

1

Date: 8/14/2015

DESIGNER EVALUATION SUMMARY

Project: Nashville Supreme Court Building Exterior Repairs

Agency: Admin. Offices of the Court

Category: Minor

SBC Number: 529/074-01-2015

Project Approval Date: 01/08/2015

Total Project Budget: \$ 3,004,000.00

MACC (Maximum Allowable Construction Cost): \$ 2,629,539.00

Designer Fee: \$ 218,302.00

Project Description:

This project will renovate or replace approximately (93) windows at the Nashville Supreme Court Building. Also included will be repairs to an enclosed gutter on the East side of the building and the internal drain line for the gutter. Scope of the project will also include replacement of interior finishes associated with the work on the window systems. The majority of windows are original to the building which was constructed in the 1930's. The window system is steel frame with single pane glass. The window system is arranged in vertical pairs separated by an embossed copper spandrel. The Supreme Court Building is a significant structure in the Capital complex. The Designer of record will have a strong historic restoration background. At this time it has not been determined whether to renovate the existing steel window system and retrofit a storm window on the interior of each or to replace the existing with a new steel thermally broken window system this will be the first priority of the selected Designer of Record. The State Historic Commission and the Courts Building committee are interested in preserving the original sight lines and appearance of the windows.

<u>Ranking</u>	<u>Recommendation</u>
1)	Centric Architecture, Inc. - Centric is a highly qualified Architectural firm and their past work with the Supreme Court Building provides them with familiarity with the window system that neither of the other respondents have.
2)	EOA Architects - EOA is a very qualified Architectural firm as exhibited in their project experience. However since their project at the War Memorial Building is on hold, they do not have a record of I work on the Capitol campus.
3)	Kline Swinney Associates - Kline Swinney has experience in State work and window replacement in historic buildings..

Other Firms Submitted: Kennon Calhoun I Workshop; Cope Associates, Inc.

2

DESIGNER EVALUATION SUMMARY

Project: New Tennessee State Museum

Agency: General Services

Category: Major

SBC Number: 529/050-01-2015

Project Approval Date: 05/26/2015

Total Project Budget: \$ 160,000,000.00

**MACC
(Maximum Allowable
Construction Cost):** \$ 91,654,400.00

Designer Fee: \$ 6,121,817.00

Project Description:

The New State Museum is expected to be a 130,000 square foot building with planning for future expansion. The anticipated opening date is to be no later than June 2018. The selected Designer will contract with the State, which contract will be administered by a State Project Executive, and will work closely with the Project Manager as Agent (PMaA), which will lead the entire Project Team. The Project Team will also be comprised of a Project Manager as Agent which is presently being procured by the State, and Lord Cultural Resources, which is presently under contract with the State and will serve as a museum consultant for the project, but will not serve as a museum design consultant to the Designer. The State also anticipates a museum exhibit designer being later separately procured and added to the Project Team. The Designer will be compensated for its entire design scope of work at the normal fee established by the State's designer fee schedule, multiplied by a factor of 1.3. The design scope of work will be all inclusive, and the designer will be required to provide all professional design services required for a complete museum project and will be required to include in its basic services fee the cost of all consultants needed to provide all required professional design services, including but not limited to architectural, civil, structural, mechanical, electrical, landscaping, and any other specialty consultants that may be required for the complete project. Lastly, as a part of basic services, the Designer will be required to provide ongoing coordination with the design of other non-building aspects of the project including but not limited to design and specification of interior furnishings by others and design and specification of exhibits by others.

<u>Ranking</u>	<u>Score</u>	<u>Firm Name</u>
1)	90.75	EOA Architects, PLLC
2)	84.00	Tuck-Hinton, PLLC

Other Firms Submitted: ESa; HFR Design, Inc.; TMPartners, PLLC; Verner Johnson, Inc.

DESIGNER EVALUATION SUMMARY

1) Firm: EOA Architects, PLLC

Comments: Throughout the entire designer selection process, EOA stood out from the others as the best design firm for this project. Their submittal response indicated their experience with State policies and procedures, clearly detailed the responsibilities of all team members, and showcased their desire to be the Designer on this project. EOA has chosen an excellent group of consultants to help them with this project, which includes a museum consultant, who is experienced in working with local architectural firms on museum projects. The museum consultant brings with them expertise in the design of mechanical, plumbing and electrical systems, specific to museums. During the interview process, EOA reinforced information found in their submittal, by discussing BIM coordination and TN HPBr, the ability to collaborate successfully, and their vision for the project. While EOA has already placed a lot of thought into the design of the museum, including tying in with the Bicentennial Mall and views of the capitol, they did indicate openness to outside ideas and focusing first on how the building works. Also, emphasized during the interview was the importance of the schedule, flexible design for exhibit space, and ability to connect with the public via social media, through creation of a hashtag #my_tennessee.

2) Firm: Tuck-Hinton, PLLC

Comments: Tuck-Hinton is well-qualified to be the design firm for this project. Their submittal response indicated their experience with State policies and procedures, experience working on iconic buildings and civic spaces, and inclusion of a good breadth of specialty consultants. Specialty consultants include two other Tennessee architectural firms, but did not indicate previous experience working together. The interview allowed Tuck-Hinton to showcase their enthusiasm for this project, desire to make the museum a destination for Nashville visitors, emphasize the need for collaboration throughout the entire project and pledge that 90% of building materials will come from Tennessee. During the interview process, Tuck-Hinton barely mentioned the use of BIM and lacked information concerning the approach to schedule constraints.



3

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Office of Capital Projects

Designer Recommendation

August 14, 2015

Project: Ridley 4-H Center for Profitable Agriculture
UT Institute of Agriculture
SBC 540/001-02-2015

Category: Minor

Total Budget: \$1,000,000.00

MACC: \$840,000.00

This project will construct a new administrative/office building on a centrally located site. The new facility will include typical office functions consisting of reception, offices, conference and work rooms, first aid, support space and a parking area. This facility will include staff from the 4-H Center and the Center for Profitable Agriculture.

1. Lyle Cook Martin

Referenced projects show this firm's diversity for different types of clients with similar budgets and scopes to this project. They have worked with UTIA previously on this 4-H camp and are familiar with it. They have proposed an experienced team that have worked together previously on the listed projects and are located in Clarksville.

2. Kennon Calhoun | Workshop

Projects highlighted indicate a wide breadth of experience for similar scope and budgeted projects. They have designated experienced personnel who appear to be knowledgeable in their areas of expertise and are located in Nashville.

3. Adkisson and Associates Architects, Inc.

This firm is experienced and has listed projects that are similar in scope to this project. Their staff and consultants appear to be all encompassing and qualified. They are located in Nashville.

A total of 10 firms submitted letters of interest for this project. Other firms submitting include:

**Adams Craft Herz Walker
Community Tectonics Architects, Inc.
DKRS Architects/Engineers, PLLC
HFR Design, Inc.
Lewis Group Architects
Vaughan Associates Architects, Inc.
ViViD1 Architecture, LLC**

4



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Office of Capital Projects

Designer Recommendation

August 14, 2015

Project: Garden Pavilion
UT Institute of Agriculture
SBC 540/001-02-2009

Category: Minor

Total Budget: \$167,000.00

MACC: \$146,000.00

This project will provide for a new UT garden pavilion.

1. Sanders Pace Architecture

The projects submitted are relevant and similar in scope and budget to this project. The team proposed have worked together on previous projects and with the campus. They are located in Knoxville.

2. Johnson Architecture, Inc.

This firm has highlighted projects which show their experience and knowledge for this type of structure. The proposed staff are skilled and capable and are located in Knoxville.

A total of 3 firms were solicited for this project with 2 firms responding.



5

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Office of Capital Projects

Designer Recommendation

August 14, 2015

Project: Johnson Obear Apartments Utility Connections
UT Chattanooga
SBC 540/005-02-2015

Category: Minor

Total Budget: \$800,000.00

MACC: \$693,000.00

This project will make masonry repairs to Davenport Hall and Fine Arts Center retaining walls along McCallie, Oak and Vine Streets, and make exterior repairs and reroof structures at 545 and 551 Oak Street.

1. March Adams & Associates, Inc.

This firm has extensive experience and knowledge of the UT Chattanooga campus with prior projects listed in the letter of interest that are adjacent to the site of this project. They carry all disciplines needed for this project in house and are located in Chattanooga.

2. Elder Consulting, LLC

Projects highlighted show experience in working with similar systems as described in this project. Proposed staff seems knowledgeable and capable and are located in Signal Mountain.

A total of 3 firms were solicited for this project with 2 firms responding.



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Office of Capital Projects

Designer Recommendation

August 14, 2015

Project: Ellington Hall Roof Replacement
UT Martin
SBC 540/011-02-2015

Category: Minor

Total Budget: \$550,000.00

MACC: \$468,000.00

This project will replace the existing ballasted EPDM (1994) roof on the Ellington Dorm (105,800 sq ft) with a new modified bitumen roof system.

1. Lyle Cook Martin Architects, Inc.

The projects represented in their letter of interest shows extensive knowledge and capabilities in dealing with roofing. The staff proposed includes seasoned professionals who have worked on a widespread assortment of roofing issues. The team is comprised of all disciplines needed to do this project. This firm has worked with the Martin campus previously and are located in Clarksville.

2. TLM Associates, Inc. Architects + Engineers

This firm has worked with Martin on an assortment of projects including all the projects highlighted in their letter of interest which includes reroofing of several buildings. Proposed staff and consultants have worked together previously and are all experienced and knowledgeable. They are located in Jackson.

A total of 3 firms were solicited for this project with 2 firms responding.

7



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Office of Capital Projects

Designer Recommendation

August 14, 2015

Project: Lake Ave Parking Garage
UT Knoxville
SBC 540/009-06-2015

Category: Major

Total Budget: \$22,300,000.00

MACC: \$18,900,000.00

This project will provide approximately 900 - 1000 parking spaces in a garage located east and adjacent to the existing Lake Avenue garage. This structure would fully occupy the available footprint, require expanding upon or addition to utilities from KUB, and general upgrade of the existing garage.

1. Cope Associates, Inc. Architecture

Firm presented qualifications that met the standards for this project. They provided relevant examples of similar projects which were alike in scope and budget. Key personnel are experienced and they have teamed with knowledgeable consultants. They have a good working relationship with the campus and are located in Knoxville. Design approach shows forethought into the items for discussion at each phase. Organization chart is clear and concise showing the flow of communication. Schedule shows adequate delivery of project within the guidelines anticipated by the owner, and they have proven on previous projects that they are capable of achieving their deadlines.

2. Design Innovation Architects

Qualifications and experience met expectations needed for this project. Body of work submitted was similar in size and scope. A qualified staff and consultants have been proposed who are experienced and have worked together previously. The firm is located in Knoxville. Project approach and documentation is reasonable and appropriate. Schedule confirms that project is doable and that all milestones can be met.

3. Michael Brady, Inc.

Proposal confirms their experience and qualifications for this project. They have presented a breadth of experience with parking garages and have shown their capabilities in achieving a similar budget and scope to this one. Team proposed is qualified, and they are located in Knoxville. Technical approach indicates an understanding of the program and a plan for development. Organizational chart and schedule demonstrates the comprehension of this project.

A total of 11 firms submitted qualifications for this project. Other firms submitting are as follows:

Architects Weeks Ambrose McDonald, Inc.
Barber McMurry Architects, LLC
Blankenship & Partners, LLC
George Armour Ewart, Architect
The Lewis Group Architects, Inc., P.C.
McCarty Holsaple McCarty, Inc.
Smee + Busby Architects
Studio Four Design, Inc.



8

Tennessee Board of Regents

Office of Facilities Development

Suite 664 at 1415 Murfreesboro Road in Nashville, Tennessee 37217-2833
(615) 366 – 4431 FAX (615) 366 – 3992

Designer Recommendations

Project: ETSU Roof Replacements
Category: Minor
Total Budget: 2,000,000
MACC: 1,771,000
Designer Fee: 151,977.00
SBC Project No: 166/005-03-2015

Replace roofs and repair downspouts, drains, scupper, and other related building structures at Gilbreath Hall, Reece, Sherrod Library, Valleybrook, Lamb Hall (porticos), Ball Hall, Bristol Family Practice and Johnson City Family Practice. Additionally, complete repairs to the down spouts, drains, scuppers and other related roof structures in Brooks Gym, Yoakley, Nick's Hall, Alexander Hall, Mathes, and Burleson. Specific waterproofing and roof expertise is required, provide qualifications and experience of this person in the LOI. An environmental consultant for asbestos and hazardous materials is required as a part of basic services.

1. Reedy & Sykes Architecture and Design

Local firm submitted five very similar projects. Four projects involved roof replacements. One project involved building envelope repairs to prevent water intrusion. The proposed Principal and Roofing Consultant worked on all five projects. Environmental and curtain wall consultants were included.

2. Beeson, Lusk & Street, Inc., Architects

Local firm submitted five similar projects involving reroofing and exterior envelope repairs. One project involved the reroofing of 20 separate buildings. The firm Principal worked on all projects and will provide the required waterproofing and roof design expertise. The Project Manager and the Structural Engineer also worked on all projects. An environmental consultant was included.

3. Design Innovation Architects

All five projects were somewhat similar and the firm's proposed team of three (all registered architects) worked on all five projects. The Project Manager is a Registered Roof Consultant. An environmental consultant was included.

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

Firm Name	Location
ACHW, Inc.	Oak Ridge
Architects Weeks Ambrose McDonald, Inc.	Knoxville
Beeson, Lusk & Street Inc., Architects	Johnson City
Community Tectonics Architects	Knoxville
Design Innovation Architects	Knoxville
Ken Ross Architects, Inc.	Johnson City
Reedy & Sykes Architecture and Design	Elizabethton



Tennessee Board of Regents

Office of Facilities Development

Suite 664 at 1415 Murfreesboro Road in Nashville, Tennessee 37217-2833
(615) 366 – 4431 FAX (615) 366 – 3992

Designer Recommendations

Project: UoM Surface Parking Expansion
 Category: Minor
 Total Budget: 2,000,000
 MACC: 1,750,000
 Designer Fee: 105,228.00
 SBC Project No: 166/007-04-2015

Construct surface parking in different areas of campus. Some existing lots will be expanded, repaved, restriped and some non-paved areas will be converted to parking. The work includes grading, drainage, sub-base, asphalt, lighting, emergency phones, landscaping and striping. This request is for full- planning.

1. Burr & Cole Consulting Engineers, Inc.

All five of the submitted projects were similar in scope – and four of the five were for the University of Memphis. They were the “lead” or primary designer for all five projects. The proposed principal worked on all five projects and the electrical engineering consultant worked on four. They have civil engineering in-house. Their consultants include electrical, landscape, architectural, environmental, survey and geotechnical.

2. ETI Corporation

Four of the submitted projects were similar in scope. They were the “lead” or primary designer on all four. The proposed principal worked on two of the five projects and the surveyor worked on all five. They have civil engineering, surveying, landscaping and hydrologic/hydraulic engineering in-house. Their consultants include geotechnical, structural, electrical and irrigation.

3. Allen & Hoshall, Inc.

Four of the submitted projects were similar in scope. They were the “lead” or primary designer on three of the five projects. The proposed project manager worked on one of the five projects and one of the civil engineers worked on all five. They have civil engineering, surveying, and electrical engineering in-house. They have a landscape consultant.

A total of 6 firms submitted Letters of Interest for this project:

Firm Name	Location
Allen & Hoshall, Inc.	Memphis
Burr & Cole Consulting Engineers, Inc.	Memphis
ETI Corporation	Memphis
Neel-Schaffer, Inc.	Memphis
Pickering Firm, Inc.	Memphis
Smith Seckman Reid, Inc.	Memphis