

A total of 6 firms submitted Qualification Statements for this project:

<i>Firm Name</i>	<i>Location</i>
Dewberry Engineers Inc.	Nashville
Engineering Services Group Inc.	Knoxville
Gresham Smith	Nashville
Henderson Engineers, Inc.	Franklin
I.C. Thomasson Associates, Inc.	Nashville
Kurzynske & Associates	Nashville



Designer Recommendations

Project: PSSC HVAC Equipment Replacement
Category: Minor
Total Budget: \$ 850,000
MACC: \$ 750,000
Designer Fee: \$ 69,444
SBC Project No: 166/032-02-2025
SBC/OSA Approval: 07/10/2025

Replace the chiller and cooling tower at the Strawberry Plains Campus. Replace cooling towers at the Hardin Valley Campus. Includes all related work.

1. West Welch Reed Engineers, Inc.

This firm's submittal includes experience with limited-scope HVAC replacement projects similar to this one, including work to update cooling towers. Their project team is well-qualified, and they proposed an expedited schedule with a clear strategy to complete the work.

2. Engineering Services Group Inc.

This firm has experience with limited-scope HVAC replacement projects similar to this one, including the replacement of chillers. Their project team is well-qualified.

3. Facility Systems Consultants, LLC

This firm provided previous experience with limited-scope HVAC projects. Their project team is qualified.

A total of 4 firms submitted Qualification Statements for this project:

Firm Name	Location
CMTA Inc.	Chattanooga
Engineering Services Group Inc.	Knoxville
Facility Systems Consultants, LLC	Knoxville
West Welch Reed Engineers, Inc.	Knoxville



Designer Recommendations

Project: NeSCC Hamilton Hall HVAC Replacement
Category: Minor
Total Budget: \$ 1,800,000
MACC: \$ 1,540,000
Designer Fee: \$ 133,746
SBC Project No: 166/038-01-2025
SBC/OSA Approval: 07/10/2025

Replace the HVAC equipment, piping, ductwork, controls, and all associated work in Hamilton Hall.

1. Facility Systems Consultants, LLC

The firm submitted five comparable projects, all involving mechanical, electrical, and plumbing systems at Northeast State Community College (NeSCC). The project team demonstrates strong qualifications and a proven history of successful collaboration. Both the proposed partner-in-charge and project manager played key roles in each of the submitted projects, highlighting their direct experience and leadership. The firm has proposed a design schedule of approximately 104 days.

2. Engineering Services Group, Inc.

This firm submitted three comparable community college projects, all involving mechanical, electrical, and plumbing design for NeSCC. The proposed project team is well-qualified and has a strong track record of working together effectively. Both the partner-in-charge and project manager were significantly involved in each of the submitted projects, demonstrating relevant experience and leadership. The firm has proposed a design schedule of approximately 150 days.

3. West Welch Reed Engineers, Inc.

This firm submitted five comparable community college projects, including one mechanical, electrical, and plumbing design project at NeSCC. The proposed project team is well-qualified, and the designated principal played an active role in the submitted projects, demonstrating relevant experience. The firm's proposed design schedule is approximately 180 days.

A total of 4 firms submitted Qualification Statements for this project:

Firm Name	Location
Engineering Services Group, Inc.	Knoxville
Facility Systems Consultants, LLC	Knoxville
I. C. Thomasson Associates, Inc.	Knoxville
West Welch Reed Engineers, Inc.	Knoxville



Designer Recommendations

Project: TCAT Nashville Robertson County Campus Replacement
Category: Major
Total Budget: \$ 37,500,000
MACC: \$ 32,100,000
Designer Fee: \$ 1,793,120
SBC Project No: 166/064-01-2025
SBC/OSA Approval: 07/10/2025

Construct a replacement campus for TCAT Nashville Robertson County to include site development, utilities, parking, and landscaping. Anticipated programs include Computer Information Technology, HVAC, Industrial Maintenance/Mechatronics, Welding Technology, Medical Office Assistant, and Residential/Commercial/Industrial Electricity. The new building(s) will include high bay labs, classrooms, flexible training space, computer labs, student space, offices, and support spaces. The new campus is anticipated to total approximately 51,000 square feet.

1. Goodwyn Mills Cawood LLC

The firm submitted experience with several TCAT projects featuring elements closely aligned with this one, including state-of-the-art high-bay training labs and flexible instructional spaces. Two projects stand out as strong matches, both involving the development of new stand-alone TCAT campuses. The project team has relevant experience and a history of working together.

2. LCMA, LLC D/B/A Lyle Cook Martin Architects

The firm's submitted work includes TCAT and other higher education projects. Among the submitted examples, TCAT Paris is a particularly strong match, involving the development of a new campus with program elements closely aligned to those of this project. The proposed project team brings relevant experience and a consistent history of working together on similar projects.

3. Anecdote, PLC

Their submitted work includes new TCAT buildings and other higher education project experience. Notably, the firm delivered a new campus for TCAT Murfreesboro in Smyrna, which aligns well with the scope and elements of this project. Most team members have TCAT experience, and the team members worked on the referenced projects.

A total of 16 firms submitted Qualification Statements for this project:

Firm Name	Location
Anecdote, PLC	Nashville, TN
Cope Associates, Inc.	Knoxville, TN
DLR Group Inc.	Nashville, TN
Goodwyn Mills Cawood LLC	Nashville, TN
Gresham Smith	Nashville, TN
HMK Architects PLLC	Brentwood, TN
Johnson Johnson Crabtree Architects P.C.	Nashville, TN
Kaatz, Binkley, Jones & Morris, Architects, Inc.	Mt Juliet, TN
Kline Swinney Associates LLC	Nashville, TN
LCMA, LLC D/B/A Lyle Cook Martin Architects	Clarksville, TN
Moody Nolan, Inc.	Nashville, TN
Orcutt Winslow PLLC	Nashville, TN
Rufus Johnson Associates of Clarksville, Inc.	Clarksville, TN
Sherman Carter Barnhart Architects, PLLC	Hendersonville, TN
Wier Boerner Allin Architecture, PLLC	Nashville, TN
Wold Architects Incorporated	Brentwood, TN



Designer Recommendations

Project: TCAT Nashville Sumner County Campus Expansion & Renovation
Category: Major
Total Budget: \$ 45,000,000
MACC: \$ 38,500,000
Designer Fee: \$ 2,617,340
SBC Project No: 166/064-02-2025
SBC/OSA Approval: 07/10/2025

Construct an expansion to and renovation of TCAT Nashville Sumner County, including site development, utilities, parking, and landscaping. The project will enhance technical training operations to better support the northern region of TCAT Nashville's service region and will help meet employment demand in the local, regional, and state workforce.

1. Bauer Askew Architecture, PLLC

This firm's submittal includes TCAT and other higher education projects, highlighting relevant experience with similar projects. The referenced work includes two new TCAT buildings with flexible high-bay training labs, classrooms, and other elements similar to this project. The submittal also includes a community college project involving both an addition to and a renovation of a small active campus. The project team has a history of working together on the referenced projects.

2. Anecdote, PLC

The firm's submitted work includes three TCAT projects and other higher education experience, featuring new construction on active campuses and expansions of existing facilities. The project they completed for TCAT Morristown is a similar size and scope to this project, with flexible high-bay labs and other required program elements. The project team has an established history of working together on these types of projects.

3. Goodwyn Mills Cawood, LLC

The firm's submitted work includes three new TCAT buildings and additional higher education projects. Their previous work includes several examples of flexible high-bay space, classrooms, and other elements required for this project. The project team has relevant TCAT experience and has worked together on the submitted projects.

A total of 20 firms submitted Qualification Statements for this project:

Firm Name	Location
Anecdote, PLC	Nashville
The Architect Workshop, PLLC	Nashville
Bauer Askew Architecture, PLLC	Nashville
Cope Associates, Inc.	Knoxville
DLR Group Inc.	Nashville
Dryden Architecture and Design, PLLC	Nashville
Gilbert McLaughlin Casella Architects, PLC	Nashville
Goodwyn Mills Cawood LLC	Nashville
Gresham Smith	Nashville
HMK Architects PLLC	Brentwood
Johnson Johnson Crabtree Architects P.C.	Nashville
Kline Swinney Associates	Nashville
Moody Nolan, Inc.	Nashville
Orcutt Winslow PLLC	Nashville
Rufus Johnson Associates of Clarksville, Inc.	Clarksville
Sherman Carter Barnhart Architects, PLLC	Hendersonville
STG Design, Inc.	Nashville
Wier Boerner Allin Architecture, PLLC	Nashville
Wold Architects Incorporated	Brentwood



Designer Recommendations

Project: TCAT Memphis Aviation Campus Replacement
Category: Major
Total Budget: \$ 41,300,000
MACC: \$ 34,700,000
Designer Fee: \$ 1,900,528
SBC Project No: 166/070-01-2025
SBC/OSA Approval: 07/10/2025

Construct a new Aviation Campus for TCAT Memphis including site development, utilities, paving and landscaping. The Aviation Maintenance Technology program prepares students to inspect, repair, service, and overhaul airframe and power plant systems by providing specialized classroom instruction and practical hands-on experience in the field of aviation, airframe, and power plant maintenance.

1. 4FDesign, PC

This firm presented a strong portfolio with two aviation educational projects, one of which was very similar in scope and budget, and other recent projects of similar size at TCAT Memphis and UT. The proposed team exhibits the ability to handle the technical requirements and complexity of this job and has worked together on most of the relevant projects listed.

2. Goodwyn Mills Cawood LLC

This firm listed three recent TCAT projects and two aviation projects, one of which was a new aircraft hangar built in Winchester for TCAT training. The team is qualified and experienced with work of this type and includes an in-house aviation specialist. The lead firm is based in Nashville and is partnered with a local architectural firm as a consultant.

3. Haizlip Studio, PLLC

This firm highlighted a recent TCAT project in Newbern, which will provide a new aviation program there. That project is similar in scope and smaller in budget. Other experience includes a TCAT in McKenzie and work for UT Martin, UoM, and STCC. The team is qualified and has worked together on three of the projects listed.

A total of 9 firms submitted Qualification Statements for this project:

Firm Name	Location
4FDesign, PC	Memphis
Allen & Hoshall, Inc.	Memphis
ANF Architects, Inc.	Memphis
archimania, P.C.	Memphis
Goodwyn Mills Cawood LLC	Nashville
Haizlip Studio, PLLC	Memphis
Ross Witt, PLLC	Bartlett
Crump Firm, Inc. (The)	Memphis
Urban Arch Associates, P.C.	Memphis

Designer Recommendations

Date: 07/11/2025
Project: Multiple Buildings Envelope & Structural Repairs
Category: Standard
Total Project Budget: \$10,500,000
MACC: \$ 3,080,000
Fee: \$ 252,410
SBC Project No.: 366/009-03-2025
Approval Date: July 10, 2025

Repair or replacement of building envelope components and structural repairs on multiple buildings and all related work. This request represents phase 1 of a 5 phase project.

1. **American Structurepoint, Inc.**

The team demonstrates solid and recent project experience, with a strong emphasis on addressing moisture intrusion issues. Notably, their portfolio includes projects displaying experience with state projects on exterior building envelope systems and roofing repair. A key strength is their well rounded team of professionals, which includes a registered roof consultant, a valuable asset for specialized insight. The combined group experience provides a capable and effective investigative unit.

2. **Hefferlin + Kronenberg Architects, PLLC**

The team's provided experience reflects a thoughtful and methodical approach to problem-solving, emphasizing a commitment to identifying and addressing root causes rather than being presumptive. Many of the documented projects highlight the team's involvement in preparatory work or deeper investigative tasks beyond reroofing, showcasing their versatility and adaptability and commitment to solving the problems. A structural engineer is part of the team, contributing technical expertise, while the two listed architects bring substantial experience in building envelope design and analysis, reinforcing the team's depth and specialized skill set.

3. **M. Shanks Architects**

The submission highlights a number of completed re-roofing projects, demonstrating the team's practical experience in this area. Their familiarity with the campus is evident through previous work on notable buildings such as Peck Hall and the Telecom facility, indicating an existing understanding of site-specific considerations. The inclusion of a structural consultant strengthens the team's technical credentials.

A total of 13 firms submitted qualifications for this project.

Firm Name	Location
M Shanks Architects	Pegram, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN
American Structurepoint, Inc	Franklin, TN
Johnson Johnson Crabtree Architects, PC (JJCA)	Nashville, TN
Gresham Smith	Nashville, TN
Kaatz, Binkley, Jones & Morris Architects, Inc	Mt. Juliet, TN
ProjX LLC	Nashville, TN
Kline Swinney Associates, LLC	Nashville, TN
Collaborative Design Services, LLC	Nashville, TN
Wold Architects, Inc.	Brentwood, TN
WBA Architecture	Nashville, TN
Sherman Carter Barnhart Architects	Hendersonville, Tn,
Tinker Ma, LLC	Chattanooga, TN



William Waits

Assistant VP - Campus Planning



Campus Planning
 MTSU Box 44 – Holmes Building
 1672 Greenland Drive
 Murfreesboro, TN 37132
 615-898-2411

Designer Recommendations

Date: 07/10/2025
 Project: Addition and Renovations to Murphy Center
 Category: Major
 Total Project Budget: \$119,000,000
 MACC: \$94,000,000
 Fee: \$6,027,300
 SBC Project No.: 366/009-04-2025
 Approval Date: July 10, 2025

Project Description: Construct an addition and renovation to the Murphy Center, including adjacent site improvements and all related work.

1. Goodwyn Mills Cawood, LLC (GMC)

GMC's submittal demonstrates the required expertise and a strong track record in delivering high-profile athletics / event facilities for higher education institutions such as Vanderbilt, Auburn, the University of Alabama, Clemson, and the University of Georgia.

Their recent work on MTSU's adjacent Student-Athlete Performance Center provides valuable and unique experience that will support effective design coordination between projects and aligning with the vision outlined in the *MTSU Campus Master Plan*.

GMC has assembled a team of highly qualified consultants with proven success on similar collegiate event-venue and academic projects. The project team also includes a professional cost estimator.

2. Orcutt Winslow, PLLC

Orcutt Winslow is experienced with MTSU and collegiate athletic venues and academic projects. Orcutt Winslow presented planning for a phased approach to renovate the Murphy Center. All disciplines of their design team show excellent relevant experience with event and higher ed related projects. Nearly 50% of their work involves renovations using sustainable design, accessibility, security measures and social interaction spaces.

3. EOA Architects, PLLC

EOA brings SSR and TVS to the team as well as an extensive listing of consultants who will be available for the project, some of which are currently working on the new Nashville Stadium. SSR has MTSU experience with our HPBr design processes and intent for HVAC replacements. EOA also provided a very thorough summary of applicable projects that align well with the Murphy Center work and offered descriptions of phased activities during design. EOA lists a very experienced senior staff to be assigned to this project.

A total of six firms submitted qualifications for this project.

Firm Name	Location
Goodwyn Mills Cawood, LLC (GMC)	Nashville, TN
Orcutt Winslow, PLLC	Nashville, TN
EOA Architects, PLLC	Nashville, TN
Wold Architects, Inc.	Brentwood, TN
Gensler	Nashville, TN
Moody Nolan	Nashville, TN
Wier Boerner Allin Architecture, PLLC	Nashville, TN
Sherman Cater Barnhart Architects	Hendersonville, TN



William Waits

Assistant VP - Campus Planning

Middle Tennessee State University

Addition and Renovations to Murphy Center

		Qualifications & Experience						Technical						Q&E+T TOTAL		RANK	Delta
		Evaluator					Average	Evaluator					Average				
		1	2	3	4	5		1	2	3	4	5					
								60						40			
1	EOA	46.0	40.0	49.0	49	52.3	47.26	26.0	25.0	37.0	36.0	36.0	32.00	79.26	3		
2	Moody Nolan	45.0	35.0	50.0	47.0	55.0	46.40	27.0	22.0	31.0	34.0	36.5	30.10	76.50	6	9.60	
3	Orcutt Winslow	48.0	41.0	52.0	54.0	54.0	49.80	25.0	24.0	34.0	34.0	36.5	30.70	80.50	2	5.60	
4	WBA	45.0	38.0	46.0	45.0	43.0	43.40	26.0	26.0	25.0	34.0	35.0	29.20	72.60	7	13.50	
5	Goodwyn Mills Cawood	51.0	44.0	53.0	55.0	54.0	51.40	29.0	30.0	39.0	40.0	35.5	34.70	86.10	1	-	
6	Wold Architects,Inc.	42.0	43.0	53.0	47.0	51.7	47.34	27.0	24.0	31.0	36.0	35.0	30.60	77.94	4	8.16	
4	Gensler	39.0	39.0	54.0	48.0	56.5	47.30	26.0	24.0	31.0	34.0	38.0	30.60	77.90	5	8.20	
5	Sherman Carter Barnhart Architects	35.0	36.0	47.0	46.0	52.2	43.24	24.0	25.0	26.0	33.0	34.0	28.40	71.64	8	14.46	
Median		45.0	39.5	51.0	47.0	53.2	47.3	26.0	24.5	31.0	34.0	35.8	30.6	77.9	Median		
Average		43.9	39.5	50.5	48.9	52.3	47.0	26.3	25.0	31.8	35.1	35.8	30.8	77.8	Average		
High		51.0	44.0	54.0	55.0	56.5	51.4	29.0	30.0	39.0	40.0	38.0	34.7	86.1	High		
Low		35.0	35.0	46.0	45.0	43.0	43.2	24.0	22.0	25.0	33.0	34.0	28.4	71.6	Low		
Difference		16.0	9.0	8.0	10.0	13.5	8.2	5.0	8.0	14.0	7.0	4.0	6.3	14.5	Difference		



7/11/2025
 Campus Planning + Design
 309 Ray Herzog Building
 Memphis, TN 38152

Designer Recommendations

Project:	Research Modernization
Category:	Major Project
Total Budget:	\$75,000,000
MACC:	\$67,100,000
Designer Fee:	\$4,396,805
SBC Project No:	367/007-01-2025
Project Approval:	SBC 07/10/2025
Project Description:	This project will modernize space in 15 buildings to support research. Work includes lab renovations, infrastructure improvements and all associated work.

1. The Crump Firm, Inc.

The Crump Firm has submitted an excellent range of similar experience projects with impressive complex renovation and lab background. Submitted projects include UT Health Science Center Nash Building Renovation & Vivarium Relocation Memphis TN, St. Jude Children's Research Hospital Advanced Research Center & Vivarium Memphis TN, St. Jude's Children Research Hospital Computational Lab Memphis TN, Bioventus Full Building & Warehouse Renovation Research & Developmental Headquarters, Memphis TN, and Wellesley College Science Center Wellesley MA. has extensive knowledge of state and campus standards, with numerous past projects at UM. Their senior staff is experienced and capable. Consultants listed are, Burr & Cole – Structural, Haltom Engineering – Mechanical, Plumbing, & Fire Protection, Liles Engineering – Electrical, WJHW – AV & Security, Axias – Cost Estimating, and Jacobs – Specialty Laboratory Consultants.

2. LRK, Inc.

LRK, teamed up with HED Architects in Chicago as Design Consultants with extensive background in University Lab work. Submittal included a very good list of similar experience projects, with strong renovation and laboratory experience. Projects FedEx Logistics Global Headquarters Renovation Memphis TN, Autozone Innovation Zone Renovation Memphis TN, Crosstown Concourse Renovation Memphis TN, Northwestern University Ongoing Renovations Chicago IL, and Michigan Technological University H-Stem Engineering & Health Technologies Complex Houghton MI. LRK is currently working on UM Mynders Hall Renovation, and has completed renovations of UM Student Rec Center, Student Recreation Center Pool, and UM FedEx Baseball Field. HED has completed numerous major University level projects. Experienced staff with good background in UM and State standards. Consultants are HED – Design Consultants, OGCB – Mechanical Electrical Plumbing & Fire Protection, Burr & Cole - Structural, and Total Estimating - Cost Estimating

3. Urban ARCH Associates, P.C.

Urban ARCH has submitted good range of similar experience projects including Memphis International Airport Concourse Modernization Memphis TN, and TCAT Crump in Crump TN. Alliance lab consultants submitted Dwan Wet Bence Lab Renovations Minneapolis MN, Mechanical Engineering Building Lab Renovation Minneapolis MN, and Cargill Animal Nutrition Lab Elk River MN. Experienced staff familiar with UM standards and other university work. Consultants listed are Alliance – Research & Lab Planning, CSA Engineering – Structural, SSR & HNA Engineering – Mechanical, Electrical, Plumbing, Fire Protection, Faith Group – AT/Security, Total Estimating – Cost Estimator, Code Solutions Group – Codes Expeditor, and Cornerstone Engineering – Environmental.

A total of 10 firms submitted Statements of Qualifications for this project, they are listed below in order of Ranking:

1. The Crump Firm, Inc. – Memphis TN
2. Lrk, Inc. – Memphis TN
3. Urban ARCH Associates, P.C. – Memphis TN
4. A2H, Inc. – Memphis TN
4. Archimania, P.C. – Memphis TN
4. ANF Architects, Inc. – Memphis TN
5. Allen & Hoshall, Inc. – Memphis TN
5. DLR Group, Inc. – Nashville TN
6. Haizlip Studio, PLLC – Memphis TN
7. Goodwyn Mills Cawood, LLC – Nashville TN



UM Campus Planning and Design
 Designer Evaluations for
 Research Modernization
 7/11/2025
 Scoring Matrix
 Research Modernization
 SBC # 367/007-01-2025

Designer Evaluations	Eval #1	Eval #2	Eval #3	Eval#4	TOTALS	TOTALS	Average	Rankings
A2H, Inc.	78	85	90	68		321	80	4
Allen & Hoshall, Inc.	79	88	88	57		312	78	5
ANF Architects, Inc.	78	91	91	60		320	80	4
Archimania, P.C.	79	83	96	62		320	80	4
DLR Group, Inc.	80	85	97	48		310	78	5
Goodwyn Mills Cawood, LLC	69	73	56	44		242	61	7
Haizlip Studio, PLLC	74	83	80	61		298	75	6
LRK, Inc.	82	94	86	82		344	86	2
The Crump Firm, Inc.	92	95	92	84		363	91	1
Urban Arch Associates, P.C.	81	93	81	70		325	81	3



7/11/2025
 Campus Planning + Design
 309 Ray Herzog Building
 Memphis, TN 38152

Designer Recommendations

Project:	Boilers and Coil Replacement Phase Three
Category:	Standard Project
Total Budget:	\$5,880,000.00
MACC:	\$5,170,000
Designer Fee:	\$406,560.00
SBC Project No:	367/007-02-2025
Project Approval:	SBC 07/10/2025
Project Description:	Installation of hot water heating boilers for seven buildings on campus, to replace steam coils where necessary, and all related work.

1. OGCB, Inc.

OGCB has submitted an excellent list of similar experience projects, with strong boiler experience. Projects include UM Campus Wide Boilers & Hot Water Pipes Repairs with work in numerous buildings on campus over 5 sub-projects Memphis TN, UT General Education Building Systems Upgrade Memphis TN, Southwest TN Community College Central Plant Upgrades Memphis TN, and UM Various Buildings HVAC Upgrades Memphis TN. Very experienced senior staff with excellent background in UM and university standards and procedures. Consultants listed are Burr & Cole - Structural, and Spirit Architecture

2. HNA Engineering, pllc

HNA submitted a great range of similar experience projects including UM Multiple Buildings Upgrades and Repairs Memphis TN, UM Lambuth Hyde Hall Boiler Replacement Jackson TN, UM CFA Boiler Replacement Memphis TN, UM Campus Wide Building Controls Replacements and Upgrades Memphis TN, and Austin Peay Campus Wide Boiler Installation – Phase 1 Clarksville TN. Experienced staff familiar with UM standards and other university work. No consultants listed.

3. Allen & Hoshall, Inc.

Allen & Hoshall submitted a good range of similar experience projects including UM Multiple Buildings Interior Repairs Memphis TN, UM Lambuth Campus Boiler Replacements Jackson TN, Jackson State Community College McWherter HVAC Repairs Jackson TN, Thomas G. Abernathy Federal Building Renovation Aberdeen MS, and FedEx HVAC Improvements Memphis TN. . Good staff familiar with UM standards and other university work. No consultants listed.

A total of 4 firms submitted Letters of Intent for this project, they are listed below in order of Ranking:

1. OGCB, Inc – Memphis TN
2. HNA Engineering, pllc – Arlington TN
3. Allen & Hoshall, Inc. – Memphis TN
4. Building Systems Group Engineering, LLC – Millington TN



Designer Recommendations

Project: Safety Steam Line Repairs and Replacement
East Tennessee State University
SBC# 369/005-02-2025

Category: Minor

Total Budget: \$3,500,000
MACC: \$3,190,000
Designer Fee: \$260,680

Project Approved: SBC 07/10/2025

Repair and replacement of steam piping, condensate lines, steam traps, associated systems in the campus steam distribution system to include direct bury and steam tunnel piping, and all related work. Replacement of boiler and associated systems.

1. **Facility Systems Consultants, LLC**

Facility Systems Consultants has successfully completed numerous projects of similar scope. This firm has extensive knowledge of our infrastructure systems. This knowledge of campus systems will be beneficial in the success of this project.

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

Firm	Location
I.C. Thomasson Associates, Inc.	Nashville
Facility Systems Consultants, LLC	Knoxville

Designer Evaluation Summary

Project: Booker T. Washington State Park Shoreline Stabilization

Agency: Department of Environment & Conservation

Category: Standard

SBC Project No.: 126/010-01-2025

Project Approved By: SBC

Project Approval Date: 07.10.2025

Total Project Budget: \$10,760,000.00

Maximum Allowable Construction Cost (MACC): \$6,885,354.00

Designer Fee: \$529,603.00

Project Description: Rehabilitate shoreline erosion at Booker T Washington State Park and all required related work.

RANKING	FIRM NAME
1)	LJA Engineering, Inc. - Submittal showcased that firm has experience on similarly-scoped projects; proposed team has vast experience on State projects; proposed approach demonstrates a clear understanding of project constraints.
2)	Smith Seckman Reid, Inc. - Firm is well-qualified and has relevant project experience; provided a project team with related project experience; proposed approach is a bit generalized.
3)	ASA Engineering and Consulting, Inc. - Proposed project team is very well-qualified; proposed approach includes project specific considerations.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
ASA Engineering and Consulting, Inc.	Chattanooga, TN
Cannon & Cannon, Inc.	Knoxville, TN
LJA Engineering, Inc.	Chattanooga, TN
Smith Seckman Reid, Inc.	Memphis, TN

Designer Evaluation Summary

Project: Harrison Bay State Park Shoreline Stabilization

Agency: Department of Environment & Conservation

Category: Standard

SBC Project No.: 126/048-01-2025

Project Approved By: SBC

Project Approval Date: 07.10.2025

Total Project Budget: \$16,340,000.00

Maximum Allowable Construction Cost (MACC): \$10,650,707.00

Designer Fee: \$792,817.00

Project Description: Rehabilitate shoreline erosion at Harrison Bay State Park and all required related work.

RANKING	FIRM NAME
1)	LJA Engineering, Inc. – Submittal showcased firm's experience on similarly-scoped projects; proposed team has vast experience on State projects; proposed approach demonstrates a clear understanding of project constraints.
2)	Smith Seckman Reid, Inc. – Firm is well-qualified and has relevant project experience; provided a project team with related project experience; proposed approach is a bit generalized.
3)	ASA Engineering and Consulting, Inc. – Proposed project team is very well-qualified; proposed approach includes project specific considerations.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
ASA Engineering and Consulting, Inc.	Chattanooga, TN
Cannon & Cannon, Inc.	Knoxville, TN
LJA Engineering, Inc.	Chattanooga, TN
Smith Seckman Reid, Inc.	Memphis, TN

Designer Evaluation Summary

Project: WTSP New Control Centers and Generators

Agency: Department of Correction

Category: Standard

SBC Project No.: 142/022-01-2025

Project Approved By: SBC

Project Approval Date: 07.10.2025

Total Project Budget: \$19,440,000.00

Maximum Allowable Construction Cost (MACC): \$13,777,500.00

Designer Fee: \$1,006,426.00

Project Description: Replace the motor control center and two generators and all required related work.

RANKING	FIRM NAME
1)	Allen & Hoshall, Inc. – Submittal showcased firm’s recent and relevant project experience; proposed team has ample design experience on similarly-scoped projects; provided a well-defined project approach.
2)	Building Systems Group Engineering, LLC – Firm has vast experience on similarly-scoped projects; proposed project team is well-qualified; approach is defined.
3)	Dewberry Engineers, Inc. – Both firm and proposed team are well-qualified and have experience on similarly-scoped projects.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Allen & Hoshall, Inc.	Memphis, TN
Building Systems Group Engineering, LLC	Millington, TN
Dewberry Engineers, Inc.	Nashville, TN
I.C. Thomasson Associates, Inc.	Nashville, TN
Insight Engineering, PLLC	Franklin, TN
Smith Seckman Reid, Inc.	Nashville, TN

Designer Evaluation Summary

Project:	Region 1 New Anderson County Maintenance Complex Support Buildings
Agency:	Tennessee Department of Transportation
Category:	Standard
SBC Project No.:	241/010-01-2025
Project Approved By:	SBC
Project Approval Date:	07.10.2025
Total Project Budget:	\$5,850,000.00
Maximum Allowable Construction Cost (MACC):	\$4,725,000.00
Designer Fee:	\$299,354.00
Project Description:	Construct a wash bay, equipment building, salt bin, brine building, and all required related work.

RANKING	FIRM NAME
1)	Cope Associates, Inc. – Submittal showcase firm's experience on similarly-scoped projects; proposed project team is well qualified and has related experience; provided a good approach in line with STREAM expectations.
2)	Design Innovations Architects, Inc. – Firm has experience on similarly-scoped projects; proposed approach is good and promotes communication.
2)	Dollar & Ewers Architecture, Inc. – Both firm and proposed team are well-qualified; provided a descriptive project approach.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Architects Weeks Ambrose McDonald, Inc.	Knoxville, TN
Cope Associates, Inc.	Knoxville, TN
Design Innovations Architects, Inc.	Knoxville, TN
Dollar & Ewers Architecture, Inc.	Knoxville, TN
Kaatz, Binkley, Jones & Morris, Architects, Inc.	Mt. Juliet, TN
Reedy and Sykes Architecture and Design	Elizabethton, TN
The Lewis Group Architects, Inc.	Knoxville, TN
TKZ Architecture, LLC	Nashville, TN

State of Tennessee Real Estate Asset Management (STREAM)
William R. Snodgrass Tennessee Tower, 22nd Floor • 312 Rosa L. Parks Blvd. • Nashville, TN 37243

Designer Evaluation Summary

Project: Region 4 Madison County Administration Building Reroof

Agency: Tennessee Department of Transportation

Category: Standard

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

Project Approved By: SBC

Project Approval Date: 07.10.2025

Total Project Budget: \$4,000,000.00

Maximum Allowable Construction Cost (MACC): \$2,750,000.00

Designer Fee: \$227,463.00

Project Description: Reroof Administration Building including new roof membrane, insulation, copings, adjustments to roof curbs, and all required related work.

RANKING	FIRM NAME
1)	Allen & Hoshall, Inc. – Submittal showcased firm's experience on multiple similarly-scoped projects; proposed project team is well-qualified; proposed approach is detailed and showed an understanding of STREAM processes.
2)	Collaborative Design Services, LLC – Firm has completed several similarly-scoped projects for the State; proposed team is qualified; proposed project approach shows understanding of STREAM processes.
3)	Evans Taylor Foster Childress Architects, P.C. – Both firm and proposed team are well-qualified; provided a project approach that would make for a successful project.
3)	TLM Associates, Inc. – Firm is well-qualified and has experience on similarly-scoped projects; provided a good project approach showcasing knowledge of STREAM processes



Department of
General Services

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Aaron Patrick Architects, PLLC	Memphis, TN
Allen & Hoshall, Inc.	Memphis, TN
American Structurepoint, Inc.	Nashville, TN
Braganza Associates, P.C.	Memphis, TN
Clark + Associates, Architects	Memphis, TN
Collaborative Design Services, LLC	Nashville, TN
Evans Taylor Foster Childress Architects, P.C.	Memphis, TN
Hurst-Rosche, Inc.	Nashville, TN
Kaatz, Binkley, Jones & Morris, Architects, Inc.	Mt. Juliet, TN
ProjX, LLC	Nashville, TN
TLM Associates, Inc.	Jackson, TN
Urban Arch Associates, P.C.	Memphis, TN



Designer Evaluation Summary

Project: Region 3 New Rutherford County Maintenance Complex Support Buildings

Agency: Tennessee Department of Transportation

Category: Standard

SBC Project No.: 243/020-02-2025

Project Approved By: SBC

Project Approval Date: 07.10.2025

Total Project Budget: \$9,970,000.00

Maximum Allowable Construction Cost (MACC): \$8,085,000.00

Designer Fee: \$491,474.00

Project Description: Construct a salt bin, brine building, equipment sheds, storage shed, and all required related work.

RANKING	FIRM NAME
1)	Bauer Askew Architecture, PLLC – Submittal included multiple examples of experience on similarly-scoped projects with State; proposed project team has related project experience; proposed approach was detailed.
1)	Kline Swinney Associates, LLC – Firm has experience on similarly-scoped projects, including projects at this site; provided a clear and concise approach specific to this project.
3)	Kaatz, Binkley, Jones & Morris, Architects, Inc. – Both firm and proposed team have experience on similarly-scoped projects.



Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Bauer Askew Architecture, PLLC	Nashville, TN
Collaborative Design Services, LLC	Nashville, TN
Daniels + Chandler Architects, PLLC	Nashville, TN
Dollar & Ewers Architecture, Inc.	Knoxville, TN
Kaatz, Binkley, Jones & Morris, Architects, Inc.	Mt. Juliet, TN
Kline Swinney Associates, LLC	Nashville, TN
Lambe + Associates, LLC	Franklin, TN
ProjX, LLC	Nashville, TN
Southern Architecture Workshop, LLC	Franklin, TN
Susman Tisdale Gayle Architects, Inc.	Nashville, TN
Tinker Ma, LLC	Chattanooga, TN
TKZ Architecture, LLC	Nashville, TN

Designer Evaluation Summary

Project: Chattanooga Building 5 Re-Roof, HVAC, and Facility Update

Agency: Department of Military

Category: Minor

SBC Project No.: 361/010-01-2025

Project Approved By: SBC

Project Approval Date: 07.10.2025

Total Project Budget: \$2,600,000.00

Maximum Allowable Construction Cost (MACC): \$2,310,000.00

Designer Fee: \$193,844.00

Project Description: Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; install new mechanical and electrical systems; and all required related work.

RANKING	FIRM NAME
1)	Derthick, Henley & Wilkerson, Architects, PLLC – Submittal showcased firm's experience working with State and Agency on similarly-scoped projects; proposed project team has diverse experience and is well-qualified.
2)	Hefferlin + Kronenberg Architects, PLLC – Firm has extensive experience with Agency, including at this facility; proposed team is very well-qualified; provided a detailed project approach.
3)	Daniels + Chandler Architects, PLLC – Submittal showcased firm's experience on similarly-scoped projects; proposed team is qualified.

A total of 5 firms were solicited for this project, with 4 submitting responses.

SOLICITED FIRMS	LOCATION
Daniels + Chandler Architects, PLLC	Nashville, TN
Derthick, Henley & Wilkerson, Architects, PLLC	Chattanooga, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN
M. Shanks Architects	Pegram, TN

Designer Evaluation Summary

Project: Columbia RC Re-Roof and Facility Update

Agency: Department of Military

Category: Minor

SBC Project No.: 361/014-01-2025

Project Approved By: SBC

Project Approval Date: 07.10.2025

Total Project Budget: \$1,980,000.00

Maximum Allowable Construction Cost (MACC): \$1,782,000.00

Designer Fee: \$152,841.00

Project Description: Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; and all required related work.

RANKING	FIRM NAME
1)	JPD Consulting, LLC – Firm’s submittal showcased experience with Agency on similarly-scoped roof projects; provided a well-qualified project team; provided a well-thought-out project approach including budget and quality controls.
2)	Design House 1411, LLC – Submittal showcased firm’s vast experience working with Agency; provided a solid project approach based on previous experience.
3)	M. Shanks Architects – Provided a detailed project approach that showcased firm’s experience with Agency on similarly-scoped projects.

A total of 4 firms were solicited for this project, with 4 submitting responses.

SOLICITED FIRMS	LOCATION
Design House 1411, LLC	Nashville, TN
JPD Consulting, LLC	Nashville, TN
M. Shanks Architects	Pegram, TN
Tinker Ma, LLC	Chattanooga, TN



Designer Evaluation Summary

Project:	Crossville RC Re-Roof and Facility Update
Agency:	Department of Military
Category:	Minor
SBC Project No.:	361/017-01-2025
Project Approved By:	SBC
Project Approval Date:	07.10.2025
Total Project Budget:	\$1,480,000.00
Maximum Allowable Construction Cost (MACC):	\$1,320,000.00
Designer Fee:	\$116,184.00
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; and all required related work.

RANKING	FIRM NAME
1)	Derthick, Henley & Wilkerson, Architects, PLLC – Submittal showcased experience on similarly-scoped projects; provided a well-qualified project team with diverse experience; proposed project approach aligns with STREAM standards.
2)	Design House 1411, LLC – Firm has vast experience working with Agency on similarly-scoped projects; proposed approach is solid and based on past project experience.
3)	M. Shanks Architects – Submittal included a detailed project approach and a very well-experienced project team.

A total of 5 firms were solicited for this project, with 4 submitting responses.

SOLICITED FIRMS	LOCATION
Derthick, Henley & Wilkerson, Architects, PLLC	Chattanooga, TN
Design House 1411, LLC	Nashville, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN
M. Shanks Architects	Pegram
The Lewis Group Architects, Inc.	Knoxville, TN



Designer Evaluation Summary

Project: Greenville Readiness Center HVAC and Energy Update

Agency: Department of Military

Category: Minor

SBC Project No.: 361/032-01-2025

Project Approved By: SBC

Project Approval Date: 07.10.2025

Total Project Budget: \$2,050,000.00

Maximum Allowable Construction Cost (MACC): \$1,848,000.00

Designer Fee: \$158,012.00

Project Description: Replace mechanical, electrical, and plumbing systems, doors, door hardware, windows, and all required related work.

RANKING	FIRM NAME
1)	Engineering Services Group, Inc. – Submittal included experience on multiple similarly-scoped projects; provided a fully-detailed project team; provided a project approach aligning with STREAM standards.
2)	Daniels + Chandler Architects, PLLC – Firm appears to be qualified on similarly-scoped projects; proposed approach was thorough.
3)	N/A

A total of 4 firms were solicited for this project, with 2 submitting responses.

SOLICITED FIRMS	LOCATION
Daniels + Chandler Architects, PLLC	Nashville, TN
Engineering Services Group, Inc.	Knoxville, TN
MBI Companies, Inc.	Knoxville, TN
The Lewis Group Architects, Inc.	Knoxville, TN



Designer Evaluation Summary

Project:	Jackson AASF Readiness Center Roof Repairs, HVAC, and Facility Update
Agency:	Department of Military
Category:	Minor
SBC Project No.:	361/042-01-2025
Project Approved By:	SBC
Project Approval Date:	07.10.2025
Total Project Budget:	\$1,340,000.00
Maximum Allowable Construction Cost (MACC):	\$1,210,000.00
Designer Fee:	\$107,318.00
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; replace mechanical, electrical, and plumbing systems; and all required related work.

RANKING	FIRM NAME
1)	Evans Taylor Foster Childress Architects, P.C. – Submittal showcased firm's experience with Agency on projects of similar scope; proposed project team is well-qualified and experienced; provided a generalized project approach.
2)	Clark + Associates, Architects – Firm has experience on similarly-scoped projects for Agency; provided a detailed project approach based on previous experiences.
2)	JPD Consulting, LLC – Proposed project team is well-seasoned and has vast experience on similarly-scoped projects.

A total of 4 firms were solicited for this project, with 4 submitting responses.

SOLICITED FIRMS	LOCATION
Clark + Associates, Architects	Memphis, TN
Design Innovations Architects, Inc.	Knoxville, TN
Evans Taylor Foster Childress Architects, P.C.	Memphis, TN
JPD Consulting, LLC	Nashville, TN



Designer Evaluation Summary

Project:	Lexington Readiness Center Parking Improvements
Agency:	Department of Military
Category:	Minor
SBC Project No.:	361/053-01-2025
Project Approved By:	SBC
Project Approval Date:	07.10.2025
Total Project Budget:	\$1,540,000.00
Maximum Allowable Construction Cost (MACC):	\$1,342,000.00
Designer Fee:	\$117,950.00
Project Description:	Construct expansion personnel and military parking areas, access road, sidewalks, fencing, lighting, site grading and drainage, Antiterrorism Force Protection (ATFP) improvements, and all required related work.

RANKING	FIRM NAME
1)	TLM Associates, Inc. – Firm’s submittal showcased experience work on projects of similar scope with Agency; provided a fully-capable team with related experience; provided a generalized project approach.
2)	M. Shanks Architects – Submittal showcased firm’s experience working with Agency and on similarly-scoped projects; proposed team is well-qualified and experienced.
3)	Evans Taylor Foster Childress Architects, P.C. – Firm has experience on similarly-scoped projects and includes a well-qualified project team.

A total of 4 firms were solicited for this project, with 3 submitting responses.

SOLICITED FIRMS	LOCATION
A2H, Inc.	Lakeland, TN
Evans Taylor Foster Childress Architects, P.C.	Memphis, TN
M. Shanks Architects	Pegram, TN
TLM Associates, Inc.	Jackson, TN



Designer Evaluation Summary

Project: Millington RC Re-Roof and Facility Update

Agency: Department of Military

Category: Minor

SBC Project No.: 361/055-01-2025

Project Approved By: SBC

Project Approval Date: 07.10.2025

Total Project Budget: \$1,780,000.00

Maximum Allowable Construction Cost (MACC): \$1,595,000.00

Designer Fee: \$138,106.00

Project Description: Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; and all required related work.

RANKING	FIRM NAME
1)	Evans Taylor Foster Childress Architects, P.C. – Submittal showcased firm's experience on similarly-scoped projects; proposed project team is well-experienced; provided a detailed approach.
1)	TLM Associates, Inc. – Firm has vast experience on similarly-scoped projects and working with Agency; submittal showcased project team's experience; provided a generalized project approach.
3)	Building Systems Group Engineering, LLC – Both firm and proposed project team are well-experienced; provided a well-thought-out project approach.

A total of 4 firms were solicited for this project, with 4 submitting responses.

SOLICITED FIRMS	LOCATION
Building Systems Group Engineering, LLC	Millington, TN
Design Innovations Architects, Inc.	Knoxville, TN
Evans Taylor Foster Childress Architects, P.C.	Memphis, TN
TLM Associates, Inc.	Jackson, TN

Designer Evaluation Summary

Project:	Sparta RC Re-Roof and Facility Update
Agency:	Department of Military
Category:	Minor
SBC Project No.:	361/087-01-2025
Project Approved By:	SBC
Project Approval Date:	07.10.2025
Total Project Budget:	\$1,670,000.00
Maximum Allowable Construction Cost (MACC):	\$1,496,000.00
Designer Fee:	\$130,251.00
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; and all required related work.

RANKING	FIRM NAME
1)	Derthick, Henley & Wilkerson, Architects, PLLC – Firm has experience working on similarly-scoped projects; proposed project team is well-qualified; provided a good project approach.
2)	M. Shanks Architects – Submittal showcased firm's experience on similarly-scoped projects and with Agency; provided a practical project approach aligned with STREAM process.
3)	JPD Consulting, LLC – Proposed project team is well-experienced on similarly-scoped projects.

A total of 5 firms were solicited for this project, with 4 submitting responses.

SOLICITED FIRMS	LOCATION
Architects Weeks Ambrose McDonald, Inc.	Nashville, TN
Derthick, Henley & Wilkerson, Architects, PLLC	Chattanooga, TN
Design House 1411, LLC	Nashville, TN
JPD Consulting, LLC	Nashville, TN
M. Shanks Architects	Pegram, TN



Designer Evaluation Summary

Project:	Louisville RC Re-Roof and Facility Update
Agency:	Department of Military
Category:	Minor
SBC Project No.:	361/102-01-2025
Project Approved By:	SBC
Project Approval Date:	07.10.2025
Total Project Budget:	\$1,980,000.00
Maximum Allowable Construction Cost (MACC):	\$1,782,000.00
Designer Fee:	\$152,841.00
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; and all required related work.

RANKING	FIRM NAME
1)	Daniels + Chandler Architects, PLLC – Firm has experience on similarly-scoped projects; proposed project team is well-qualified; proposed approach is in line with STREAM standards.
2)	Derthick, Henley & Wilkerson, Architects, PLLC – Submittal showcased that firm has some experience working with Agency; proposed team is well-qualified.
3)	Hefferlin + Kronenberg Architects, PLLC – Firm has vast experience with Agency on similarly-scoped projects; proposed team is well-qualified.

A total of 4 firms were solicited for this project, with 4 submitting responses.

SOLICITED FIRMS	LOCATION
Daniels + Chandler Architects, PLLC	Nashville, TN
Derthick, Henley & Wilkerson, Architects, PLLC	Chattanooga, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN
The Lewis Group Architects, Inc.	Knoxville, TN



Designer Evaluation Summary

Project: East Tennessee Intermediate Care Facility Renovation

Agency: Department of Disability and Aging

Category: Standard

SBC Project No.: 346/007-01-2025

Project Approved By: SBC

Project Approval Date: 07.10.2025

Total Project Budget: \$1,920,000.00

Maximum Allowable Construction Cost (MACC): \$1,320,000.00

Designer Fee: \$116,184.00

Project Description: Interior and exterior renovation to include atrium repairs, finish updates, window and roof replacement; mechanical system upgrades; and all required related work.

RANKING	FIRM NAME
1)	Shaw & Shanks, Architects, P.C. – Submittal showcased firm's experience on similarly-scope projects; proposed project team has relevant project experience; project approach shows firm can deliver a successful project.
2)	Reedy and Sykes Architecture and Design – Firm has experience on similarly-scoped projects: project team is well-qualified and has experience working with State.
3)	Thompson & Litton, Inc. – Both firm and proposed project team are well-qualified and have relevant project experience.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
ProjX, LLC	Nashville, TN
Reedy and Sykes Architecture and Design	Elizabethton, TN
Shaw & Shanks, Architects, P.C.	Johnson City, TN
Susman Tisdale Gayle Architects, Inc.	Nashville, TN
Thompson & Litton, Inc.	Johnson City, TN
TKZ Architecture, LLC	Nashville, TN



Designer Evaluation Summary

Project: THP District 3 Headquarters Nashville - New Facility

Agency: Department of General Services

Category: Standard

SBC Project No.: 502/030-01-2024

Project Approved By: SBC

Project Approval Date: 07.11.2024

Total Project Budget: \$27,840,000.00

Maximum Allowable Construction Cost (MACC): \$18,861,150.00

Designer Fee: \$1,078,000.00

Project Description: Construct a new district headquarters building in Nashville and all required related work.

RANKING	FIRM NAME
1)	Gresham Smith – Submittal showcased firm's expertise working with State, Agency, and on a similar District Headquarters facility; proposed project team is well qualified and has related project experience; provided a well-defined project approach.
2)	Kline Swinney Associates, LLC – Firm has relevant experience working with State and Agency on similarly-scoped projects; provided a good project approach that recognized the prototype and site adaption.
3)	Renaissance Group, Inc. – Both the firm and the proposed project team are well qualified and have related project experience.



Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Anecdote, PLC	Nashville, TN
Community Tectonics Architects, Inc.	Knoxville, TN
DLR Group, Inc.	Nashville, TN
GHP, Inc.	Nashville, TN
Goodwyn Mills Cawood, LLC	Nashville, TN
Gresham Smith	Nashville, TN
HMK Architects, PLLC	Brentwood, TN
Kline Swinney Associates, LLC	Nashville, TN
Renaissance Group, Inc.	Lakeland, TN
Smith Gee Studio, LLC	Nashville, TN
The Architect Workshop, PLLC	Nashville, TN
TMPartners, PLLC	Brentwood, TN
Wier Boerner Allin Architecture, PLLC	Brentwood, TN
Wold Architects Incorporated	Brentwood, TN

DESIGNER EVALUATION SCORE SUMMARY MATRIX THP DISTRICT 3 HEADQUARTERS NASHVILLE - NEW FACILITY DEPARTMENT OF GENERAL SERVICES													
Submitting Designers	Evaluator 1		Evaluator 2		Evaluator 3		Evaluator 4		Evaluator 5		Total	Rank	Ranked Design Firms
	Raw Rank	Rank Score	Raw Rank	Rank Score	Raw Rank	Rank Score	Raw Rank	Rank Score	Raw Rank	Rank Score			
Ancedote, PLLC	N/A	0	5	16	7	14	11	10	8	13	53.00	11	
Community Tectonics Architects	6	15	4	17	5	16	1	20	7	14	82.00	4	
DLR Group	N/A	0	8	13	9	12	7	14	6	15	54.00	9	
GHP	N/A	0	9	12	6	15	10	11	5	16	54.00	9	
Goodwyn Mills Cawood	8	13	6	15	1	20	5	16	9	12	76.00	5	
Gresham Smith	5	16	3	18	3	18	3	18	2	19	89.00	1	Gresham Smith
HMK Architects	N/A	0	10	11	10	11	14	7	13	8	37.00	13	
Kline Swinney Associates	3	18	1	20	2	19	8	13	4	17	87.00	2	Kline Swinney Associates
Renaissance Group	7	14	2	19	4	17	4	17	3	18	85.00	3	Renaissance Group
Smith Gee Studio	4	17	11	10	11	10	6	15	12	9	61.00	7	
The Architect Workshop	1	20	12	9	8	13	12	9	11	10	61.00	7	
TMPartners	2	19	7	14	12	9	9	12	1	20	74.00	6	
Wier Boerner Allin	N/A	0	13	8	14	7	13	8	13	8	31.00	14	
Wold Architects	N/A	0	14	7	13	8	2	19	10	11	45.00	12	



Designer Evaluation Summary

Project: 220 French Landing - Office Space Consolidation (TETRIS) - DCS & LWFD

Agency: Department of General Services

Category: Major

SBC Project No.: 529/014-01-2025

Project Approved By: SBC

Project Approval Date: 06.12.2025

Total Project Budget: \$43,600,000.00

Maximum Allowable Construction Cost (MACC): \$22,220,000.00

Designer Fee: \$1,568,768.00

Project Description: Interior renovation including new finishes; furniture; reconfiguration of space within the current moveable furniture guidelines; associated mechanical, electrical, plumbing, and data upgrades; new building automation system; and all required related work.

RANKING	SCORE	FIRM NAME
1)	94.67	EOA Architects, PLLC – Submittal showcased firm’s vast experience working with State; proposed project team is well qualified and has significant experience on similarly-scoped projects; proposed project approach is detailed and specific to this project.
2)	93.00	Wold Architects Incorporated – Firm has recent and relevant project experience; proposed team has experience on similarly-scoped projects; provided a approach specific to this project.
3)	91.33	HMK Architects, PLLC – Both firm and proposed team are well qualified and have experience on similarly-scoped projects; provided a project approach that was generalized.



Department of
General Services

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
DLR Group, Inc.	Nashville, TN
Dryden Architecture and Design, PLLC	Nashville, TN
EOA Architects, PLLC	Nashville, TN
GHP, Inc.	Nashville, TN
Goodwyn Mills Cawood, LLC	Nashville, TN
Gresham Smith	Nashville, TN
HMK Architects, PLLC	Brentwood, TN
Smith Gee Studio, LLC	Nashville, TN
The Crump Firm	Memphis, TN
Wold Architects Incorporated	Brentwood, TN

Designer Selection Evaluation
Score Summary Matrix

Project: 220 French Landing - Office Space Consolidation (Tetris) - DCS & LWFD											
Agency General Services											
Submitting Firms	Section B (Max = 60)			Section B Subtotal	Section C (Max = 40)			Section C Subtotal	GRAND TOTAL	Ranked firms	
	Evaluator 1	Evaluator 2	Evaluator 3		Evaluator 1	Evaluator 2	Evaluator 3				
DLR Group	48.00	50.00	58.00	52.00	29.00	30.00	38.00	32.33	84.33		
Dryden	40.00	52.00	52.00	48.00	25.00	32.00	30.00	29.00	77.00		
EOA	55.00	58.00	58.00	57.00	37.00	38.00	38.00	37.67	94.67	1	EOA
GHP	42.00	40.00	52.00	44.67	27.00	20.00	32.00	26.33	71.00		
Goodwyn Mills Cawood	49.00	54.00	54.00	52.33	33.00	32.00	35.00	33.33	85.67		
Gresham Smith	57.00	50.00	53.00	53.33	38.00	35.00	35.00	36.00	89.33		
HMK	58.00	52.00	56.00	55.33	38.00	34.00	36.00	36.00	91.33	3	HMK
Smith Gee	54.00	42.00	58.00	51.33	36.00	30.00	38.00	34.67	86.00		
The Crump Firm	47.00	45.00	58.00	50.00	27.00	28.00	37.00	30.67	80.67		
Wold Arch	56.00	55.00	58.00	56.33	37.00	36.00	37.00	36.67	93.00	2	Wold Arch
	Yaras	Royals	Pour								