

Designer Recommendations

SBC Meeting Date: 10/09/2025
 Project: Renovations to Beasley Hall
 Category: Standard Project
 Total Project Cost: \$7,700,000.00
 MACC: \$5,750,000.00
 Fee: \$ 466,410.00
 SBC Project No.: 366/009-07-2025

Partial renovation to Beasley Hall including restroom, finishes, and exterior envelope renovations and all related work. This project will be carried out with a phased delivery.

1. Gilbert/McLaughlin/Casella Architects, PLC.

Project experience submitted includes the study that was completed to develop the Beasley Hall project. Gilberts comprehensive evaluation of the project will aid in turning over complete documents to us to support the scopes deadlines. Their portfolio includes numerous projects involving buildings originally designed and constructed in the early to mid-20th century. The submitted Vanderbilt project, Horton Renovations, is similar to our scope with restroom and finish upgrades throughout the project. The proposed Architectural team has an average of 36.7 years of experience with an average of over 24 years of being part of the Gilbert/McLaughlin/Casella team. They have worked with all the consulting firms and know how to collaborate with each other and are committed to the project schedule and have a strong understanding of what needs to be accomplished to complete this project.

2. Moody Nolan Inc.

Moody Nolan provided multiple dormitory designs from TSU to Meharry Medical College. ETSU housing renovation shows how a cost-effective design can expand affordable housing while enhancing student life. They are bringing a full project team to the table that will add experienced resources to complete the design and the contract document phases to expedite the schedule. They are proposing an exterior envelope team and an interior architecture team that can work simultaneously, as this has been successful for them in completing time sensitive projects in the past. Likewise, MP&E firm, ICT, is a large firm and can add resources to the project if needed.

3. Grace Design Studios

Grace Designs has a full team of planners and designers with years of experience working on college campuses, including renovations. They understand the competitive pressures that drive design decisions for residence halls, and what appeals to students. The submitted Vanderbilt Staff apartments renovation and the YMCA-Weaver Domestic Violence Shelter project scopes included interior finish upgrade, restroom upgrade, lobby and entrance remodel, all that our project scope will take on. They are bringing on a full engineering and structural team to our project and have a clear understanding of the project schedule.

A total of 18 firms submitted qualifications for this project.

Firm Name	Location
Kaatz, Binkley, Jones, & Morris Architects, Inc.	Mt. Juliet, TN
Gilbert McLaughlin Casella Architects, PLC.	Nashville, TN
Kline Swinney Associates, LLC	Nashville, TN
Anecdote, PLC	Nashville, TN
Hefferlin + Kronenberg Architects PLLC	Chattanooga, TN
Wold Architects, Inc.	Brentwood, TN
Tinker Ma, LLC	Chattanooga, TN
American Structurepoint, Inc.	Franklin, TN
Grace Design Studios, LLC	Nashville, TN
The Architect Workshop, pllc.	Nashville, TN
Powell Architecture, PLLC.	Clarksville, TN
Earl Swensson Associates, Inc.	Nashville, TN
WBA Architecture, PLLC	Nashville, TN
Smith Gee Studio, LLC	Nashville, TN
Johnson Johnson Crabtree Architects, P.C.	Nashville, TN
Studio 8 Design	Nashville, TN
Culture Architecture and Design, PLLC	Nashville, TN
Moody Nolan Inc.	Nashville, TN



William T. Waits

Assistant VP - Campus Planning



Office of Capital Planning

Designer Recommendations

Project: Buc Ridge Exterior and Structural Repairs
East Tennessee State University
SBC# 369/005-05-2025

Category: Minor

Total Budget: \$2,000,000

MACC: \$1,787,500

Designer Fee: \$153,280

Project Approved: SBC 10/09/2025

Perform essential repairs needed to address exterior finishes, structural repairs, and all associated work in multiple buildings at Buc Ridge Apartments.

1. **Shaw & Shanks Architects, P.C.**

Shaw & Shanks Architects, P.C. presents a strong team with practical experience on similar projects both on and off campus. This designer is local to the Johnson City area and is very familiar with ETSU and State of Tennessee requirements. Shaw & Shanks, Architects, P.C. indicate an understanding of phasing/critical path and fast track management related to contract documents and construction that will be of great benefit to this project.

2. **Cain Rash West Architects, Inc., P.C.**

Cain Rash West Architects presents a strong team with broad campus experience. This proposed team is very familiar with the ETSU Campus. Cain Rash West is very familiar with ETSU and State of Tennessee requirements.

3. **Tinker Ma, LLC**

Tinker Ma, LLC demonstrates a strong portfolio of higher education work across the region and proposes a strong qualified team. They demonstrate experience on similar projects. Tinker Ma is familiar with State of Tennessee requirements.

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

Firm	Location
Kaatz Binkley Jones Morris Architects, Inc.	Mt. Juliet
MBI Companies, Inc.	Knoxville
Cain Rash West Architects, Inc., P.C.	Kingsport
Shaw & Shanks Architects, PC	Johnson City
Tinker Ma, LLC	Chattanooga
Community Tectonics Architects, Inc.	Knoxville
Thompson & Litton, Inc.	Johnson City

Designer Evaluation Summary

Project: Dry Branch State Park Contact Station and Maintenance Facility
 Agency: Department of Environment & Conservation
 Category: Standard
 SBC Project No.: 126/128-01-2025
 Project Approved By: SBC
 Project Approval Date: 10.09.2025
 Total Project Budget: \$16,500,000.00
 Maximum Allowable Construction Cost (MACC): \$11,502,100.00
 Designer Fee: \$681,084.00
 Project Description: Construct a new ranger contact station, maintenance facility, parking lot(s), utilities, roadways, park amenities, and all required related work.

RANKING	FIRM NAME
1)	Smith Gee Studio, LLC - Submittal showcased firm’s experience on similarly-scoped projects for Agency; proposed project team includes needed expertise and a depth of experience; proposed approach is detailed and specific to this project.
2)	Kline Swinney Associates, LLC - Firm has experience on similarly-scoped projects; proposed project team is well-qualified; proposed project approach appeared generic.
3)	Wier Boerner Allin Architecture, PLLC - Proposal showed firm’s experience on similar projects; provided a concise and detailed project approach.



Designers submitting a Letter of Interest:

FIRM NAME	LOCATION
Allen & Hoshall, Inc.	Memphis, TN
Anecdote, PLC	Nashville, TN
Archimania, P.C.	Memphis, TN
Bauer Askew Architecture, PLLC	Nashville, TN
BHDG Architects, Inc.	Nashville, Tn
Cannon & Cannon, Inc.	Knoxville, TN
Collier Engineering Co., Inc	Nashville, TN
Daniels + Chandler Architects, PLLC	Nashville, TN
Goodwyn Mills Cawood, LLC	Nashville, TN
Haizlip Studio, PLLC	Memphis, TN
Hefferlin + Kronenberg Architects, PLLC	Chattanooga, TN
Hurst-Rosche, Inc.	Nashville, TN
Kaatz, Binkley, Jones & Morris, Architects, Inc.	Mt. Juliet, TN
Kline Swinney Associates, LLC	Nashville, TN
M. Shanks Architects	Pegram, TN
Manuel Zeitlin Architects, LLC	Nashville, TN
Powell Architecture, PLLC	Clarksville, TN
Smith Gee Studio, LLC	Nashville, TN
Tinker Ma, LLC	Chattanooga, TN
TLM Associates, Inc.	Jackson, TN
Wier Boerner Allin Architecture, PLLC	Brentwood, TN

Designer Evaluation Summary

Project:	TEMA New EOC and Administrative Building
Agency:	Department of Military
Category:	Major
SBC Project No.:	361/000-03-2025
Project Approved By:	SBC
Project Approval Date:	07.10.2025
Total Project Budget:	\$275,360,000.00
Maximum Allowable Construction Cost (MACC):	\$183,750,000.00
Designer Fee:	\$9,187,500.00
Project Description:	Construction of a new TEMA Emergency Operations Center and Administrative Building, demolition of former JFHQ USPFO warehouse site, and all required related work.

RANKING	SCORE	FIRM NAME
1)	89.40	TMPartners, PLLC – Submittal showcased firms’ extensive expertise designing EOC’s of similar size and scope; both firm and proposed team have experience working with State; proposed project team is very well qualified and all located in Tennessee; provided a well-thought-out approach with details on how to meet project requirements.
2)	85.00	Anecdote, PLC – Firm has experience on EOC’s; proposed project team is well-qualified; submittal included a detailed project approach.
3)	84.80	Goodwyn Mills Cawood, LLC – Both firm and proposed project team are well-qualified; proposed project approach was detailed and concise.



Designers submitting a response to the Request for Qualifications:

FIRM NAME	LOCATION
Anecdote, PLC	Nashville, TN
Benham Design, LLC	Oklahoma City, OK
Centric Architecture, Inc.	Nashville, TN
DLR Group, Inc.	Nashville, TN
Earl Swensson Associates, Inc.	Nashville, TN
Goodwyn Mills Cawood, LLC	Nashville, TN
Kaatz, Binkley, Jones & Morris, Architects, Inc.	Mt. Juliet, TN
M. Arthur Gensler, Jr. & Associates, Inc.	Nashville, TN
Mead and Hunt, Inc.	Middleton, WI
TMPartners, PLLC	Brentwood, TN
Wold Architects Incorporated	Brentwood, TN

Designer Request for Qualifications
 SBC Project No. 361/000-03-2025
 TEMA New EOC and Administrative Building

	Anecdote PLC	Benham Degisn, LLC	Centric Arch	DLR Group	Earl Swensson Assoc.	Goodwyn Mills Cawood	KBJM	Gensler	Mead and Hunt	TMPartners	Wold Arch
Section A - Design Firm Information (Pass/Fail)											
DRFQ Coordinator	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Section B - Qualifications & Experience (maximum = 40)											
Evaluator 1	30.00	25.00	25.00	35.00	25.00	35.00	20.00	25.00	25.00	35.00	30.00
Evaluator 2	35.00	30.00	30.00	38.00	30.00	38.00	25.00	35.00	28.00	40.00	36.00
Evaluator 3	35.00	25.00	38.00	38.00	30.00	36.00	30.00	35.00	25.00	40.00	38.00
Evaluator 4	29.00	29.00	27.00	24.00	25.00	30.00	21.00	27.00	12.00	30.00	31.00
Evaluator 5	35.00	25.00	25.00	35.00	35.00	25.00	25.00	30.00	30.00	35.00	35.00
Respondent Average	32.80	26.80	29.00	34.00	29.00	32.80	24.20	30.40	24.00	36.00	34.00
Section C - Technical Services (maximum = 60)											
Evaluator 1	50.00	35.00	45.00	50.00	40.00	55.00	30.00	45.00	40.00	55.00	50.00
Evaluator 2	60.00	25.00	45.00	50.00	42.00	57.00	30.00	45.00	41.00	60.00	55.00
Evaluator 3	52.00	30.00	35.00	57.00	45.00	60.00	20.00	43.00	35.00	58.00	56.00
Evaluator 4	45.00	34.00	35.00	33.00	47.00	48.00	35.00	35.00	33.00	45.00	39.00
Evaluator 5	54.00	38.00	39.00	53.00	55.00	40.00	35.00	49.00	50.00	49.00	50.00
Respondent Average	52.20	32.40	39.80	48.60	45.80	52.00	30.00	43.40	39.80	53.40	50.00
Total Response Evaluation Score	85.00	59.20	68.80	82.60	74.80	84.80	54.20	73.80	63.80	89.40	84.00
Ranking	2	10	8	5	6	3	11	7	9	1	4