



THE UNIVERSITY of TENNESSEE

KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOOMA • PULASKI

DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: Lone Oaks 4-H Center STEM Bldg
 UT Institute of Agriculture
 SBC 540/001-12-2022

Category: Minor
 Total Budget: \$2,500,000
 MACC: \$2,074,000
 Designer Fee: \$140,493

Project Approved: November 10, 2022

Construction of additional buildings near the STEM center complex along with gardens and site infrastructure. Project includes all related work.

1. Haizlip Studio, PLLC

Haizlip has experience with facilities that encourage education in outdoor sanctuaries and STEM museums. They have good experience with the University. Their team is knowledgeable, experienced, and have worked together previously. Haizlip's consultants include EIDorado Incorporated (Architectural), Burr & Cole Consulting Engineers, Inc. (Civil & Structural), Ritchie Smith Associates, Inc. (Landscape) and OGCB, Inc. (Electrical, Plumbing, Fire Protection and Mechanical). Haizlip Studio is located in Memphis, TN.

2. TLM Associates, Inc.

TLM's project experience includes additions and renovations for educational facilities in STEM and general education. They are currently working on other projects at the Lone Oaks 4-H Center. Their personnel are qualified with experience shown in the projects cited. Their consultants are Barham/Cain/Mynatt, Inc. (Mechanical), DePouw Engineering, LLC (Electrical), and Ritchie Smith Associates, Inc. (Landscape). TLM Associates, Inc. is located in Jackson, TN.

3. ANF Architects, Inc.

ANF's project experience is comparable to what would be needed for this project. Their work covers rural educational facilities for private education centers and municipal community use. Firm personnel are qualified with years of experience. Their proposed team can cover all aspects of this project. Consultants include Chad Stewart and Associates, Inc. (Structural), Burr & Cole Consulting Engineers, Inc. (Civil), Haltom Engineering, LLC (Mechanical), Canup Engineering, Inc. (Electrical), and Kersey/Wike Associates, Inc. (Landscape). ANF Architects is located in Memphis, TN.

A total of 8 firms submitted qualifications for this project. The other proposers are as follows:

Firm Name	Location
Allen & Hoshall, Inc.	Memphis, TN
Fisher and Arnold, Inc.	Memphis, TN
Pickering Firm, Inc.	Memphis, TN
Renaissance Group, Inc.	Lakeland, TN
Ross Witt, PLLC	Bartlett, TN



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: 540 McCallie Renovation
 UT Chattanooga
 SBC 540/005-06-2022
 Category: Major
 Total Budget: \$40,000,000
 MACC: \$32,390,000
 Designer Fee: \$2,227,942

Project Approved: November 10, 2022

Renovation of the interior and exterior of the seven-story plus basement-level building.

1. Derthick, Henley & Wilkerson, Architects, PLLC

Derthick, Henley & Wilkerson, Architects, PLLC (DHW) has highlighted projects covering extensive renovation and repair work in existing buildings which are of comparable age to this project. They have been strong partners with the University for a number of years working on various projects all over campus. Consultants include March Adams & Associates, Inc. (Structural), Compass Commissioning & Design, LLC (Mechanical & Plumbing), West, Welch, Reed Engineers, Inc. (Electrical & Fire Protection), Croy Engineering, LLC (Civil), Palacio (Cost Estimating), VDA (Elevator Consultant) and Williamson & Associates, Inc. (Exterior Envelope). DHW is located in Chattanooga, TN.

2. Franklin Associates, Architects, Inc.

Franklin Associates experience shows their ability to update various building types and uses to new needs and uses. Projects listed showcased this work along with new buildings for educational use. They have a good working relationship with the University and are knowledgeable in their disciplines of work. Consultants include BACE Structural (Structural), March Adams & Associates, Inc. (Civil), CMTA, Inc. (Mechanical, Plumbing, Electrical, Fire Protection), S&ME, Inc. (Asbestos Testing), and Roof Design & Consulting Services, Inc. (Exterior Envelope). Franklin Associates is located in Chattanooga, TN.

3. Tinker Ma, LLC

Tinker Ma has highlighted projects covering other work on the UT Chattanooga campus as well as other renovation in historic buildings. This work would be similar to the needs of this project. They have been good partners to the University on various projects all over campus. Consultants include BACE Structural (Structural), CMTA, Inc. (Mechanical & Electrical), Croy Engineering, LLC (Civil & Landscape), SIDE Partnership, LLC (Cost Estimating), L+ARC Lighting Design, LLC (Lighting Design) and Professional Environmental Consulting, Inc. (Hazardous Material Testing). Tinker Ma is located in Chattanooga, TN.

A total of 5 firms submitted proposals for this project. The other proposer is as follows:

Firm Name	Location
Allen & Hoshall, Inc.	Chattanooga, TN
MBI Companies, Inc.	Chattanooga, TN

540 McCallie Renovation

SBC No. 540/005-XX-2022

UT Chattanooga

	Firm Name	B.1	B.2	B.3	B.4	B.5	Section B Total	C.1	C.2	C.3	Section C Total	Grand Total	Ranking	Comments
	Maximum Points	10	25	20	10	5	70	15	10	5	30	100		
1	Allen & Hoshall, Inc.	5	15	12	6	2	40	9	6	4	19	59	5	
2	Derthick Henley & Wilkerson Architects, pllc	10	25	20	8	5	68	14	10	5	29	97	1	
3	Franklin Associates, Architects, Inc.	8	20	16	7	5	56	12	8	5	25	81	2	
4	MBI Companies, Inc.	6	15	13	5	2	41	11	7	5	23	64	4	
5	Tinker Ma, LLC	7	20	14	6	5	52	11	6	4	21	73	3	



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: Classroom Upgrades (22/23)
UT Knoxville
SBC 540/009-41-2022

Category: Standard

Total Budget: \$5,000,000 seeking initial approval of \$1,510,000

MACC: \$1,650,000 seeking initial approval of \$614,000

Designer Fee: \$142,452 seeking initial approval of \$57,916

Project Approved: November 10, 2022

Upgrades for classroom technology, finishes, furnishings, building systems, safety improvements, and includes all related work to complete the project.

1. The Architecture Collaborative, LLC

The Architecture Collaborative has highlighted experience which covers projects for higher education that would be similar in size and scope to the needs of this project. Their team is experienced and will cover all aspects of this project. Their consultant is Facility Systems Consultants, LLC (Electrical & Mechanical). The Architecture Collaborative, LLC is located in Knoxville, TN.

2. Randolph Architecture, LLC

Randolph's experience includes various projects related to minor renovation work for higher education institutions and private clientele. Project team is complete, and they are experienced and knowledgeable. Their consultants are Vreeland Engineers, Inc. (Electrical) and Kelso-Regen Associates, Inc. (Mechanical). Randolph Architecture is located in Knoxville, TN.

A total of 2 firms submitted qualifications for this project.



Designer Recommendations

Project: East Tennessee Housing Renovations
 Category: Major
 Total Budget: \$25,000,000
 MACC: \$20,295,000
 Designer Fee: \$1,616,683
 SBC Project No: 166/005-01-2022
 SBC/OSA Approval: 05/12/2022

Renovate Lucille Clement, Stone, Buc Ridge, West, and Nell Dossett Halls. Work to include building system replacements as well as selected space reconfiguration and new finishes. Replacement of the furnishings will also be part of the project.

1. Thompson & Litton, Inc.

Thompson & Litton, Inc. was unanimously selected as ETSU’s number one recommendation for the new Housing Renovation Project. Thompson & Litton, Inc. with their consultant, Moody Nolan, provided an impressive portfolio of projects similar in scope to this Housing Renovation project. The Thompson & Litton team will provide extensive local and national expertise throughout the design process. Thompson & Litton, Inc. along with the consultants are familiar with ETSU and the State of Tennessee processes. The fact that Thompson & Litton, Inc. is located within a couple of miles of campus is viewed as an advantage for project development and construction administration.

2. CainRashWest Architects, Inc., P.C.

CainRashWest with national consultant LS3P offer a strong partnership to provide design services for the new Housing Renovation project. LS3P has extensive experience in higher education design and provided project examples and presentation material that were very relevant to the Housing Renovation project. CainRashWest is a nearby firm located in Kingsport with a great deal of K-12 education experience. This firm has limited experience with the State of Tennessee processes.

A total of 3 firms submitted Qualification Statements for this project:

Firm Name	Location
CainRashWest Architects, Inc., P.C.	Kingsport
MBI Companies, Inc.	Knoxville
Thompson and Litton, Inc.	Johnson City

Tennessee Board of Regents
Housing Renovation SBC 166/005-01-2022
Overall Evaluation & Ranking

Qualifications & Experience

Design Firm	Evaluator				Median	<u>Rank</u>
	1	2	3	4		
CainRashWest	94.50	72.00	65.00	82.00	77.00	2
MBI	90.50	60.00	61.00	73.00	67.00	3
Thompson and Litton	98.50	85.00	77.00	90.00	87.50	1

Median	94.5	72.0	65.0	82.0	77.0
Average	94.5	72.3	67.7	81.7	77.2
High	98.5	85.0	77.0	90.0	87.5
Low	90.5	60.0	61.0	73.0	67.0
Difference	8.0	25.0	16.0	17.0	20.5



Designer Recommendations

Project: Advanced Construction and Manufacturing Engineering Building
SBC Approval November 10, 2022

Category: Capital Outlay

Total Budget: \$62,400,000.00

MACC: \$52,844,175.00

Designer Fee: \$ 2,813,860.00

SBC Project No: 364/011-05-2022

Project Scope: Construct an advanced construction and manufacturing engineering facility. The project scope includes the demolition of Lewis Hall and the Foundry, rerouting existing utilities, and returning the site to green space.

1. Upland Design Group, Inc.

Strong team relationships and past performance cited as firm credentials. Extensive experience of this team for master planning for both campus and the College of Engineering give a unique perspective from which to design this facility. Team presented 5 project examples for both teamed architects and the lab planning consultants. Team roles are clearly defined for each individual with detailed responsibility identified. Team has extensive programming experience on the TTU campus to develop and provide a quality program. Responsibilities clearly defined and process for developing the project is described specifically.

2. The Orcutt|Winslow Limited Liability Limited Partnership

Team proposed includes a design architect and specialty lab planners. Lead firm's project examples include one engineering-related building and other higher-ed projects. Proposed team includes basic lead-firm team as well as a well-rounded specialty team with 2 lab planners, and design firm team. Clear how the team will approach the process and manage the project.

3. HFR, Inc.

Lead firm's project examples include 1 higher ed engineering building, but it is currently in DDP. Design consultant's project examples are strong and include 3 engineering-focused buildings. Others include an architecture studio addition and a biomedical engineering facility. Project team proposed is extensive and includes an acoustical consultant, which will be beneficial.

A total of 6 firms submitted an RFQ for this project.

Firm Name	Location	Rank
Gilbert, McLaughlin, Casella Architects, PLC	Nashville, TN	5
Goodwyn, Mills, Cawood, LLC	Nashville, TN	6
The Orcutt Winslow LLLP	Nashville, TN	2
Tuck-Hinton Architects PLC	Nashville, TN	4
Upland Design Group/Bauer Askew	Crossville, TN	1
HRF, Inc.	Brentwood, TN	3

Tennessee Technological University
Advanced Construction and Manufacturing Engineering Building

RFQ Score Sheet
 Overall Evaluations & Ranking

	Qualifications & Experience										Technical								Q&E+T	
	Evaluator					Median	High	Low	Delta	Evaluator					Median	High	Low	Delta	TOTAL	RANK
	1	2	3	4	5					1	2	3	4	5						
Gilbert, McLaughlin, Casella	24.0	38.00	40.00	43.00	46.50	40.00	46.50	24.00	22.50	23.00	26.00	23.00	26.00	36.00	26.00	36.00	23.00	13.00	66.00	5
Goodwyn, Mills, Cawood	22.0	36.00	28.00	32.00	49.00	32.00	49.00	22.00	27.00	22.00	22.00	9.00	29.00	34.00	22.00	34.00	9.00	25.00	54.00	6
Orcutt Winslow	32.5	41.00	44.00	34.00	45.50	41.00	45.50	32.50	13.00	32.00	22.00	32.00	25.00	39.00	32.00	39.00	22.00	17.00	73.00	2
Tuck-Hinton Architecture and Design	30.0	50.00	42.00	31.00	52.00	42.00	52.00	30.00	22.00	23.00	24.00	33.00	25.00	40.00	25.00	40.00	23.00	17.00	67.00	4
Upland Design Group/Bauer Askew	46.0	42.00	48.00	39.00	53.00	46.00	53.00	39.00	14.00	33.00	31.00	34.00	30.00	40.00	33.00	40.00	30.00	10.00	79.00	1
WOLD HFR	35.5	41.00	39.00	46.00	51.00	41.00	51.00	35.50	15.50	28.00	25.00	29.00	32.00	35.00	29.00	35.00	25.00	10.00	70.00	3
																			79.0	
																			High	



Office of Capital Planning

Designer Recommendations

Project: Brown Hall Renovation
East Tennessee State University
SBC# 369/005-04-2022

Category: Major

	Total Project	Allocation
Total Budget:	\$83,500,000.00	\$47,700,000.00
MACC:	\$70,880,000.00	\$38,277,800.00
Designer Fee:	\$ 4,844,782.00	\$ 4,194,777.00

Project Approved: SBC July 13, 2022

Renovation of Brown Hall to include the biology, chemistry, and a portion of the physics teaching labs. Funds are also provided to address code and ADA issues in the north wing as well as upgrade mechanical and electrical systems; and all related work that serve both wings of the building.

1. **Clark Nexsen, Inc.**

Clark Nexsen was unanimously selected as ETSU’s number one recommendation for the Brown Hall renovation project. Clark Nexsen provided an impressive portfolio of projects similar in scope to the Brown Hall renovation project. The Clark Nexsen team has considerable team experience on comparable projects. Clark Nexsen along with the consultants are familiar with ETSU and the State of Tennessee processes. The fact that Clark Nexsen is located within a couple of miles of campus is viewed as an advantage for project development and construction administration.

2. **McCarty Holsaple McCarty Architects, Inc.**

MHM presented a strong proposal for the Brown Hall renovation project. This firm has extensive experience in higher education design and provided project examples and presentation materials that were very relevant to the Brown Hall Renovation Project.



Office of Capital Planning

A total of 3 firms submitted qualifications for this project:

Firm	Location
Clark Nexsen, Inc.	Johnson City
MBI Companies, Inc.	Knoxville
McCarty Holsaple McCarty	Knoxville

East Tennessee State University
Brown Hall Renovation SBC 369/005-04-2022
Overall Evaluation & Ranking

Qualifications & Experience

Design Firm	Evaluator				Median	<u>Rank</u>
	1	2	3	4		
McCarty Holsaple McCarty	94.00	83.00	83.00	89.00	86.00	2
Clark Nexsen	94.00	97.00	91.00	95.00	94.50	1
MBI Companies	84.00	65.00	63.00	76.00	70.50	3

Median	94.0	83.0	83.0	89.0	86.0
Average	90.7	81.7	79.0	86.7	83.7
High	94.0	97.0	91.0	95.0	94.5
Low	84.0	65.0	63.0	76.0	70.5
Difference	10.0	32.0	28.0	19.0	24.0

Designer Evaluation Summary

Project:	Bicentennial Capitol Mall State Park Equipment Repairs
Agency:	Department of Environment & Conservation
Category:	Standard
SBC Project No.:	126/124-01-2022
Project Approved By:	SBC
Project Approval Date:	10.13.2022
Total Project Budget:	\$9,710,000.00
Maximum Allowable Construction Cost (MACC):	\$6,751,771.00
Designer Fee:	\$521,000.00
Project Description:	Equipment repairs and updates in landscaping and masonry at the Bicentennial Capitol Mall State Park and all required related work.

RANKING	FIRM NAME
1)	Kline Swinney Associates – Submittal showcased firm’s experience on projects of similar scope and complexity; proposed team is qualified and has strong team management practices; provided a detailed project approach.
2)	ROSS/Fowler, P.C. – Firm has experience working on similar-scoped projects; project team is well-qualified.
3)	N/A

Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Kline Swinney Associates	Nashville, Tennessee
ROSS/Fowler, P.C.	Knoxville, Tennessee

Designer Evaluation Summary

Project:	South Central Regional Health Office (SCRHO) Replacement Facility
Agency:	Department of General Services
Category:	Major
SBC Project No.:	408/012-01-2022
Project Approved By:	SBC
Project Approval Date:	11.10.2022
Total Project Budget:	\$17,500,000.00
Maximum Allowable Construction Cost (MACC):	\$10,710,000.00
Designer Fee:	\$637,523.00
Project Description:	Construction of a regional health office with clinic facility and all required related work.

RANKING	SCORE	FIRM NAME
1)	88.67	TMPartners, PLLC – Submittal showcased firm’s experience working with State; provided a very thorough proposal that includes a focus on efficient layouts and patient care;
2)	87.33	Kline Swinney Associates – Proposed project team is very well-qualified; proposed approach showed a clear understanding of CM/GC process.
3)	85.67	The Orcutt/Winslow Limited Liability Limited Partnership – Submitted examples showcasing firm’s related project experience; proposed approach showcased virtual reality technology.

Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
Franklin Associates, Architects, Inc.	Chattanooga, Tennessee
HFR, Inc	Brentwood, Tennessee
Kline Swinney Associates	Nashville, Tennessee
The Orcutt/Winslow Limited Liability Limited Partnership	Nashville, Tennessee
TMPartners, PLLC	Brentwood, Tennessee
Wier Boerner Allin Architecture, PLLC	Brentwood, Tennessee

State of Tennessee Real Estate Asset Management (STREAM)
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