



THE UNIVERSITY of TENNESSEE

KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLAHOMA

Office of Capital Projects

**Designer Recommendation**

Date: November 13, 2020

Project: Innovation and Advanced Manufacturing Application Center (I-AMAC)  
UT Chattanooga  
SBC 540/005-06-2020

Category: Minor

Total Budget: \$925,000

MACC: \$630,000

Designer Fee: \$ 52,169

Project Approved: November 12, 2020

This project will construct a new high-bay steel-framed building to be used as an open lab space filled with equipment that manufacturers, destroys, and tests. This building will connect to the existing Fuel Cell Building and will include interior finish upgrades to that building. The project also includes large load utility connections.

1. Tinker Ma, Inc.

Tinker Ma's project experience highlights work performed for other industrial manufacturing spaces for both education and private company needs. They have also included work previously performed on the UT Chattanooga campus which touched upon some aspects of this project. Their staff includes experienced designers and consultants who have worked with the campus previously and include: AEED, Inc. (Mechanical, Electrical, Plumbing, and Fire Protection), BACE Structural (Structural), and ASA, Inc. (Civil). They are located in Chattanooga.

2. Derthick, Henley & Wilkerson, Architects, PLLC

Derthick, Henley, & Wilkerson's (DHW) project experience includes work of similar structure and scope. This work centered around some learning environments and industrial uses. The staff proposed are knowledgeable and have worked with the UT Chattanooga campus previously. Consultants include March Adams & Associates (Electrical, Mechanical, Plumbing, Fire Protection, & Civil), Ross/Fowler (Landscape), and Bennett & Pless (Structural). They are located in Chattanooga.

3. Workshop Architecture, LLC

Workshop Architecture cites work for other steel framed structures of similar size and budget. Work does include involvement in industrial needs. Project staff are experienced and have worked with the campus previously. Consultants include Bennett & Pless (Structural) and AEED Engineering (Mechanical, Electrical, Plumbing, & Fire Protection). They are located in Chattanooga.

**A total of 3 firms were solicited for this project with 3 submitting qualifications.**



**Designer Recommendations**

Project: STCC Central Plant Updates  
 Category: Minor  
 Total Budget: \$1,500,000  
 MACC: \$1,320,000  
 Designer Fee: \$116,183  
 SBC Project No: 166/033-01-2020  
 SBC/OSA Approval: 08/13/2020

Make updates to building systems at multiple campus locations including a back-up boiler, new chiller system, and replacement of pneumatic-controlled VAV units on the Union Campus. The Allied Health Building will be disconnected from the central plant due to failing and inaccessible chilled water piping. Also replace valves and re-insulate HVAC lines on the Macon Cove campus.

**1. OGCB, Inc.**

The listed projects were similar in size and complexity, with significant higher ed experience, including two similar projects at STCC. The proposed staff worked on all the sample projects together and is well qualified for this project. Proposed consultants include Architectural and Civil/Structural engineering, both of which were involved on the sample projects.

**2. HNA Engineering, pllc**

The listed projects were consistent in scale and scope; and showed similar experience with higher ed facilities, including projects at STCC. The staff is well qualified and worked together on the example projects. Consultants include Architectural and Civil/Structural.

**3. Allen & Hoshall, Inc.**

The listed projects were similar in scope, but larger in scale. Sample work included educational experience. The staff is well qualified and was involved in the example projects. A large staff is proposed, with experience on the sample projects listed. No consultants were proposed, as all services are in-house.

**A total of 10 firms submitted Letters of Interest for this project:**

Firm Name	Location
A2H, Inc.	Lakeland
Allen & Hoshall, Inc.	Memphis
Building Systems Group Engineering, LLC	Millington
Edmonds Engineering, Inc.	Nashville
Haltom Engineering, LLC	Memphis
HNA Engineering, pllc	Arlington
I.C. Thomasson Associates, Inc.	Nashville
OGCB, Inc.	Memphis
Pickering Firm, Inc.	Memphis
Rubicon Engineering Services LLC	Mt. Juliet



11/13/20  
 Campus Planning + Design  
 309 Ray Herzog Building  
 Memphis, TN 38152

## Designer Recommendations

Project:	Middle School Renovation
Category:	Minor
Total Budget:	\$3,100,000
MACC:	\$2,325,000
Designer Fee:	\$194,997
SBC Project No:	367/007-07-2020
Project Approval:	SBC 11/12/2020
Project Description:	Renovate existing facility to provide a middle school for 300 students. Complete fire protection, finish replacements, reconfigurations, lighting, etc.

### 1. Fisher and Arnold, Inc.

Excellent range of similar experience projects includes UM Campus School Expansion, UM Child Development Center Renovations, Shelby Co. Schools Alcy Elementary, Shelby County Schools Parkway Village Elementary, and Shelby Co. Criminal Justice Center. Very responsive local firm that specializes in classroom facilities, with excellent knowledge of campus and State standards based on previous experience with past projects at UM. Experienced senior staff, consultants listed are Haltom Engineering for mechanical, and Canup Engineering for electrical.

### 2. Allen & Hoshall, Inc.

Great similar experience projects presented including UM Multiple Buildings Interior Repairs, Lone Oaks Farm Sale Barn Life Safety Improvements, UTHSC Gen. Ed. Building Renovation, Desoto County Schools Countywide Building Program, and Olive Branch Intermediate School Renovation Phase 1 & 2. Experienced staff with engineers, architects, and all consultants are in-house. Great knowledge of State and UM requirements.

**3. Urban ARCH Associates, P.C.**

Good Similar experience projects submitted including Memphis Hotel Napoleon, Southaven Senior Activity Center, UM Wilder 12<sup>th</sup> Flr Student Recruitment Center, Desoto County Schools Various K-12 Projects, and UM Fogelman Executive Center Generator Replacement. Talented staff with good experience. Consultants listed are HNA Engineering for MPE and FP.

**UM solicited directly to three local firms with a request for LOI's, a total of 3 firms submitted Letters of Interest for this project:**

1. Fisher and Arnold, Inc. – Memphis TN
2. Allen & Hoshall, Inc. – Memphis TN
3. Urban ARCH Associates, P.C. – Memphis TN

### Designer Evaluation Summary

Project:	Ducktown Basin Museum Building and Site Restoration
Agency:	TENNESSEE HISTORICAL COMMISSION
Category:	Standard
SBC Project No.:	160/009-01-2020
Project Approved By:	SBC
Project Approval Date:	11.12.2020
Total Project Budget:	\$5,200,000
Maximum Allowable Construction Cost (MACC):	\$4,647,500.00
Designer Fee:	\$324,117.00
Project Description:	Restoration and repairs to buildings, infrastructure, site features, and all required related work.

RANKING	FIRM NAME
1)	<b>Centric Architecture, Inc.</b> – Firm has good recent and relevant project experience, including many projects with the state; proposed project team is very well qualified and has related experience; project approach shows a clear understanding of project expectations.
2)	<b>Hefferlin + Kronenberg Architects, PLLC</b> – Submittal showcased firm’s experience on similar projects, including work at this project location; proposed team is well qualified; proposed approach shows a good understanding of project scope.
3)	<b>Sparkman &amp; Associates Architects, Inc</b> - Firm has good experience working on historic structures with state; project team is well qualified and has experience working with state; project approach shows a clear means to deliver a successful project.



Designers submitting a Letter of Interest:

<b>FIRM NAME</b>	<b>LOCATION</b>
<b>Centric Architecture, Inc.</b>	Nashville, Tennessee
<b>EOA Architects, PLLC</b>	Nashville, Tennessee
<b>Farmer Morgan, LLC</b>	Pikeville, Tennessee
<b>Fisher &amp; Arnold, Inc.</b>	Memphis, Tennessee
<b>Franklin Associates, Architects, Inc.</b>	Chattanooga, Tennessee
<b>Hefferlin + Kronenberg Architects, PLLC</b>	Chattanooga, Tennessee
<b>Sanders Pace Architecture, LLC</b>	Knoxville, Tennessee
<b>Sparkman &amp; Associates Architects, Inc.</b>	Knoxville, Tennessee
<b>Tinker Ma, Inc.</b>	Chattanooga, Tennessee

### Designer Evaluation Summary

Project:	Chester Inn HVAC and Building Repairs
Agency:	TENNESSEE HISTORICAL COMMISSION
Category:	Standard
SBC Project No.:	160/021-01-2020
Project Approved By:	SBC
Project Approval Date:	10.08.2020
Total Project Budget:	\$710,000.00
Maximum Allowable Construction Cost (MACC):	\$579,150.00
Designer Fee:	\$49,087.00
Project Description:	Replace existing mechanical system equipment, exterior repairs, and all required related work.

RANKING	FIRM NAME
1)	<b>Edmonds Engineering, Inc.</b> – Submittal showcased firm’s experience working on similar scoped projects within historical structures; proposed project team is very well qualified and has experience working in historic structures; project approach is clear and concise.
2)	<b>BLS Thompson &amp; Litton, Inc.</b> – Firm has some experience working on similar scoped projects at historical structures; project team is qualified; proposed approach shows a clear understanding of processes and procedures.
3)	<b>Sparkman &amp; Associates Architects, Inc.</b> – Firm has very good experience working on historic structures; proposed approach shows a clear understanding of project expectations.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
<b>BLS Thompson &amp; Litton, Inc.</b>	Johnson City, Tennessee
<b>Edmonds Engineering, Inc.</b>	Nashville, Tennessee
<b>Sanders Pace Architecture, LLC</b>	Knoxville, Tennessee
<b>Sparkman &amp; Associates Architects, Inc.</b>	Knoxville, Tennessee
<b>Tinker Ma, Inc.</b>	Chattanooga, Tennessee

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

### Designer Evaluation Summary

Project:	Hotel Halbrook HVAC and Building Repairs
Agency:	TENNESSEE HISTORICAL COMMISSION
Category:	Standard
SBC Project No.:	160/023-01-2020
Project Approved By:	SBC
Project Approval Date:	11.12.2020
Total Project Budget:	\$550,000.00
Maximum Allowable Construction Cost (MACC):	\$443,300.00
Designer Fee:	\$38,464.00
Project Description:	Replacement of three HVAC units, repairs to brick masonry, and all required related work.

RANKING	FIRM NAME
1)	<b>Edmonds Engineering, Inc.</b> -Submittal showcased firm's experience on similar scoped projects at historical locations; project team is well qualified and has related experience at historical locations; proposed approach shows a clear and concise understanding of project.
2)	<b>Smith Seckman Reid, Inc.</b> – Firm has good experience on similar scoped projects; proposed project team is well qualified; project approach was detailed and thorough.
3)	<b>Tinker Ma, Inc.</b> – Firm has good experience working on historic projects; project team is very well qualified; project approach is good.

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
<b>Edmonds Engineering, Inc.</b>	Nashville, Tennessee
<b>Smith Seckman Reid, Inc.</b>	Nashville, Tennessee
<b>Tinker Ma, Inc.</b>	Chattanooga, Tennessee
<b>TLM &amp; Associates, Inc.</b>	Jackson, Tennessee



### Designer Evaluation Summary

Project:	Middle TN MHI Mechanical Equipment Replacement
Agency:	DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES
Category:	Standard
SBC Project No.:	344/001-01-2020
Project Approved By:	SBC
Project Approval Date:	11.12.2020
Total Project Budget:	\$4,350,000.00
Maximum Allowable Construction Cost (MACC):	\$3,861,000.00
Designer Fee:	\$274,280.00
Project Description:	Replacement of mechanical equipment, expansion of the building control system at the main hospital and forensic buildings, and all required related work.

RANKING	FIRM NAME
1)	<b>Edmonds Engineering, Inc.</b> – Firm has good experience working on similar scoped projects and working at facility; proposed team is well qualified; proposed approach was clear and concise.
1)	<b>Henderson Engineers, Inc.</b> – Firm and project team have good experience, including work at this facility; proposed project approach was thorough, detailed and specific to this project.
3)	<b>I.C. Thomasson Associates, Inc.</b> – Firm has good experience on similar scoped projects; proposed team is well qualified; proposed approach was detailed and thorough.
3)	<b>Smith Seckman Reid, Inc.</b> – Submittal showcased good experience on similar scoped projects; project team is well qualified; project approach was detailed.



Designers submitting a Letter of Interest:

<b>FIRM NAME</b>	<b>LOCATION</b>
<b>Edmonds Engineering, Inc.</b>	Nashville, Tennessee
<b>Gresham Smith</b>	Nashville, Tennessee
<b>Henderson Engineers, Inc.</b>	Franklin, Tennessee
<b>I.C. Thomasson Associates, Inc.</b>	Nashville, Tennessee
<b>Oliver Little Gipson Engineering, Inc.</b>	Tullahoma, Tennessee
<b>Smith Seckman Reid, Inc.</b>	Nashville, Tennessee

### Designer Evaluation Summary

Project:	VTS Smyrna Bldg 415 Facility Update
Agency:	DEPARTMENT OF MILITARY
Category:	Minor – Direct Solicitation
SBC Project No.:	361/079-08-2020
Project Approved By:	SBC
Project Approval Date:	11.12.2020
Total Project Budget:	\$730,000.00
Maximum Allowable Construction Cost (MACC):	\$660,000.00
Designer Fee:	\$61,837.00
Project Description:	Repairs to interior walls and replacement of floors, ceilings, and mechanical exhaust systems in Military Lodging facility and all required related work.

RANKING	FIRM NAME
1)	<b>Design House 1411, LLC</b> - Firm's submittal showcased very good experience working for agency and at facility; project team is very well qualified; project approach was detailed and shows familiarity with agency projects.
1)	<b>HFR, Inc.</b> - Submittal showcased that firm has good experience working on similar scoped projects; proposed team is very well qualified; proposed approach is detailed.
3)	<b>Johnson + Associates Architects, Inc.</b> - Firm has good recent and relevant project experience; project team is qualified; project approach was detailed.

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

FIRM NAME	LOCATION
<b>Design House 1411, LLC</b>	Nashville, Tennessee
<b>HFR, Inc.</b>	Nashville, Tennessee
<b>Johnson + Associates Architects, Inc.</b>	Cottontown, Tennessee
<b>Kaatz, Binkley, Jones and Morris Architects, Inc.</b>	Mount Juliet, Tennessee
<b>The Orcutt/Winslow Limited Liability Limited Partnership</b>	Nashville, Tennessee

**Designer Evaluation Summary**

Project: Ft. Campbell UTES Re-Roof and Facility Update  
 Agency: DEPARTMENT OF MILITARY  
 Category: Minor – Direct Solicitation  
 SBC Project No.: 368/014-01-2020  
 Project Approved By: SBC  
 Project Approval Date: 11.12.2020  
 Total Project Budget: \$905,000.00  
 Maximum Allowable Construction Cost (MACC): \$825,000.00  
 Designer Fee: \$75,725.00  
 Project Description: Replace roof system, doors, and windows; perform repairs to masonry, exterior and interior facility updates; site grading and drainage improvements; and all required related work.

RANKING	FIRM NAME
1)	<b>LCMA, LLC D/B/A Lyle Cook Martin Architects</b> – Firm has good experience working on similar scoped projects and with agency; project team is qualified and has good experience working at facility; propose approach is detailed and exhibits familiarity with project location; firm is located within close proximity to project.
2)	<b>HFR, Inc.</b> - Submittal showcased firm’s experience on similar scoped project, including some with agency; proposed project team is well qualified; proposed approach was detailed.
3)	<b>Kaatz, Binkley, Jones and Morris Architects, Inc.</b> – Firm has experience working on similar scoped projects; project team is well qualified; proposed approach was brief.

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

FIRM NAME	LOCATION
<b>HFR, Inc.</b>	Brentwood, Tennessee
<b>Johnson + Associates Architects, Inc.</b>	Cottontown, Tennessee
<b>Kaatz, Binkley, Jones and Morris Architects, Inc.</b>	Mount Juliet, Tennessee
<b>LCMA, LLC D/B/A Lyle Cook Martin Architects</b>	Clarksville, Tennessee
<b>The Orcutt/Winslow Limited Liability Limited Partnership</b>	Nashville, Tennessee