



THE UNIVERSITY of TENNESSEE

KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLAHOOMA

Office of Capital Projects

Designer Recommendation

Project: Art and Architecture Improvements
UT Knoxville
SBC 540/009-21-2019

Category: Minor

Total Budget: \$1,000,000

MACC: \$594,000

Designer Fee: \$56,204

Project Approved: October 10, 2019

This project will make improvements to the Art & Architecture building. The work will include basic overall building upgrades for restrooms, security, HVAC system, and electrical.

1. Smee Busby Architects, Professional Corporation

Smee Busby's listed project experiences include work with UT Institute of Agriculture and Oak Ridge National Laboratory. The main scope of each project was renovation in nature. They are a good firm and their staff includes qualified individuals. Consultants proposed are Bender & Associates Structural Engineers, LLC (Structural) and I.C. Thomasson Associates, Inc. (Mechanical, Electrical, Plumbing, Fire Protection and IT/Security Design). Smee Busby is located in Knoxville.

2. Brewer, Ingram & Fuller Architects, Inc.

Brewer, Ingram & Fuller (BIF) highlighted projects of similar scope and budget which were completed for the University. They have a good relationship with the campus and they are knowledgeable. Consultants listed include Bender & Associates Structural Engineers, LLC (Structural), Facility Systems Consultants, LLC (Mechanical and Electrical), and Lauderdale Design Group, Inc. (Interior / FF&E). BIF is located in Knoxville.

A total of 3 firms were solicited for this project with 2 submitting qualifications. Firms that were solicited are as follows:

Table with 2 columns: Firm Name, Location. Row 1: George Armour Ewart, Architect, Knoxville. Row 2: (Empty), (Empty). Row 3: (Empty), (Empty).



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**Designer Recommendation**

Project: Haslam Business Improvements  
UT Knoxville  
SBC 540/009-22-2019

Category: Minor

Total Budget: \$1,000,000

MACC: \$700,000

Designer Fee: \$65,228

Project Approved: October 10, 2019

This project will provide improvements to interior finishes, furniture, and lighting.

1. Brewer, Ingram & Fuller Architects, Inc.

Brewer, Ingram & Fuller has recent experience in this building which had a similar scope. They also have previous project experience on the UT Knoxville campus. Their staff is experienced and have direct experience with each project. Consultants include Lauderdale Design Group, Inc. (Interiors, Lighting, FF&E), Vreeland Engineers, Inc. (Electrical), and I.C. Thomasson Associates, Inc. (Mechanical, Plumbing, and Fire Protection). They are located in Knoxville.

2. The Lewis Group Architects, Inc. P.C.

The Lewis Group is an experienced firm who has submitted various projects of similar scope for other higher education institutions as well as private clients. Their personnel are experienced with this type of scope and we are confident in those skills. Consultants are PWP Structural Engineers, LLC (Structural), Fulghum MacIndoe & Associates, Inc. (Civil), and I.C. Thomasson Associates, Inc. (Mechanical and Electrical). They are located in Knoxville.

A total of 3 firms were solicited for this project with 3 submitting qualifications. Firms that were solicited are as follows:

<b>Firm Name</b>	<b>Location</b>
Brewer, Ingram & Fuller	Knoxville
The Lewis Group Architects, Inc.	Knoxville
Studio Four Design, Inc.	Knoxville



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**Designer Recommendation**

Project: Public Safety Building Renovation  
UT Knoxville  
SBC 540/009-23-2019

Category: Standard

Total Budget: \$5,300,000

MACC: \$4,180,000

Designer Fee: \$334,252

Project Approved: October 10, 2019

This project will renovate the Public Safety Building to house the Public Safety functions including Environmental Health and Safety, Emergency Management, Radiation Safety, and Biological Safety. Improvements include environmental remediation, building envelope, mechanical, electrical, and plumbing; minimal interior wall modifications; and new finishes.

1. Smee Busby Architects, P.C.

Smee Busby Architects (SBA) experience includes building renovations and environmental issues similar to this project. They have recently been awarded work in an adjacent building for UTK that will deal with some of the same issues with this brownfield site. Staff is experienced. Consultants are Fulghum MacIndoe & Associates, Inc. (Civil), Chad Steward and Associates, Inc. (Structural), I.C. Thomasson Associates, Inc. (Mechanical/Plumbing/Fire Protection/Electrical), and IBI Group Architects, Engineers and Landscape Architects, A New York General Partnership (Landscape). SBA is located in Knoxville.

2. Brewer, Ingram & Fuller Architects, Inc.

Brewer, Ingram & Fuller Architects (BIF) presented complimentary projects which cover renovation and restoration work. They have in depth knowledge of conversion of function in restoration work. They cite an excellent working relationship with staff at the Tennessee Historical Commission (THC). Their staff has worked on various projects with the University in similar scope. Consultants proposed include Cannon & Cannon, Inc. (Civil), Bender & Associates Structural Engineers, LLC (Structural), Facility Systems Consultants, LLC (Mechanical and Electrical), Roof Design & Consulting Services, Inc. (Exterior Envelope and Roof), Ross / Fowler, P.C. (Landscape), and Lauderdale Design Group, Inc. (Interior-FF&E). BIF is located in Knoxville.

3. Sparkman & Associates Architects, Inc.

Sparkman & Associates highlighted experience includes renovation and restoration. This work includes work with UT as well as another higher education institution and school system. They are a good firm with qualified staff. Consultants are S&ME, Inc. (Civil and Environmental), Bender & Associates Structural Engineers, Inc. (Structural), Hedstrom

Design, Inc. (Landscape), and Facility Systems Consultants, LLC (Mechanical, Electrical, Plumbing, and Fire Protection). Sparkman & Associates is located in Knoxville.

A total of 8 firms submitted qualifications for this project. Other firms submitting are as follows:

<b>Firm Name</b>	<b>Location</b>
A2H, Inc. dba Red Chair Architects	Knoxville
Dollar & Ewers Architecture, Inc.	Knoxville
The Lewis Group Architects, Inc., P.C.	Knoxville
Lose Design	Knoxville
MBI Companies, Inc.	Knoxville
Randolph Architecture, LLC	Knoxville



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**Designer Recommendation**

Project: Stokely Mgt Center Improvements  
UT Knoxville  
SBC 540/009-24-2019

Category: Minor

Total Budget: \$1,000,000

MACC: \$545,000

Designer Fee: \$51,988

Project Approved: October 10, 2019

This project will provide improvements to interior finishes, furniture, and lighting.

1. The Lewis Group Architects, Inc., P.C.

The Lewis Group has presented projects of the same scope for other higher education institutions as well as other public entities. These projects highlighted their achievements in upgrading / refreshing existing spaces. Their in-house team includes personnel who understand this type of interior needs. Consultants are PWP Structural Engineers, LLC (Structural), Fulghum MacIndoe & Associates, Inc. (Civil), and I.C. Thomasson Associates, Inc. (Mechanical and Electrical). They are located in Knoxville.

2. Brewer, Ingram & Fuller Architects, Inc.

Brewer, Ingram & Fuller project experience includes work of similar scope and budget. The personnel proposed have worked directly on the projects submitted for review. They have a good working relationship with the campus. Consultants include Lauderdale Design Group, Inc. (Interiors, Lighting, FF&E), Vreeland Engineers, Inc. (Electrical), and I.C. Thomasson Associates, Inc. (Mechanical). They are located in Knoxville.

3. Studio Four Design, Inc.

Studio Four Design highlighted projects include work on other capital projects for the University as well as similar work for another higher education institution and a private company. Staff proposed are qualified. Consultants proposed include I.C. Thomasson Associates, Inc. (Mechanical, Electrical, and Plumbing), and Kristina Wright (Interiors). Studio Four Design is located in Knoxville

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



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**Designer Recommendation**

Project: Browning Hall Roof Replacement  
UT Martin  
SBC 540/011-04-2019

Category: Minor

Total Budget: \$628,000  
MACC: \$550,000  
Designer Fee: \$41,936

Project Approved: October 10, 2019

This project will replace the existing roof on Browning Hall which was installed in 1990.

1. LCMA LLC dba Lyle Cook Martin Architects

Lyle-Cook-Martin Architects, Inc. (LCMA) project experience includes similar roofing work on other higher education institutions. Staff submitted has worked with UT Martin previously and has provided good service. Consultants named (K&S Engineering, PLLC (Structural) and Terracon Consultants, Inc. (Environmental) are knowledgeable and have worked with LCMA previously. LCMA is located in Clarksville.

2. TLM & Associates, Inc.

TLM submitted experience includes several roofing projects for UT Martin including Ellington Hall, Elam Hall, Gooch Hall, Steam Plant Roof, and Clement Hall. Staff proposed are experienced and consultants include: DePouw Engineering, LLC (Electrical), Barham / Cain/ Mynatt, Inc. (Mechanical), and Bigham Roof Consulting (roofing). TLM is located in Jackson.

3. Ross Witt, PLLC

Ross Witt, PLLC highlighted previous work which includes roof projects for both higher education institutions as well as other governmental agency roofs. Principal highlights years of experience with qualified consultants that include: HNA Engineering, PLLC (Mechanical, Plumbing, and Electrical) and ACI, Inc. (Environmental). Ross Witt is located in Bartlett.

**A total of 4 firms were solicited for this project with 3 submitting qualifications. Firms that were solicited are as follows:**

Firm Name	Location
Haizlip Studio, PLLC	Memphis



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**Designer Recommendation**

Project: Professional Consulting Services - Civil  
UT Martin  
SBC 540/011-06-2015

Category: Minor

Total Budget: N/A

MACC: N/A

Designer Fee: \$25,000 maximum fee based upon an hourly as a multiple of Direct Personnel Expense

Project Approved: July 9, 2015

This project will provide professional consulting services for Civil Engineering services for the UT Martin Campus from November 1, 2019 – October 31, 2020.

1. TLM & Associates, Inc.

TLM experience includes ongoing civil consulting services for the City of Martin as well as civil design services on a major project for UT Martin and another private client. This firm is close to Martin and will be able to serve them quickly as items arise. The staff is qualified. They are located in Jackson.

2. Pickering Firm, Inc.

Pickering Firm has done extensive work at UT Martin including projects on the storm and sewer systems as well as the steam lines. They are also the Civil consultant for the city of Piperton. Their staff is experienced and have a good working relationship with the University. They are located in Memphis.

3. A2H, Inc.

A2H is a full-service design firm who provides both private and public clients with similar services such as these. They also highlighted their experience for storm drainage services. Staff proposed covers both civil services as well as cost estimating services. They have worked with UT Martin previous projects and have provided good service. They are located in Lakeland.

A total of 5 firms submitted qualifications for this project. Other firms submitting are as follow:

Firm Name	Location
Carlson Consulting Engineers, Inc.	Bartlett
HFR, Inc.	Jackson



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**Designer Recommendation**

Project: Professional Consulting Services - Structural  
UT Martin  
SBC 540/011-06-2015

Category: Minor

Total Budget: N/A

MACC: N/A

Designer Fee: \$25,000 maximum fee based upon an hourly as a multiple of Direct Personnel Expense.

Project Approved: July 9, 2015

This project will provide professional consulting services for Structural Engineering for the UT Martin Campus from November 1, 2019 through October 31, 2020.

1. TLM & Associates, Inc.

TLM submitted projects with structural work that includes work for public entities as part of other projects as well as evaluations for scoping of future projects. UT Martin is familiar with their work and comfortable with them given their proximity to campus. The staff is qualified, and they are located in Jackson.

2. A2H, Inc.

A2H is a full-service design firm who have similar contracts with both private and public entities. They have also submitted structural review work which was completed on another high education institution. Their staff is experienced and have worked with the University previously. They are located in Lakeland.

3. Pickering Firm, Inc.

Pickering firm project experience includes work for UT Martin on another capital project as well as ongoing contracts of similar scope with other entities. The staff proposed are qualified, and they are located in Memphis.

A total of 4 firms submitted qualifications for this project. Other firms submitting are as follows

Firm Name	Location
Gulf States Engineering of Tennessee, Inc.	Nashville



**Designer Recommendations**

Project: TSU ADA Compliance  
 Category: Minor  
 Total Budget: \$190,000  
 MACC: \$137,500  
 Designer Fee: \$15,083  
 SBC Project No: 166/001-01-2019  
 SBC/OSA Approval: 10/21/2019

Install lifts at Gentry Center pool and commencement areas; repair/install sidewalks and curb cut, improve crosswalks, and install signage. Improve access path and entry to Kean Hall.

**1. Goodwyn, Mills, & Cawood, Inc.**

The firm provided the most relevant experience with all five submitted projects being similar to the proposed project. Clients included two projects for Higher Ed, one for the State, one for the City of Cookeville and one for Houston County. The firm’s Project Executive worked on all five projects. The team includes a Mechanical, Plumbing and Electrical Engineering firm.

**2. Cleveland Salmon Architect**

The firm’s experience in ADA renovations is limited to mostly restaurants, including 16 Burger King’s in Middle Tennessee. The firm’s Project Executive worked on four of the five submitted projects. Consultants include Structural, Civil and Mechanical, Plumbing and Electrical Engineering firms.

**A total of 3 firms submitted Letters of Interest for this project:**

<b>Firm Name</b>	<b>Location</b>
Cleveland Salmon Architect	Nashville
Goodwyn, Mills, & Cawood, Inc.	Nashville
Melvin Gill Architects	Nashville



**Designer Recommendations**

Project: TSU Harned Hall HVAC Upgrades  
 Category: Minor  
 Total Budget: \$800,000  
 MACC: \$715,000  
 Designer Fee: \$66,494  
 SBC Project No: 166/001-06-2019  
 SBC/OSA Approval: 10/21/2019

Update HVAC systems in Harned Hall.

**1. Edmonds Engineering, Inc.**

The firm demonstrated the most relevant experience. All of the submitted projects were similar to the proposed project, including one for TSU. They served as the prime consultant on four of the five submitted projects. The team includes all the major consultants, including architecture, civil, structural and landscaping. The team was very consistent, with the Principal-In-Charge working on all five projects.

**2. Engineering Services Group, Inc.**

All of the submitted projects were similar to the proposed project. Four were for educational clients. They served as the prime consultant on two of the five submitted projects. The team did not include any consultants. The team was consistent, with the Mechanical engineer working on four of the five projects.

**3. I.C. Thomasson Associates, Inc.**

All of the submitted projects were similar to the proposed project. Four were for educational clients. They served as the prime consultant on one of the five submitted projects. The team did not include any consultants. The team was consistent, with the Mechanical engineer working on four of the five projects.

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

<b>Firm Name</b>	<b>Location</b>
Edmonds Engineering, Inc.	Nashville
Engineering Services Group, Inc.	Knoxville
I.C. Thomasson Associates, Inc.	Nashville
Oliver Little Gipson Engineering, Inc.	Nashville



**Designer Recommendations**

Project: TSU – McMinnville Agricultural Center Multiple Buildings Repairs  
 Category: Minor  
 Total Budget: \$550,000  
 MACC: \$490,000  
 Designer Fee: \$47,217  
 SBC Project No: 166/001-07-2019  
 SBC/OSA Approval: 10/21/2019

In the main administration building repair roof, upgrade drainage systems, improve exterior/envelope and make minor interior upgrades. In the greenhouses upgrade electrical and HVAC systems.

**1. Kline Swinney Associates**

The firm provided the most comprehensive experience, noting multiple envelope repair and roof replacement projects along with an HVAC replacement project. Clients for the five submitted projects included the State (two projects), Rutherford County (two projects) and Hume-Fogg High School. The KSA team was very consistent, with the Principal-In-Charge and the Project Manager having worked on four of the submitted projects, and the Mechanical/Plumbing/Electrical consultant having worked on two of the projects.

**2. Hefferlin + Kronenberg Architects PLLC**

The firm also demonstrated comprehensive experience with multiple building envelope repair projects at MTSU and Chattanooga State Community College. Their submitted projects also included a new Greenhouse for TCAT Chattanooga. The Principal-In-Charge worked on four of the five submitted projects. Consultants include Civil, Structural and Mechanical/Electrical/Plumbing.

**3. M. Shanks Architects**

Similar projects included four reroofing projects for multiple clients and one exterior repairs project for MTSU. The team was consistent, with the Principal-In-Charge and the Project Coordinator having worked on all five of the submitted projects. Consultants include Structural and Mechanical/Electrical/Plumbing.

**A total of 7 firms submitted Letters of Interest for this project:**

Firm Name	Location
Cleveland Salmon Architect	Nashville
Hefferlin + Kronenberg Architects PLLC	Chattanooga
Hurst-Rosche, Inc.	Nashville
Kline Swinney Associates	Nashville
McFarlin Huitt Panvini Inc.	Nashville
Melvin Gill Architects	Nashville
M. Shanks Architects	Pegram



**Designer Evaluation Summary**

Project: Womens Residential Recovery Court Renovations - Foster Avenue  
 Agency: General Services  
 Category: Minor  
 SBC Project No.: 529/021-01-2019  
 Project Approval Date: 10/10/2019 Approver: SBC  
 Total Project Budget: \$1,200,000.00  
 MACC (Maximum Allowable Construction Cost): \$973,500.00  
 Designer Fee: \$88,027.00

Project Description: Replacement or repair of existing interior finishes, fixtures, mechanical units, site improvements, and all required related work.

<b>RANKING</b>	<b>FIRM NAME</b>
<b>1)</b>	<b>M. Shanks Architects</b> – Submittal showcased firm’s experience not only working with state, but also on very similar scoped projects; proposed project approach was detailed and very specific to STREAM processes.
<b>2)</b>	<b>Kline Swinney Associates</b> – Firm submitted a well-qualified project team; examples of previous work on similar projects closely aligns with this project; proposed approach to project was very thorough and detailed.
<b>3)</b>	<b>Johnson + Associates Architects</b> – Firm has extensive experience working with agency on similarly scoped renovation projects; proposed team is well qualified; approach is well detailed.

Firms submitting Letters of Interest:

<b>FIRM NAME</b>	<b>LOCATION</b>
<b>Cleveland Salmon Architect</b>	Nashville, TN
<b>DKRS Architecture, PLLC</b>	Nashville, TN
<b>Hurst-Rosche, Inc.</b>	Nashville, TN
<b>Johnson + Associates Architects</b>	Goodlettsville, TN
<b>Kline Swinney Associates</b>	Nashville, TN
<b>M. Shanks Architects</b>	Pegram, TN
<b>ProjX, LLC</b>	Nashville, TN

**Designer Evaluation Summary**

Project: TN Veterans Homes, Statewide Renovations - Various Facilities  
 Agency: Veterans Home Board  
 Category: Standard  
 SBC Project No.: 680/000-01-2019  
 Project Approval Date: 09/12/2019 Approver: SBC  
 Total Project Budget: \$4,491,428.00  
 MACC (Maximum Allowable Construction Cost): \$1,061,472.00  
 Designer Fee: \$346,633.00  
 Project Description: Renovations including mechanical, electrical, and plumbing upgrades and all required related work.

RANKING	FIRM NAME
1)	<b>Henderson Engineers, Inc.</b> – Firm has good experience on very similar projects; in-house project team is well qualified and consultants are also very well qualified; project approach is detailed and thorough.
2)	<b>Edmonds Engineering, Inc.</b> – Submittal showcased firm’s experience working on similar projects and at agency facilities; proposed project team, including consultants, is well qualified.
3)	<b>Allen &amp; Hoshall, Inc.</b> – Experience on projects of similar scope and budget were presented; proposed team is all in-house; good project approach presented.
3)	<b>Smith Seckman Reid, Inc.</b> – Firm has some experience working on similar projects; proposed team is well qualified; approach included a detailed place reflecting the various location challenges.

Firms submitting Letters of Interest:

FIRM NAME	LOCATION
<b>Allen &amp; Hoshall, Inc.</b>	Memphis, TN
<b>Cleveland Salmon Architects</b>	Nashville, TN
<b>Edmonds Engineering, Inc.</b>	Nashville, TN
<b>Henderson Engineers, Inc.</b>	Franklin, TN
<b>Johnson + Associates Architects</b>	Goodlettsville, TN
<b>Kline Swinney Associates</b>	Nashville, TN
<b>MBI Companies, Inc.</b>	Knoxville, TN
<b>ProjX, Inc.</b>	Nashville, TN
<b>Smith Seckman Reid, Inc.</b>	Nashville, TN