



THE UNIVERSITY of TENNESSEE

KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOOMA • PULASKI

DEPARTMENT OF CAPITAL PROJECTS

Designer Recommendation

Project: UTK Frieson Center Renovation & Expansion (23/24)
UT Knoxville
SBC 540/009-05-2024

Category: Standard

Total Budget: \$4,000,000

MACC: \$3,300,000

Designer Fee: \$371,658

Project Approved: June 13, 2024

Construction of a new addition and renovation of the existing building for community spaces and expand exterior hardscape areas at the Frieson Black Cultural Center including all related work.

1. Design Innovation Architects, Inc.

Design Innovation Architects, Inc. (DIA) has highlighted experience with multiple addition and renovation projects of similar size and scope. They have a good working relationship with the campus from previous projects. The proposed team is inclusive and experienced. Their consultants include Bennett & Pless, Inc. (Structural), I.C. Thomasson Associates, Inc. (Mechanical, Electrical, Plumbing, & Fire Protection), and Hedstrom Landscape Architecture, LLC (Landscape). Design Innovation Architects, Inc. is located in Knoxville, TN.

2. Community Tectonics Architects, Inc.

Community Tectonics' project experience includes various renovations for other higher education facilities as well as community facilities showcasing the type of services that will be needed on this project. They have provided good and responsive service to the University, and they work well with the staff and users. Project team is experienced and knowledgeable. The consultants include Robert G. Campbell & Associates, L.P. (Civil), Bender & Associates Structural Engineers, LLC (Structural), Mechanical Design Services (Mechanical), West, Welch, Reed Engineers, Inc. (Electrical), and S&ME, Inc. (Geotechnical & Environmental). Community Tectonics Architects, Inc. is located in Knoxville, TN.

3. Smee Busby Architects, PC

Smee Busby Architects' project experience includes renovation and new construction on various projects including a renovation for the University. This work is in line with the type of services that will be needed for this scope. They have provided good service to the University and work well with staff and users. The project team is experienced and knowledgeable. The consultants include Ardurra Group, Inc. (Civil), RJA – IBI Group (Landscape), and I.C. Thomasson Associates, Inc. (Mechanical, Plumbing, & Electrical). Smee Busby Architects, PC is located in Knoxville, TN.

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

Culture Architecture and Design, PLLC	Nashville, TN
Hunter Architecture & Design, LLC	Nashville, TN
Smith Gee Studio, LLC	Nashville, TN
The Architecture Collaborative, LLC	Knoxville, TN
Thomas Caldwell, Architect (Sole Proprietorship)	Knoxville, TN

Designer Evaluation Summary

Project: TN Tower Office Space Consolidation - Touchdown Meeting Spaces

Agency: Department of General Services

Category: Minor

SBC Project No.: 529/079-02-2024

Project Approved By: SBC

Project Approval Date: 06.13.2024

Total Project Budget: \$5,500,000.00

Maximum Allowable Construction Cost (MACC): \$1,980,000.00

Designer Fee: \$168,313.00

Project Description: Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

RANKING	FIRM NAME
1)	HMK Architects, PLLC - Submittal showcased firm’s extensive previous experience on similar office space consolidation projects; proposed a project team that is well-qualified; provided a proposed project approach that was brief but very accurate.
2)	Wold Architects Incorporated – Firm has vast experience working on State projects, including similarly-scoped projects; project team is qualified; proposed approach is detailed and specific to project.
3)	Kline Swinney Associates, LLC – Firm is well experienced on similarly-scoped projects; provided a detailed and specific project approach.



Designers submitting a response:

SOLICITED FIRMS	LOCATION
Design House 1411, LLC	Nashville, TN
GHP, Inc.	Nashville, Tn
HMK Architects, PLLC	Brentwood, TN
Hunter Architecture & Design LLC	Nashville, TN
Kaatz, Binkley, Jones & Morris, Architects, Inc.	Mount Juliet, TN
Kline Swinney Associates, LLC	Nashville, TN
Manuel Zeitlin Architects, LLC	Nashville, TN
Moody Nolan, Inc.	Nashville, TN
Remick Moore Architect, LLC	Nashville, TN
Smith Gee Studio, LLC	Nashville, TN
Susman Tisdale Gayle Architects, Inc.	Nashville, TN
TKZ Architecture, LLC	Nashville, TN
Wier Boerner Allin Architecture, PLLC	Brentwood, TN
Wold Architects Incorporated	Brentwood, TN