



THE UNIVERSITY of TENNESSEE

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DEPARTMENT OF CAPITAL PROJECTS

Designer Replacement Request

TO: Ann McGauran

FROM: Austin Oakes

DATE: November 4, 2025

SUBJECT: UT Professional Consultant Agreement – Survey Pool – Knoxville Region – Civil & Environmental Consultants, Inc. – Replacement Request

Civil & Environmental Consultants, Inc. was selected by the Executive Sub Committee of the State Building Commission on August 25, 2025. After being presented with the Professional Consultant Agreement they have determined that they cannot agree with some of the terms of the agreement and have declined the project and requested to be removed from the pool.

Due to this decision, we respectfully request that either (2) Cannon & Cannon, LLC or (4) MBI Companies, Inc. be awarded in their place.

If you have any questions or need additional information, please let me know.

Sincerely,

Signed by:

97B8050F454D46F...

Austin Oakes
Associate Vice President Department of Capital Projects

cc: Vicky Rodriguez
Michelle Crowder
Rebecca Douglas



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: Professional Consultants (Survey)
 UT Statewide
 SBC 540/000-02-2025

Category: Minor

Total Budget: \$TBD, based on requested services

MACC: \$TBD, based on requested services

Designer Fee: Knoxville (Pool of 3 Firms Requested) \$300,000 max for each chosen firm
 Chattanooga (Pool of 2 Firms Requested) \$150,000 max for each chosen firm
 Nashville (Pool of 2 Firms Requested) \$100,000 max for each chosen firm
 Martin / Memphis (Pool of 2 Firms Requested) \$100,000 max for each chosen firm

Project Approved: Approved August 15, 2025

This project will provide system-wide professional consulting for various types of specialties.

For Survey Firms please select the following number per each area:

| Select | Location | Number of Firms Submitted | Qualifications |
|---------|-------------------------|---------------------------|----------------|
| 3 Firms | Knoxville Region | 13 | |
| 2 Firms | Chattanooga Region | 13 | |
| 2 Firms | Nashville Region | 14 | |
| 2 Firms | Martin / Memphis Region | 14 | |

Knoxville Region (Select 3)

- Orchard, Hiltz & McCliment, Inc. (OHM)** Originally selected

OHM has provided survey services for multiple projects for the University and holds the current survey contract in the Knoxville region. They have provided good service and always complete their work in a timely manner. The staff are qualified and can handle the scopes of work required of this project. Their staff is located in Clarksville, Knoxville, Memphis, and Nashville. The proposing office is located in Knoxville, TN.
- Cannon & Cannon, LLC**

Cannon & Cannon have listed a variety of project experience for both the University as well as local developers in the Knoxville area. They are one of the current vendors for surveying in the Knoxville region. They have done good work for the University. The staff are experienced and qualified. They are located in Knoxville, TN.
- Civil & Environmental Consultants, Inc. (CEC)** Originally selected but declined

CEC has experience providing survey services on several UT Knoxville projects under the designers of record and has worked well with the campus. Their staff members are qualified and located in Nashville and Knoxville with the proposing office in Knoxville, TN.
- MBI Companies, Inc.**

MBI have cited projects for other private entities in Knoxville and with a staff member who has completed work for the University while at another firm. The staff are qualified and can handle the scopes of work required of this project. They are located in Knoxville, TN.

5. TrueLine Land Surveying, LLC Originally selected
TrueLine has listed a variety of project experience for both the University as well as local entities in the Knoxville area. The staff are experienced and qualified. They are located in Knoxville, TN.
6. ASA Engineering and Consulting, Inc.
ASA's project experience includes various types of work in Tennessee for higher education and local municipalities. Their staff are experienced and can handle the scopes of work required of this consultant pool. They are located in Chattanooga, TN.
7. LaBella Associates, P.C.
LaBella has listed several projects in and around the Chattanooga area. They have a well-qualified staff with many years of experience. They are located in Chattanooga, TN.

Additional firms that submitted qualifications are as follows:

| Firm Name | Location |
|--|-----------------|
| A2H, Inc. | Memphis, TN |
| Bacon Farmer Workman Engineering & Testing, Inc. | Brentwood, TN |
| DLZ National, Inc. | Knoxville, TN |
| Gresham Smith | Knoxville, TN |
| Ragan-Smith-Associates, LLC | Nashville, TN |
| TTL, Inc. | Clarksville, Tn |

Originally selected



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: UTK University Commons Buildout (25/26)
UT Knoxville
SBC No. 540/009-13-2025

Category: Standard

Total Budget: \$9,200,000 seeking initial approval of \$1,750,000

MACC: \$6,500,000 seeking initial approval of \$1,100,000

Designer Fee: \$612,000 seeking initial approval of \$ 351,092

Project Approved: November 13, 2025

Renovation of leased space to include a student recreation and fitness center, office space, and warehousing. The work will upgrade layout, building systems, finishes, and includes all related work to complete the project.

1. Tinker Ma, LLC

Tinker Ma has cited several projects where their experience in programming and designing several athletic center renovations and new construction for UT Chattanooga as well as other municipal projects. They have performed well on the previous projects. They are qualified and have provided a full-service team for this work. Their consultants include Facility Systems Consultants, LLC (MEP/FP), Ragan-Smith Associates, LLC (Civil), Wallace Design Collective, PC (Structural), and SIDE Partnership (Cost Estimating). Tinker Ma, LLC is located in Chattanooga, TN.

2. BarberMcMurry Architects, LLC (BMA)

BMA has cited experience which includes work on similar projects such as this one for the University and private colleges and local businesses. They have provided good service to UT, and their team is qualified, experienced, and have worked together previously. Their consultants include I.C. Thomasson Associates, Inc. (MEP/FP), Ross Bryan & Associates, Inc. (Structural), and LJA Engineering, Inc. (Civil). BarberMcMurry Architects, LLC is located in Knoxville, TN.

3. McCarty Holsaple McCarty Architects, Inc. (MHM)

MHM has relevant experience with the Neyland Stadium Renovations and South Renovations projects on the UT Knoxville campus as well as other renovation projects in the Knoxville area. Work cited includes various projects which have components similar to what is needed on this project. Their consultants include Facility Systems Consultants, LLC (MEP/FP), Ross Bryan & Associates, Inc. (Structural), NV5 Consultants, Inc. (Data/Acoustics), Ardurra Group, Inc. (Civil), and Certified Professional Estimators (Cost Estimating). McCarty Holsaple McCarty Architects, Inc. is located in Knoxville, TN.

A total of 18 firms submitted letters of interest. Other firms submitting on this project are as follows:

| Firm Name | Location |
|---|-----------------|
| Community Tectonics Architects, Inc. | Knoxville, TN |
| Cope Associates, Inc. | Knoxville, TN |
| CORE10 Architecture, P.C. | St. Louis, MO |
| Design Innovation Architects, Inc. | Knoxville, TN |
| Johnson Architecture, Inc. | Knoxville, TN |
| Kaatz, Binkley, Jones & Morris Architects, Inc. | Mt. Juliet, TN |
| Lauderdale Design Group, Inc. | Knoxville, TN |
| Lindsay and Maples Architects, Inc. | Knoxville, TN |
| Manuel Zeitlin Architects, LLC | Nashville, TN |
| MBI Companies, Inc. | Knoxville, TN |
| Smee Busby Architects, P.C. | Knoxville, TN |
| The Architecture Collaborative, LLC | Knoxville, TN |
| The Benefield Richters Company | Knoxville, TN |
| The Lewis Group Architects, Inc. | Knoxville, TN |
| Thomas Caldwell Architect | Knoxville, TN |



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DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: UTK Cherokee Mills Upgrades (25/26)
UT Knoxville
SBC No. 540/009-15-2025

Category: Standard

Total Budget: \$7,735,000
MACC: \$4,000,000
Designer Fee: \$525,980

Project Approved: November 13, 2025

Upgrades to suites in the Cherokee Mills complex including all related work to complete the project.

1. The Lewis Group Architects, Inc. (LGA)

LGA has cited experience with renovation projects which include historic renovation for commercial use. They also provided previous work for the University. They are a good service provider to the campus, are qualified, and have provided a full-service team for this work. Their consultants include I.C. Thomasson Associates, Inc. (MEP/FP), LJA Engineering, Inc. (Civil), Ross Bryan Associates, Inc. (Structural), and Arcadis Architects, Engineers and Landscape Architects, A New York General Partnership (Landscape). The Lewis Group Architects, Inc. is located in Knoxville, TN.

2. McCarty Holsaple McCarty Architects, Inc. (MHM)

MHM has relevant experience with several renovation projects, including work in historic spaces as well as other campus renovation projects. Work cited includes various projects which have components similar to what is needed on this project. They are a good service provider to the University. Their consultants include Facility Systems Consultants, LLC (MEP/FP), Haines Structural Group, Inc. (Structural), Arcadis Architects, Engineers and Landscape Architects, A New York General Partnership (Civil), and Certified Professional Estimators (Cost Estimating). McCarty Holsaple McCarty Architects, Inc. is located in Knoxville, TN.

3. Smee Busby Architects, P.C.

Smee Busby has relevant experience working in the Cherokee Mills Building citing multiple areas of work for various clients including the University. Work cited includes components similar to what is needed on this project. Their consultants include Facility Systems Consultants, LLC (MEP/FP), Bender & Associates Structural Engineers, LLC (Structural), Hedstrom Landscape Architecture, LLC (Landscape), and Ardurra Group, Inc. (Civil). Smee Busby Architects, P.C. is located in Knoxville, TN.

A total of 14 firms submitted letters of interest. Other firms submitting on this project are as follows:

| Firm Name | Location |
|---|-----------------|
| BarberMcMurry Architects, LLC | Knoxville, TN |
| BurWil Construction Company, Inc. | Knoxville, TN |
| Community Tectonics Architects, Inc. | Knoxville, TN |
| Design Innovation Architects, Inc. | Knoxville, TN |
| Kaatz, Binkley, Jones & Morris Architects, Inc. | Mt. Juliet, TN |
| MBI Companies, Inc. | Knoxville, TN |
| Sanders/Pace Architecture, LLC | Knoxville, TN |
| The Architecture Collaborative, LLC | Knoxville, TN |
| The Benefield Richters Company | Knoxville, TN |
| Thomas Caldwell Architect | Knoxville, TN |
| Tinker Ma, LLC | Chattanooga, TN |



Designer Recommendations

Project: Motlow State Community College Culinary Program Renovations
 Category: Standard
 Total Budget: \$ 3,750,000
 MACC: \$ 2,530,000
 Designer Fee: \$ 210,710
 SBC Project No: 166/021-02-2025
 SBC/OSA Approval: 11/13/2025

This project will renovate the Forrester Building cafeteria at the Moore County Campus into a state-of-the-art instructional kitchen and classroom to support the new Culinary Program. The work includes demolition of outdated kitchen systems, reconfiguration of plumbing, electrical, HVAC, and utilities, installation of a new hood package and modern equipment, and upgrades to fire protection and health code compliance.

1. Johnson Johnson Crabtree Architects, P.C.

This firm included four culinary arts related projects, one of which was creation of culinary arts space at NSCC. These projects include new build construction and renovations. The project team was heavily involved in the projects submitted. Their schedule to complete all design phases is 110 days.

2. Sherman Carter Barnhart Architects, PLLC

This firm included five projects, one of which was creation of a community college culinary arts center. These projects include new build construction and renovations. The project team was heavily involved in the projects submitted. Their schedule to complete all design phases is 201 days.

3. Collaborative Design Services, LLC

This firm included five projects, three of which were culinary related projects to include one Community College culinary arts renovation. These projects include new build construction and renovations. Members of the project team were involved in the projects submitted. Their schedule to complete all design phases is 135 days.

A total of 18 firms submitted Qualification Statements for this project:

| Firm Name | Location |
|--|--------------|
| A2H, Inc. | Memphis |
| Collaborative Design Services, LLC | Nashville |
| Culture Architecture and Design, PLLC | Nashville |
| Daniels + Chandler Architects LLC | Nashville |
| Goodwyn Mills Cawood LLC | Nashville |
| Grace Design Studios, LLC | Nashville |
| Hefferlin + Kronenberg Architects PLLC | Chattanooga |
| Henderson Engineers, Inc. | Franklin |
| Johnson + Bailey Architects, P.C. | Murfreesboro |

| | |
|--|----------------|
| Johnson Johnson Crabtree Architects P.C. | Nashville |
| Kaatz, Binkley, Jones & Morris, Architects, Inc. | Mt. Juliet |
| Kurzynske & Associates | Nashville |
| Manuel Zeitlin Architects, LLC | Nashville |
| Powell Architecture, PLLC | Clarksville |
| ProjX, LLC | Nashville |
| Sherman Carter Barnhart Architecxts, PLLC | Hendersonville |
| The Architecture Collaborative, LLC | Knoxville |
| Tinker Ma, LLC | Chattanooga |

Designer Evaluation Summary

Project: MLTC Emergency Backup Power Upgrades
 Agency: Department of Correction
 Category: Standard
 SBC Project No.: 140/005-01-2025
 Project Approved By: SBC
 Project Approval Date: 11.13.2025
 Total Project Budget: \$8,790,000.00
 Maximum Allowable Construction Cost (MACC): \$6,300,000.00
 Designer Fee: \$532,775.00
 Project Description: Replace primary and annex emergency generators, associated equipment, and all required related work.

| RANKING | FIRM NAME |
|---------|---|
| 1) | Allen & Hoshall, Inc. – Submittal showcased firm’s expertise on similarly-scoped projects; proposed project team is well qualified and is all in-house; proposed approach showcased a clear understanding of project objectives. |
| 2) | Building Systems Group Engineering, LLC – Firm has experience on similar projects; project team is well qualified and has related project experience; project approach is detailed and specific to project. |
| 3) | Smith Seckman Reid, Inc. – Both firm and proposed project team are well qualified; project approach is specific to this project. |

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 |
| Smith Seckman Reid, Inc. | Nashville, TN |
| Win Engineering, LLC | Nashville, TN |

Designer Evaluation Summary

Project: State Steam Tunnel Waterproofing and Repairs
 Agency: Department of General Services
 Category: Minor
 SBC Project No.: 529/005-01-2025
 Project Approved By: SBC
 Project Approval Date: 07.10.2025
 Total Project Budget: \$3,140,000.00
 Maximum Allowable Construction Cost (MACC): \$2,222,000.00
 Designer Fee: \$187,065.00
 Project Description: Waterproofing, concrete repairs, and all required related work.

| RANKING | FIRM NAME |
|---------|---|
| 1) | American Structurepoint, Inc. – Submittal showcased firm’s experience on similarly-scoped project; proposed team is very well-qualified; project approach detailed project-specific concerns and included experience working within confined spaces. |
| 2) | LBYD, Inc. – Both firm and proposed team are well-qualified; proposed approach acknowledges potential of confined space work but does not mention any previous confined space experience. |
| 3) | Logan Patri Engineering, Inc. – Firm is qualified; project approach was generalized and lacked mention of confined spaces. |

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

| SOLICITED FIRMS | LOCATION |
|--------------------------------------|---------------|
| American Structurepoint, Inc. | Nashville, TN |
| LBYD, Inc. | Franklin, TN |
| Logan Patri Engineering, Inc. | Nashville, TN |