



THE UNIVERSITY of TENNESSEE

KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOOMA • PULASKI

505 Summer Place, UT Tower 9th Floor, Knoxville, Tennessee 37902 • Phone: (865) 974-2231 • Fax (865) 974-7313 <http://capitalprojects.tennessee.edu>

Designer Recommendation

Project: UTIA CVM Building Updates (26/27)
 Campus/Agency: College of Veterinary Medicine Building
 Category: Standard
 SBC Project No.: 540/001-06-2026
 Project Approved By: SBC
 Project Approved: 2026-09-10
 Total Project Budget: \$5,000,000
 Maximum Allowable Construction Cost (MACC): \$4,250,000
 Designer Fee: \$398,105
 Project Description: Upgrades at the College of Veterinary Medicine (CVM) will include building systems, elevator modernizations, flooring, finishes, and layout modifications. Includes all related work complete the project.

RANKING	FIRM NAME
1)	COPE ASSOCIATES, INC. - Cope has provided excellent service for many projects on campus including several projects for the College of Veterinary Medicine. They have listed several projects of similar scope on UT campuses, and they have previously worked in the building. They work very well with our campuses and have brought a qualified team with in-depth experience on this type of work.
2)	THE LEWIS GROUP ARCHITECTS, INC. - Lewis Group has cited multiple projects with similar scope and lab work for the University and they have performed well on previous projects. Their staff and consultants are knowledgeable and have worked together previously on other projects.
3)	COMMUNITY TECTONICS ARCHITECTS, INC. - Community Tectonics has provided good service to the University and has worked with the College of Veterinary Medicine previously. They have completed several projects with scopes similar to this one for the University as well as other higher education facilities. Their team is qualified, and they are knowledgeable in their disciplines of work.

All firms that submitted qualifications:

FIRM NAME	LOCATION
COPE ASSOCIATES, INC.	Knoxville
THE LEWIS GROUP ARCHITECTS, INC.	Knoxville
COMMUNITY TECTONICS ARCHITECTS, INC.	Knoxville
MBI COMPANIES INC.	Knoxville
SMEE BUSBY ARCHITECTS, PC	Knoxville
THE BENEFIELD RICHTERS COMPANY	Knoxville
THOMAS CALDWELL, ARCHITECT	Knoxville
TINKER MA, LLC	Chattanooga



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Designer Recommendation

Project: UTK Student Services Building Upgrades (26/27)
 Campus/Agency: Student Services Building
 Category: Minor
 SBC Project No.: 540/009-08-2026
 Project Approved By: SBC
 Project Approved: 2026-09-10
 Total Project Budget: \$3,045,000
 Maximum Allowable Construction Cost (MACC): \$2,130,000
 Designer Fee: \$229,955
 Project Description: Upgrades in the Student Services Building for the College of Communications and Information and the Center for Global Engagement to include changes to various office layouts and finish upgrades including all related work to complete the project.

RANKING	FIRM NAME
1)	DESIGN INNOVATIONS ARCHITECTS - Project experience shows multiple renovation projects for the campus which would be similar to the needs of this project. They understand the campus and work well with everyone. The staff proposed have direct experience with the projects cited and are knowledgeable in their areas of expertise. They are a good service provider for the University.
2)	SANDERS/PACE ARCHITECTURE, LLC - Sanders Pace has completed previous work on this building and understands the users. They have provided good service to the University on previous projects. The staff and consultants are experienced and have worked with other higher education campuses previously.
3)	LINDSAY & MAPLES, ARCHITECTS, INC. - Lindsay & Maples have listed a variety of project experience for the University. The staff and consultants are experienced, qualified, and have provided excellent service to the campus on multiple previous projects.

All firms that submitted qualifications:

FIRM NAME	LOCATION
DESIGN INNOVATIONS ARCHITECTS	Knoxville
SANDERS/PACE ARCHITECTURE, LLC	Knoxville
LINDSAY & MAPLES, ARCHITECTS, INC.	Knoxville
BREWER INGRAM FULLER ARCHITECTS INC.	Knoxville
COMMUNITY TECTONICS ARCHITECTS, INC.	Knoxville
COPE ASSOCIATES, INC.	Knoxville
JOHNSON ARCHITECTURE, INC.	Knoxville
MBI COMPANIES INC.	Knoxville
THE ARCHITECTURE COLLABORATIVE, LLC	Knoxville
THE BENEFIELD RICHTERS COMPANY	Knoxville
THE LEWIS GROUP ARCHITECTS, INC.	Knoxville
THOMAS CALDWELL, ARCHITECT	Knoxville
TINKER MA, LLC	Chattanooga
WOLD ARCHITECTS INCORPORATED	Brentwood



Office of Administration & Facilities Development 1 Bridgestone Park, Third Floor Nashville, TN 37214 (615) 366 – 4431 FAX (615) 365-1512

Designer Recommendation

Project: Statewide ADA Consultant
Campus/Agency: Tennessee Board of Regents (TBR)
Category: Minor
SBC Project No.: 166/000-01-2023
Project Approved By: SBC
Project Approved: 2026-05-14
Total Project Budget:
Maximum Allowable Construction Cost (MACC):
Designer Fee: \$25,000
Project Description: Provide professional advice and assistance regarding ADA accessibility and related code issues including evaluation of ADA code related situations, site investigations & plans review. Specific experience in resolving highly complex ADA code issues is required. Note expertise with ADA Title II and Title III and experience with resolution of issues with Federal, State of Tennessee and local authorities. Initial contract will be \$25,000. It is anticipated this will be a three-year contract with renewal options. The projects/examples submitted should be demonstrate the firm's capabilities as described above. This is a statewide contract.

RANKING	FIRM NAME
1)	RENAISSANCE GROUP, INC. - This firm included four related projects, two of which were higher education projects. These projects include ADA related work and evaluations. The project team was heavily involved in the projects submitted.

All firms that submitted qualifications:

FIRM NAME	LOCATION
RENAISSANCE GROUP, INC.	Lakeland



Office of Administration & Facilities Development 1 Bridgestone Park, Third Floor Nashville, TN 37214 (615) 366 – 4431 FAX (615) 365-1512

Designer Recommendation

Project: Statewide Geotechnical Consultant
 Campus/Agency: Tennessee Board of Regents (TBR)
 Category: Minor
 SBC Project No.: 166/000-01-2023GE
 Project Approved By:
 Project Approved: 1900-01-01
 Total Project Budget: \$50,000
 Maximum Allowable Construction Cost (MACC): \$50,000
 Designer Fee: \$50,000
 Project Description: Provide professional Engineering assistance regarding design, alteration, improvements, planning, repairs & maintenance, investigation, and analysis. Must be able to provide design recommendations as may be required. Geotechnical engineering recommendations for specific sites may be relied upon for TBR projects, including all TBR design and construction vendors contracted for State Building Commission related work. Engineering license is required. Initial contract will be \$50,000. It is anticipated this will be a three year contract with renewal options. This is a statewide contract.

RANKING	FIRM NAME
1)	BEAVER ENGINEERING, INC. - This proposer's Letter of Interest exhibited adequate experience for this scope of work. The team listed is qualified. Two consultants were included, one for structural steel testing and inspections, and one for ground penetrating radar services.

All firms that submitted qualifications:

FIRM NAME	LOCATION
BEAVER ENGINEERING, INC.	Nashville



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Designer Recommendation

Project: TCAT Roof Replacements and Envelope Repairs
 Campus/Agency: TCATs statewide
 Category: Standard
 SBC Project No.: 166/000-02-2026
 Project Approved By: SBC
 Project Approved: 2026-07-09
 Total Project Budget: \$4,910,000
 Maximum Allowable Construction Cost (MACC): \$4,253,000
 Designer Fee: \$393,580
 Project Description: Replacement or repair of roofing systems, envelope and drainage repairs, and all related work.

RANKING	FIRM NAME
1)	ALLEN & HOSHALL - This firm provided detailed responses highlighting substantial, relevant roof replacement and envelope repair experience on State education and public facilities. The firm demonstrated clear regional capability and experience across large-scale projects, including multi-building campus environments. The proposed staff's qualifications are well defined, with clear roles and strong relevant experience. The firm is self-performing basic services without external consultants.
2)	SHERMAN CARTER BARNHART ARCHITECTS PLLC - This firm provided detailed responses showcasing extensive, relevant experience with large-scale district/campus roof replacements, and complex masonry/envelope remediation. The proposed staff possesses substantial, direct background in large-scale roof and envelope projects, with clear continuity from submitted past projects.
3)	MBI COMPANIES, INC. - This firm provided a detailed response demonstrating extensive experience with multi-building roof replacements across Tennessee. The In-house multi-disciplinary team provides strong qualification coverage across architectural, structural, and MEP fields. The proposed staff directly reflects team members involved in cited experience projects.

All firms that submitted qualifications:

FIRM NAME	LOCATION
ALLEN & HOSHALL	Memphis
SHERMAN CARTER BARNHART ARCHITECTS PLLC	Nashville
MBI COMPANIES, INC.	Knoxville
ARCHIMANIA, P.C.	Memphis
DANIELS + CHANDLER ARCHITECTS LLC	Nashville
PROJX LLC	Nashville
RENAISSANCE GROUP, INC.	Lakeland



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Designer Recommendation

Project: Campus Infrastructure Upgrades
 Campus/Agency: Columbia State Community College
 Category: Minor
 SBC Project No.: 166/015-01-2026
 Project Approved By: SBC
 Project Approved: 2026-07-09
 Total Project Budget: \$2,460,000
 Maximum Allowable Construction Cost (MACC): \$2,184,000
 Designer Fee: \$184,140
 Project Description: Upgrades of campus infrastructure, including electrical switchgear, transformers, and electrical components; chiller, cooling tower, piping, and central plant equipment; HVAC controls; and all related work.

RANKING	FIRM NAME
1)	I. C. THOMASSON ASSOCIATES, INC. - This firm included five projects; all were heavily involved in infrastructure upgrades and repair for Higher Education campuses. The project team was involved in the projects submitted and has former experience with the CoSCC Campus. Their schedule to complete all design phases is 150 days.
2)	ADVANCED ENERGY ENGINEERING AND DESIGN, INC. - This firm included five projects, three of which were heavily involved in infrastructure upgrades and repair. 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 195 days.
3)	DEWBERRY ENGINEERS INC. - This firm included five projects, two of which were infrastructure upgrade related. Members of the project team were involved in the projects submitted. Their schedule to complete all design phases is 240 days.

All firms that submitted qualifications:

FIRM NAME	LOCATION
I. C. THOMASSON ASSOCIATES, INC.	Nashville
ADVANCED ENERGY ENGINEERING AND DESIGN, INC.	Chattanooga
DEWBERRY ENGINEERS INC.	Fairfax



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Designer Recommendation

Project: Jimmy Naifeh Building Roof Replacement
 Campus/Agency: Dyersburg State Community College
 Category: Minor
 SBC Project No.: 166/017-01-2026
 Project Approved By: SBC
 Project Approved: 2026-07-09
 Total Project Budget: \$1,100,000
 Maximum Allowable Construction Cost (MACC): \$950,000
 Designer Fee: \$86,100
 Project Description: Replacement of metal roofing system and all related work.

RANKING	FIRM NAME
1)	SMITH SECKMAN REID, INC. - This firm listed excellent roof replacement experience. All projects listed had similar budgets and scope of work. The proposed team is of a good size and includes a registered roof consultant. An architectural consultant is listed. All other disciplines are in-house.
2)	EVANS TAYLOR FOSTER CHILDRESS ARCHITECTS - This firm listed numerous roof replacement projects, including metal roof systems. Most of the projects were of similar size. Higher Ed and STREAM projects were included. The team is large and well-qualified, and includes consultants who have experience on State projects.
3)	HAIZLIP STUDIO PLLC - This team listed three projects of similar scope and scale, including roof replacement work. The team is experienced and includes a registered roof consultant. Structural and MEP consultants are included. Both have ample TBR/State experience.

All firms that submitted qualifications:

FIRM NAME	LOCATION
SMITH SECKMAN REID, INC.	Nashville
EVANS TAYLOR FOSTER CHILDRESS ARCHITECTS	Memphis
HAIZLIP STUDIO PLLC	Memphis
ARCHIMANIA, P.C.	Memphis
ROSS WITT PLLC - ARCHITECTURE INTERIOR DESIGN	Bartlett



William R. Snodgrass Tennessee Tower, 22nd Floor • 312 Rosa L. Parks Blvd. • Nashville, TN 37243

Designer Recommendation

Project: Welcome Center and Rest Areas Renovations and Replacements
 Campus/Agency: Various Facilities
 Category: Major
 SBC Project No.: 241/000-01-2026
 Project Approved By: SBC
 Project Approved: 2026-07-09
 Total Project Budget: \$165,000,000
 Maximum Allowable Construction Cost (MACC): \$122,052,000
 Designer Fee: \$3,570,387
 Project Description: Renovate, demolish, and construct rest areas and welcome centers

RANKING	SCORE	FIRM NAME
1)	83.00	GRESHAM SMITH - Submittal showcased a portfolio aligning with the scope of the project; proposed team includes a well-qualified team with strong subconsultants; proposed approach demonstrated ability to manage the statewide nature of the project and uphold STREAM design and construction expectations
2)	81.00	CENTRIC ARCHITECTURE, INC. - Proposal demonstrated firm's experience on State projects and an understanding of project program; provide a comprehensive team with specialty expertise; proposed approach outlined a robust QA/QC process supporting accurate documentation.
3)	80.33	KLINE SWINNEY ASSOCIATES LLC - Submittals documented a strong understanding of project requirements and past experience with TDOT and STREAM; proposed approach outlined clear QA/QC procedures and collaborative workflows.

All firms that submitted qualifications:

FIRM NAME	LOCATION
ALLEN & HOSHALL, INC.	Memphis
ANECDOTE, PLC	Nashville
ARCHIMANIA, P.C.	Memphis
BARBERMCMURRY ARCHITECTS LLC	Knoxville
BAUER ASKEW ARCHITECTURE, PLLC	Nashville
CENTRIC ARCHITECTURE, INC.	Nashville
DLR GROUP INC., A TENNESSEE CORPORATION	Nashville
EARL SWENSSON ASSOCIATES, INC. (ESA)	Nashville
GOODWYN, MILLS CAWOOD, LLC	Nashville
GRESHAM SMITH	Nashville
HAIZLIP STUDIO PLLC	Memphis
HURST-ROSCHKE, INC.	Nashville
KLINE SWINNEY ASSOCIATES LLC	Nashville
LOSE & ASSOCIATES, INC., DBA LOSE DESIGN	Nashville
TINKER MA, LLC	Chattanooga
WOLD ARCHITECTS, INC	Brentwood

Designer Request for Qualifications SBC Project No. 241/000-01-2026 Welcome Center and Rest Areas Renovations and Replacments																
	Anecdote	Archimania	BarberMcMurray	Bauer Askew	Centric	DLR Group	Earl Swensson	Goodwyn	Gresham	Haizlip	Hurst-Rosche	Kline Swinney	Lose	Smith Gee	Tinker Ma	Wold
Section A - Design Firm Information (Pass/Fail)																
DRFQ Coordinator	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Section B - Qualifications & Experience (maximum = 60)																
Evaluator 1	39.00	48.00	46.00	47.00	50.00	53.00	56.00	49.00	58.00	44.00	40.00	47.00	45.00	53.00	51.00	54.00
Evaluator 2	55.00	25.00	30.00	35.00	50.00	30.00	35.00	35.00	40.00	40.00	20.00	50.00	20.00	15.00	10.00	25.00
Evaluator 3	53.00	49.00	55.00	48.00	45.00	55.00	48.00	42.00	55.00	33.00	32.00	50.00	42.00	41.00	42.00	43.00
Respondent Average	49.00	40.67	43.67	43.33	48.33	46.00	46.33	42.00	51.00	39.00	30.67	49.00	35.67	36.33	34.33	40.67
Section C -Technical Services (maximum = 40)																
Evaluator 1	28.00	32.00	30.00	31.00	33.00	35.00	37.00	32.00	38.00	29.00	29.00	32.00	30.00	34.00	33.00	36.00
Evaluator 2	35.00	25.00	20.00	30.00	30.00	20.00	25.00	30.00	20.00	30.00	10.00	30.00	10.00	10.00	5.00	25.00
Evaluator 3	29.00	33.00	36.00	30.00	35.00	38.00	35.00	32.00	38.00	28.00	25.00	32.00	26.00	29.00	25.00	31.00
Respondent Average	30.67	30.00	28.67	30.33	32.67	31.00	32.33	31.33	32.00	29.00	21.33	31.33	22.00	24.33	21.00	30.67
Total Response Evaluation Score	79.67	70.67	72.33	73.67	81.00	77.00	78.67	73.33	83.00	68.00	52.00	80.33	57.67	60.67	55.33	71.33
Ranking	4	11	9	7	2	6	5	8	1	12	16	3	14	13	15	10