



Tennessee Technological University

Capital Projects & Planning

220 W. 10th Street, Room 116, Cookeville TN 38505
(931) 372-3524

Designer Recommendations

Project: Agricultural Technology Innovation Center
(SBC 5/12/22)

Category: Disclosed

Total Budget: \$1,000,000.00

MACC: \$ 895,000.00

Designer Fee: \$ 81,544.00

SBC Project No: 364/021-01-2022

Project Scope: Renovate the existing Loafing Barn at Shipley Farm to be used as an Agricultural Technology Innovation Center (ATIC) to enhance agriculture engineering and technology academic programs.

1. Upland Design Group, Inc.

The entire team proposed for this project is the same that completed the previous, similar project in this building; that project was completed on time and within budget. Extensive building renovation projects at TTU listed as project examples. Consistency shown among team members and consultants on the referenced projects. The consultants listed worked with Upland Design Group on the previous project in the same building.

2. GHP, Inc.

One referenced project was a barn renovation adapted for occupancy change/reuse, which is very similar to this project. Well documented approach to the project. Multiple renovation and adaptive reuse project examples cited, including barns. Proposed team well-represented in example projects.

3. Smith Gee Studio

All referenced projects demonstrated renovations to accommodate a change of use, similar to this project. Proposing to work with a new MEP firm for this project; this MEP firm has worked extensively on campus. Example projects presented lots of renovation and adaptive use-type projects, mostly for industrial and manufacturing sites. Did not list consultants who worked on example projects. Only two members of proposed lead firm team are represented in the project examples.

A total of 4 firms submitted Letters of Interest for this project:

Firm Name	Location
GHP, Inc.	Nashville, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN
Smith Gee Studio	Nashville, TN
Upland Design Group, Inc.	Crossville, TN

Designer Recommendations

Date: 05/13/2022
Project: Campus Quadrangle Site Improvements
Category: Minor
TotalProjectBudget: \$1,610,000.00
MACC: \$1,420,000.00
Fee: \$124,193.00
SBC Project No.: 366/009-04-2022
Approval Date: 04/14/2022 SBC

Project Description: Site Improvements in the central campus quadrangle, including sidewalks, lighting, landscaping, grading, drainage, and all related work.

1. Hodgson and Douglas, LLC

The proposed team, HDLA, Barge Cauthern, and I.C. Thomasson have extensive experience on higher education projects and have worked together on projects for over 30 years. Presented projects demonstrate experience on university campuses, including the same project scope that was carried out through schematic design on a TBR project before being canceled. Due to this previous experience and expertise, HDLA is the best evaluated proposer.

2. Ross/Fowler, P.C.

Considerable experience in landscape architecture. Similar projects submitted demonstrate skill and knowledge to take on this project, specifically the University of Tennessee, Chattanooga Quadrangle project and Knoxville Ayres Hall Quadrangle. Strong team with relevant experience. Team has worked together on previous projects including our Library quadrangle.

3. Kimley-Horn and Associates, Inc.

Multiple related projects submitted with university experience. Kimley-Horn's experience with similar projects demonstrates their ability to merge the many aspects of master planning to our goals. Team presented is strong and has worked together previously on similar scope projects.

A total of 6 firms submitted qualifications for this project.

Firm Name	Location
Surface 678, P.A.	Durham, NC
Hodgson and Douglas, LLC	Nashville, TN
S&ME, Inc.	Nashville, TN
Gresham Smith	Nashville, TN
Ross/Fowler, P.C.	Knoxville, TN
Kimley-Horn and Associates, Inc.	Raleigh, NC



William T. Waits

Assistant VP - Campus Planning

Designer Evaluation Summary

Project:	New Middle Tennessee Regional Office Facility
Agency:	DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES
Category:	Major
SBC Project No.:	346/003-01-2022
Project Approved By:	SBC
Project Approval Date:	04.14.2022
Total Project Budget:	\$72,590,000.00
Maximum Allowable Construction Cost (MACC):	\$47,456,850.00
Designer Fee:	\$2,546,000.00
Project Description:	Construct a new facility that includes office, clinic, warehouse, and maintenance space; and all required related work.

RANKING	SCORE	FIRM NAME
1)	98.33	EOA Architects, PLLC – Firm has substantial experience on a wide variety of projects similar to this project; proposed team is well qualified and has related experience; proposed approach is well planned and thorough.
2)	90.67	Kline Swinney Associates – Both firm and proposed project team are very highly experienced; proposed approach was specific and included interfacing with CM/GC.
3)	80.33	Derthick, Henley & Wilkerson, Architects, PLLC - Firm is highly experienced; proposed project approach was a bit generic.

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
Derthick, Henley & Wilkerson, Architects, PLLC	Chattanooga, TN
EOA Architects, PLLC	Nashville, TN
Kline Swinney Associates	Nashville, TN

**Designer Selection Evaluation
Score Summary Matrix**

Project: New Middle Tennessee Regional Office Facility Agency: Intellectual & Developmental Disabilities											
Submitting Firms	Section B (Max = 40)			Section B Subtotal	Section C (Max = 60)			Section C Subtotal	GRAND TOTAL	Ranked firms	
	Evaluator 1	Evaluator 2	Evaluator 3		Evaluator 1	Evaluator 2	Evaluator 3				
Derthick, Henley & Wilkerson	28.00	35.00	37.00	33.33	46.00	54.00	41.00	47.00	80.33	3	Derthick, Henley &
EOA	40.00	40.00	39.00	39.67	60.00	60.00	56.00	58.67	98.33	1	EOA
Kline Swinney	35.00	36.00	38.00	36.33	52.00	58.00	53.00	54.33	90.67	2	Kline Swinney

Designer Evaluation Summary

Project:	New East Tennessee Regional Office Facility
Agency:	DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES
Category:	Major
SBC Project No.:	346/007-01-2022
Project Approved By:	SBC
Project Approval Date:	04.14.2022
Total Project Budget:	\$53,740,000.00
Maximum Allowable Construction Cost (MACC):	\$35,206,500.00
Designer Fee:	\$1,927,000.00
Project Description:	Construct a new facility that includes office, clinic, warehouse, and maintenance space; selective demolition of existing structures to accommodate the new facility; and all required related work.

RANKING	SCORE	FIRM NAME
1)	92.33	Thompson & Litton, Inc. – Firm is located within close proximity to project site and can provide all services in-house; proposed project team is very highly qualified; approach to various project elements is very well planned.
2)	87.33	Design Innovations Architects, Inc. – Firm is very well experienced; project team appears to have adequate related experience; proposed project approach was very thorough and complete.
3)	80.67	Derthick, Henley & Wilkerson, Architects, PLLC – Submittal showcased firm's experience on similarly scoped projects; proposed project approach appeared to be a bit generic.

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
Derthick, Henley & Wilkerson, Architects, PLLC	Chattanooga, TN
Design Innovations Architects, Inc.	Knoxville, TN
Thompson & Litton, Inc.	Johnson City, TN

**Designer Selection Evaluation
Score Summary Matrix**

Project: New East Tennessee Regional Office Facility Agency: Intellectual & Developmental Disabilities											
Submitting Firms	Section B (Max = 40)			Section B Subtotal	Section C (Max = 60)			Section C Subtotal	GRAND TOTAL	Ranked firms	
	Evaluator 1	Evaluator 2	Evaluator 3		Evaluator 1	Evaluator 2	Evaluator 3			Rank	Firm Name
Derthick, Henley & Wilkerson	28.00	35.00	37.00	33.33	45.00	56.00	41.00	47.33	80.67	3	Derthick, Henley & Wilkerson
Design Innovation	34.00	37.00	38.00	36.33	52.00	56.00	45.00	51.00	87.33	2	Design Innovation
Thomson & Litton	40.00	40.00	33.00	37.67	60.00	59.00	45.00	54.67	92.33	1	Thomson & Litton

Designer Evaluation Summary

Project:	New West Tennessee Regional Office Facility
Agency:	DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES
Category:	Major
SBC Project No.:	346/017-01-2022
Project Approved By:	SBC
Project Approval Date:	04.14.2022
Total Project Budget:	\$54,270,000.00
Maximum Allowable Construction Cost (MACC):	\$35,580,300.00
Designer Fee:	\$1,946,000.00
Project Description:	Construct a new facility that includes office, clinic, warehouse, and maintenance space; and all required related work.

RANKING	SCORE	FIRM NAME
1)	100.00	A2H, Inc. - Proposed project team is entirely in-house; firm has experience working with Agency; proposed project approach shows a clear understanding of project.
2)	90.00	Allen & Hoshall, Inc. - Submittal showcased firm's experience with similar projects; proposed team is all in-house; proposed approach is specific to this project.
3)	84.00	ANF Architects, Inc. - Firm has experience working on similarly scoped projects; proposed project team is well qualified.

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
A2H, Inc.	Lakeland, TN
Allen & Hoshall, Inc.	Memphis, TN
ANF Architects, Inc.	Memphis, TN
Archimania, P.C.	Memphis, TN
LRK, Inc.	Memphis, TN
Renaissance Group, Inc.	Lakeland, TN
Urban Arch Associates, P.C.	Memphis, TN

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

**Designer Selection Evaluation
Score Summary Matrix**

Project: New West Tennessee Regional Office Facility Agency: Intellectual & Developmental Disabilities											
Submitting Firms	Section B (Max = 40)			Section B Subtotal	Section C (Max = 60)			Section C Subtotal	GRAND TOTAL	Ranked firms	
	Evaluator 1	Evaluator 2	Evaluator 3		Evaluator 1	Evaluator 2	Evaluator 3			1	
A2H, Inc	40.00	40.00	40.00	40.00	60.00	60.00	60.00	60.00	100.00	1	A2H, Inc
Allen & Hoshall	35.00	35.00	35.00	35.00	55.00	53.00	57.00	55.00	90.00	2	Allen & Hoshall
ANF	25.00	33.00	36.00	31.33	50.00	50.00	58.00	52.67	84.00	3	ANF
Archimania	15.00	31.00	33.00	26.33	15.00	48.00	55.00	39.33	65.67		
LRK	20.00	33.00	33.00	28.67	20.00	50.00	54.00	41.33	70.00		
Renaissance Group	20.00	26.00	32.00	26.00	30.00	44.00	54.00	42.67	68.67		
UrbanArch	25.00	28.00	32.00	28.33	45.00	46.00	53.00	48.00	76.33		

Designer Evaluation Summary

Project:	Legislative Plaza Renovations
Agency:	DEPARTMENT OF GENERAL SERVICES
Category:	Major
SBC Project No.:	529/045-01-2022
Project Approved By:	SBC
Project Approval Date:	05/12/2022
Total Project Budget:	\$189,000,000.00
Maximum Allowable Construction Cost (MACC):	\$112,970,000.00
Designer Fee:	\$7,159,878.00
Project Description:	Renovations to Legislative Plaza office space, entrances, building systems, conference center, State War Museum, and Capitol Visitor Center; repairs to the Motlow Tunnel and parking garage; renovations to War Memorial Plaza; and all required related work.

RANKING	SCORE	FIRM NAME
1)	94.00	EOA Architects, PLLC – Submittal showcased that both firm and its consultant have good experience working on similarly scoped projects for the State; proposed project team is very well qualified and has extensive related experience; proposed approach is very specific to project.
2)	89.20	Kline Swinney Associates – Both firm and its consultants are well qualified and have some related experience; submittal included a well-thought-out team project approach.
3)	84.40	HFR, Inc. – Firm has good related project experience, including within historic buildings; proposed approach is good and includes previous lessons learned.

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
EOA Architects, PLLC	Nashville, TN
HFR, Inc.	Brentwood, TN
Kline Swinney Associates	Nashville, TN

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

**Designer Selection Evaluation
Score Summary Matrix**

Project: Legislative Plaza Renovations															
Agency: General Services															
Submitting Firms	Section B (Max = 40)					Section B Subtotal	Section C (Max = 60)					Section C Subtotal	GRAND TOTAL	Ranked firms	
	Evaluator 1	Evaluator 2	Evaluator 3	Evaluator 4	Evaluator 5		Evaluator 1	Evaluator 2	Evaluator 3	Evaluator 4	Evaluator 5			1	
EOA Architects, PLLC	39.00	33.00	38.00	40.00	38.00	37.60	59.00	52.00	56.00	60.00	55.00	56.40	94.00	1	EOA Architects,
HFR, Inc.	35.00	21.00	34.00	38.00	34.00	32.40	57.00	37.00	54.00	58.00	54.00	52.00	84.40	3	HFR, Inc.
Kline Swinney Associates	38.00	32.00	26.00	39.00	36.00	34.20	58.00	56.00	50.00	59.00	52.00	55.00	89.20	2	Kline Swinney
	KS	PH	KP	MP			KS	PH	KP	MP					

Designer Evaluation Summary

Project: TN Tower Office Space Consolidation - TDOT

Agency: DEPARTMENT OF GENERAL SERVICES

Category: Standard

SBC Project No.: 529/079-02-2022

Project Approved By: SBC

Project Approval Date: 05.12.2022

Total Project Budget: \$12,010,000.00

Maximum Allowable Construction Cost (MACC): \$5,500,000.00

Designer Fee: \$417,515.00

Project Description: Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

RANKING	FIRM NAME
1)	BHDG Architects, Inc. – Both firm and proposed project team are well qualified; proposed project approach is specific to project and showcases current experience on similarly scoped projects.
2)	HMK Architects, PLLC – Submittal showcased that firm has good experience working with State on similarly scoped projects; proposed approach is very specific to project.
3)	HFR, Inc. – Firm has good experience working on similarly scoped projects; proposed project team is all local to Tennessee.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
BHDG Architects, Inc.	Nashville, TN
HFR, Inc.	Brentwood, TN
HMK Architects, PLLC	Brentwood, TN
Kline Swinney Associates	Kline Swinney Associates