



**Renaissance  
Group**

**Request for Qualifications  
Haywood County  
Capital Facilities Plan**

9700 VILLAGE CIRCLE SUITE 100, LAKELAND TN 38002  
(P) 901.332.5533 | RGROUP.RIZ

February 6, 2026

Haywood County Government  
Commissioner Alan O'Quin  
Haywood County Courthouse  
1 North Washington  
Brownsville, TN 38012

Re: RFQ for Capital Facilities Plan

Commissioner O'Quin,

Renaissance Group is pleased to submit our interest in partnering with Haywood County on the development of a comprehensive Capital Facilities Plan. We appreciate the opportunity to support the County as it plans for future growth, evolving community needs, and responsible stewardship of public resources.

Our firm brings extensive experience in municipal planning, facility assessments, and long-range capital improvement strategies. Through our ongoing work with Haywood County Schools, including the development of the County's new high school, we have gained valuable insight into the local context, priorities, and challenges facing the community. This firsthand experience allows us to approach capital facilities planning with a clear understanding of Haywood County's character, infrastructure needs, and anticipated growth pressures, including those associated with regional economic development such as Blue Oval City.

Renaissance Group's approach to capital facilities planning is rooted in data-driven analysis, collaborative engagement, and practical implementation. We work closely with local governments, stakeholders, and regulatory agencies to assess existing facilities, evaluate future needs, and develop phased, achievable plans that align budgets, schedules, and long-term goals. Our team emphasizes continuity of leadership, clear communication, and coordination with local jurisdictions to ensure that planning recommendations translate smoothly into actionable projects.



We are enthusiastic about the opportunity to work alongside Haywood County in shaping a Capital Facilities Plan that supports sustainable growth, preserves the community's identity, and positions the County for long-term success. We would welcome the opportunity to further discuss our qualifications and how our experience can support Haywood County's vision.

Thank you for your time and consideration. We look forward to the possibility of working with you.

Sincerely,  
**Renaissance Group**



Michael E. Terry, AIA  
Senior Principal  
901-332-5533, [mterry@rgroup.biz](mailto:mterry@rgroup.biz)

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# RENAISSANCE GROUP: RFQ HAYWOOD COUNTY CAPITAL FACILITIES PLAN

## 1. FIRM PROFILE & CONTACT INFORMATION

# FIRM PROFILE & CONTACT INFORMATION



FOUNDED

1979



34

EMPLOYEES

**CONTACT:** Mike Terry, [mterry@rgroup.biz](mailto:mterry@rgroup.biz);  
901-332-5533

## WHO WE ARE

Renaissance Group offers architectural, engineering, planning and interiors services with principal/owner architect involvement for personal service through the entire project. We have been in business for over 46 years and work across multiple markets and states.

We also have a suite of modern 3-D capabilities that allows us to construct the project virtually before the Foundation is even laid. Everything we do at Renaissance Group is focused on providing value to our client. By investing time and developing relationships with each client, we discover what it is you value.

## MARKETS SERVED



Educational facilities, municipal facilities, religious facilities, healthcare facilities, multi-family facilities, financial offices, residential development, commercial development, maintenance facilities, airports, municipal engineering, logistics facilities, manufacturing facilities, warehouse facilities

## PARTIAL CLIENT LIST



FedEx, Memphis-Shelby County Schools, City of Memphis, Town of Collierville, Memphis-Shelby County Airport Authority, Tennessee Department of Transportation, Jackson/Madison County, University of Memphis, City of Germantown, U.S. Postal Service, General Service Administration, Social Security Administration, St. Jude Children's Research Hospital, City of Lakeland, City of Bartlett, Marriot Hotels, Hilton Hotels, Franklin Fire Department, Collierville Fire Department, Memphis Fire Department and many more.



## ACCREDITATIONS

AIA (American Institute of Architects), NCARB (National Council of Architectural Registration Boards), NCEES (National Council of Examiners for Eng. & Surveying), Service Associate of the Tennessee School Boards Association, LEED (Leadership in Energy and Environmental Design), NCIDQ (National Council for Interior Design)

# WHY RENAISSANCE

Everything we do at Renaissance Group is a direct reflection of what matters most to our clients. What you value is our priority.

We believe that investing time to develop relationships is a powerful tool. It helps us discover what is valuable to you so we can make those things a priority and a reality in your project.



## 1 REBIRTH

Although we are veteran architects, we constantly ask ourselves how we can improve our process to better serve you. We also stay up-to-date on the latest industry tools and skills.



## 2 RELATIONSHIP

We work hand in hand with our clients every step of the way. The process is one that is both collaborative and innovative so that the outcome is uniquely tailored to meet your needs.



## 3 REALIZE

We listen to you and understand what you value and need from the beginning in order to improve your bottom line throughout the project.



## 4 RESPOND

We achieve successful projects that meet your business needs and budget via creative design and personal service. Our work is a direct reflection of what matters most to you.

# RENAISSANCE GROUP: RFQ HAYWOOD COUNTY CAPITAL FACILITIES PLAN

## 2. PROJECT TEAM & RELEVANT EXPERTISE

# TEAM OVERVIEW

## LEAD ARCHITECT & CIVIL ENGINEERING

**Renaissance Group, Inc.(RGI)** of Lakeland, Tennessee, will serve as the lead architect, project manager and civil engineering consultant for our team. In business in the Memphis area for over 47 years, they provide a full range of services including pre-design/planning, architecture, civil engineering, interior design and LEED consulting. Renaissance Group Inc. has provided A/E services for municipalities and government agencies such as Haywood County Schools, Lakeland, Collierville and many others throughout the MidSouth.

Renaissance Group's role will be to serve as the point of contact for Haywood County (HC) work through scope and phasing recommendations, budgeting, programming, coordinate the sub-consultants, produce the appropriate plans and documents, and anything else HC may need.

## CONSULTING MUNICIPAL AND LONG-RANGE PLANNING

**Atkinson Planning**, out of Lakeland, Tennessee, will serve as the consulting municipal and long-range planner. As a hardworking and experienced municipal consultant, Jim Atkinson is dedicated to using his expertise to help local governments achieve their goals and improve the quality of life for their citizens. He is confident in his ability to provide insightful and effective guidance to any municipality seeking to optimize their operations and maximize their impact. Atkinson is committed to delivering exceptional results and making a positive impact on the communities he serves.

## STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING & FIRE PROTECTION ENGINEERING

**Chad Stewart & Associates, Inc.(CSA)** out of Lakeland, Tennessee, has been providing Memphis and the Mid-South region with quality engineering since 2004. In January 2017, CSA added an electrical engineering department to offer innovative approaches to electrical designs, and then also added mechanical engineering in 2021. CSA strives to provide innovative and responsive structural and electrical engineering solutions for architectural projects of all shapes and sizes. They are located next door to Renaissance Group and have an excellent working relationship.

## CONSULTING ESTIMATING AND COST REPORTING

**Moss-Carpenter Construction Company**, out of Lakeland, Tennessee, and owned by Jamie Carpenter, resident of Brownsville, Tennessee, have a proven track record of providing detailed and accurate cost estimates in the earliest phases of projects. MC has a successful working relationship with Renaissance Group (they're literally right next door) and their services for them have typically included not only cost consulting, but also systems analysis and cost comparisons for foundations, building structures, wall systems, exterior finishes, roof systems, interior finishes, MEP systems and all types of site improvements. MC has also included constructability reviews and recommendations that are aimed to assist clients in making the most informed decisions on what serves them best. Providing clients with accurate information at the earliest stages is critical to assist and guide the design team to insure timely completion of the drawings, but more importantly, insure overall success of the project.

# MICHAEL TERRY

SENIOR PRINCIPAL  
AIA



## 43 YEARS

*Professional Experience*



## EDUCATION

*University of Memphis,  
Bachelor of Architectural  
Technology*



## REGISTRATION

*Tennessee*

## REPRESENTATIVE PROJECTS

*Lakeland Preparatory High School Campus - Lakeland, TN  
Haywood County Schools High School - Brownsville, TN  
Collierville Fire House 6 - Collierville, TN  
Spring Hill Fire Station 4 - Spring Hill, TN  
Fairview Fire Stationn 32 - Fairview, TN  
Bristol Fire House 2 - Bristol, TN  
Oakland Fire Station #1 & #2 - Oakland, TN  
Germantown Fire House 4 – Germantown, TN  
Lakeland Fire Station 1 – Lakeland, TN  
Columbia Fire Station #6 – Columbia, TN  
Franklin Fire Station No. 7 – Franklin, TN  
Franklin Fire Station No. 8 – Franklin, TN  
Crump Station Police Precinct – Memphis, TN  
Ridgeway Station Police Precinct – Memphis, TN  
Tillman Station Police Precinct – Memphis, TN  
Appling Farms Ploice Precinct – Memphis, TN  
TDOT Maintenance Facility Renovations – Memphis, TN  
City of Memphis DNA Storage Facility – Memphis, TN  
TDOT Administration Building Boswell Rd – Memphis, TN*

Smart and determined, Mike has a track record as an architect who exceeds the standard. He has earned his place along side the best in his profession by applying intelligence, creativity, and one hundred percent effort to every project.

Mike has built a solid resume leading Renaissance Group's government projects. Whether it be the airport, police department, fire department or highway department that needs a new facility, Mike produces solid, comprehensive work.

# BARRY ALLMON

PRESIDENT | PARTNER

AIA, NCARB



## 31 YEARS

*Professional Experience*



## EDUCATION

*University of Memphis,  
Bachelor of Science in  
Architectural Technology*



## REGISTRATION

*Tennessee, Arkansas,  
Alabama, Arizona,  
Colorado, Delaware,  
Louisiana, Maine,  
Massachusetts, North  
Carolina, Rhode Island,  
South Carolina, Texas*

## REPRESENTATIVE PROJECTS

*Collierville Middle School - Collierville, TN*

*Southwind High School Campus - Memphis, TN*

*Arlington High School Campus- Arlington, TN*

*Tri Delta Place at St. Jude Children's Research Hospital -  
Memphis, TN*

*Memphis Pink Palace Renovations - Memphis, TN*

*MAADIM - Collierville, TN*

*Lakeland Commons - Lakeland, TN*

*DoD Kilgore flairs Transformation project - Toone, TN*

*Int'l Technology Complex - Bartlett, TN*

*Madison Hotel, Grille & Banquet Hall - Memphis, TN*

*Fairfield Inn & Suites by Marriott - Collierville, TN*

*Fairfield Inn & Suites by Marriott - Kingstown, RI*

*Home2 Suites by Hilton - Tuscaloosa, AL*

*Home2 Suites by Hilton - Los Angeles, CA*

**Barry's easy-going attitude and knowledge of his craft puts both client and contractor's minds at ease almost immediately. He has a hand in all aspects of a project. He is comfortable working with local municipalities and is always ready to tackle code and scheduling issues.**

# CONSULTANTS: ATKINSON PLANNING

## Jim Atkinson

Owner/Planner

### EDUCATION

Graduate Certificate in Local Government Management, University of Memphis

Master's in City and Regional Planning, University of Memphis

Bachelor of Arts in Urban Geography, University of Memphis

### CERTIFICATIONS

Member of the American Institute of Certified Planners (AICP)

### RELATED PROJECT EXPERIENCE-

- City Commissioner - Lakeland, TN
- City Manager - Lakeland, TN
- Planning Director - City of Lakeland
- City Planner, City of Farmington, MN
- City Planner, City of Mounds View, MN
- City Planner, Town of Collierville, TN
- Economic Development Staff, City of Memphis

# CONSULTANTS: CSA



## **Chad Stewart, PE, LEED AP** President & Structural Engineer

**EDUCATION**  
MSCE University of Memphis  
BSCE University of Tennessee

**REGISTRATIONS**  
TN (License #104217), AL, AR,  
CO, FL, GA, IA, IN, KS, KY, LA,  
MA, MD, MI, MO, MS, NC, NY,  
OH, OK, SC, TX, UT, VA, WI,  
WV, WY, NJ, PA

### **RELATED EXPERIENCE**

- Bartlett High School – Renovations & Additions – Bartlett, TN
- Collierville High School – Collierville, TN
- Trousdale Correctional Facility – Hartsville, TN
- Jackson County Jail Expansion – Newport, AR
- Conway County Jail Addition – Conway, AR
- St. Jude Data Center – Memphis, TN
- Townsend Visitor Center Maintenance Building – Townsend, TN
- National Civil Rights Museum Renovation – Memphis, TN

Mr. Stewart's experience includes the design of shallow, deep and intermediate foundations for single and multi-story structures all across the Southeast and parts of the Northeast consisting of concrete, masonry, steel, timber, wood and light gage metal.

## **Mark Conder, PE, LC LEED AP** Director of Electrical Engineering

**EDUCATION**  
Georgia Institute of Technology - Bachelor of Science in Electrical Engineering

University of Memphis – Masters in Business Administration

**REGISTRATIONS**  
TN, TX, GA

### **RELATED EXPERIENCE**

- Collierville Town Hall and Library – Collierville, TN
- Memphis Fire Department Headquarters – Memphis, TN
- Memphis Police Emergency Communications Center – Memphis, TN
- Lakeland High School – Lakeland, TN
- Bartlett High School Renovation – Bartlett, TN
- Collierville High School and Athletic Complex – Collierville, TN
- Lakeland High School – Lakeland, TN
- Bartlett High School Renovation – Bartlett, TN

Mr. Conder joined CSA in 2023. He has over 30 years of experience in the design and analysis of lighting, power, communications, and life safety systems for a variety of project types with a focus in medical, commercial, educational, religious and multi-family design. He brings years of experience in commercial construction, electrical design, and construction management.

## **Noah Middleton, PE** Mechanical Engineer

**EDUCATION**  
University of Memphis - Bachelor of Science in Mechanical Engineering

**REGISTRATIONS**  
TN, ME, MS, VA

### **RELATED EXPERIENCE**

- Lakeland High School – Lakeland, TN
- Bowling Green Fire Station - Bowling Green, Y
- Collierville Elementary gym Addition – Collierville, TN
- UTM Indoor Batting Facility Martin, TN
- Police Recruitment Center – Memphis, TN
- Riverview Community Center – Memphis, TN
- Northeast Mississippi Healthcare – Byhalia, MS / Mt. Pleasant, MS

Mr. Middleton joined Chad Stewart and Associates, Inc. (CSA Engineering) in 2021 with the firm's addition of Mechanical, Plumbing, and Fire Protection services. He graduated from the University of Memphis with an undergraduate degree in Mechanical Engineering. He has prior experience as a designer at a local consulting firm. Mr. Middleton has experience modeling building systems in BIM and CAD and is eager to find effective engineering solutions.

# CONSULTANTS: Moss-Carpenter

## Jamie Carpenter

Owner and Cost Estimator

### EDUCATION

BBA Construction Management -  
Mississippi State University

Masters of Business Administration,  
University of Memphis

Jamie Carpenter brings more than 23 years of experience in the construction management field, with a background spanning municipal, educational, and commercial projects. His experience includes overseeing complex projects from early planning and budgeting through construction and closeout, with a strong focus on schedule control, cost management, and quality assurance.

Jamie's hands-on approach and deep understanding of construction processes allow him to effectively coordinate between owners, designers, and contractors, helping ensure projects are delivered efficiently, responsibly, and in alignment with client goals.

### RELATED PROJECT EXPERIENCE-

- St. Mary's Episcopal School – Early Childhood Center, Memphis, TN
- Wal-Mart Distribution Center, Carrollton, GA
- Binghampton Elementary School, Memphis, TN
- White Station Middle School, Memphis, TN
- Manassas High School, Memphis, TN
- Neighborhood Christian Center, Memphis, TN
- Freddy's Restaurants / 6 Locations in Memphis, TN
- Healing Paws Pet Hospital / Collierville, TN
- Whitehaven Plaza / Memphis, TN
- St. Joseph Catholic Schools / Greenville, MS
- Arlington Depot Square , Arlington, TN
- WMC-TV Headquarters, Memphis, TN
- Crescent Center Common Areas, Memphis, TN

# RELEVANT EXPERTISE

Our team is uniquely qualified to guide municipalities through the full lifecycle of capital facilities planning from initial needs assessments and feasibility studies through implementation, design, and construction while maintaining alignment with municipal processes, regulatory requirements, and community goals.

Our approach is grounded in data-driven analysis and collaborative planning. We routinely assess existing facilities to evaluate current conditions, programmatic adequacy, life-safety and ADA compliance, and long-term maintenance needs. These evaluations establish the foundation for realistic capital improvement plans that prioritize projects, define budgets, and align funding strategies with institutional objectives and community expectations. Through needs assessments, feasibility studies, and facility evaluations for multiple school districts, we help clients make informed decisions that maximize long-term value and responsible stewardship of public resources.

In addition to new construction, we bring extensive experience in assessing and renovating existing and aging facilities. These projects require a careful understanding of existing conditions, accessibility requirements, and the thoughtful integration of modern systems within older structures. Our work includes historic preservation, large-scale adaptive reuse, ADA accessibility upgrades, and complex renovations involving hazardous material abatement and occupied facilities experience that directly informs effective capital planning for established building portfolios.

We also have significant experience working directly with local governments, school boards, and regulatory agencies. As a current partner with Haywood County Schools, we understand the importance of early and ongoing coordination with planning departments, building officials, fire marshals, and other authorities having jurisdiction. This collaborative approach ensures that capital plans and individual projects align with local development standards, zoning requirements, and permitting processes, reducing risk, minimizing delays, and streamlining project delivery.

A key factor in our success is our organizational structure and commitment to leadership involvement. Each project is overseen by a dedicated Principal/Partner who remains actively engaged throughout all phases of planning, design, and construction. Supported by a multidisciplinary team, this consistent leadership provides continuity, accountability, and informed decision-making, resulting in high-quality planning and design documents, well-coordinated construction administration, and minimized change orders.

Our team-based approach ensures that each project benefits from the right expertise at the right time. With engaged Principals, experienced sub-consultants, and balanced staffing, we deliver a clear, step-by-step process tailored to each client's needs. We have a proven track record of meeting program requirements while maintaining budgets and schedules, and we remain committed to delivering practical, implementable capital plans that support long-term operational and community success.

## RENAISSANCE GROUP: RFQ HAYWOOD COUNTY CAPITAL FACILITIES PLAN

### 3. EXPERIENCE WITH SIMILAR COUNTY/ MUNICIPAL FACILITY PLANNING PROJECTS



## COLLIERVILLE FIRE STATION 6



**LOCATION**  
COLLIERVILLE, TN



**SIZE**  
17,228 SQ FT



### MORE STATS

DESIGN START: Dec 2021  
CONSTRUCTION: 19 months  
COMPLETED: Nov 2025  
BUDGET: \$8,000,000  
BID: \$7,640,000  
FINAL COST: \$7,630,000

*Architectural and engineering services for a new, 2-story, 3- drive-thru apparatus bays.*

*Includes four-fold apparatus bay doors, in-floor hydronic radiant heating stem, training supports from second story and 10 individual sleeping rooms.*

**\*Contact:** Assistant Chief Paul Witt  
[pwitt@collierville](mailto:pwitt@collierville); 901-331-2538





## FRANKLIN FIRE STATION 7

\*LEED Version 4



**LOCATION**  
FRANKLIN, TN

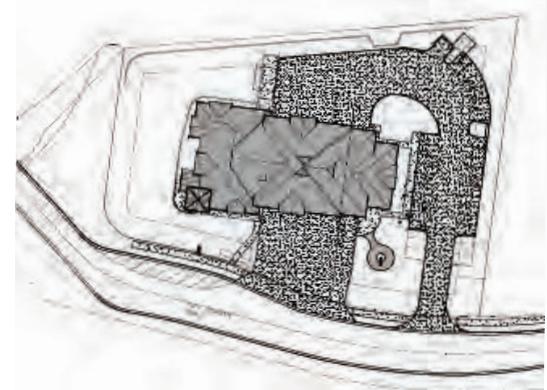
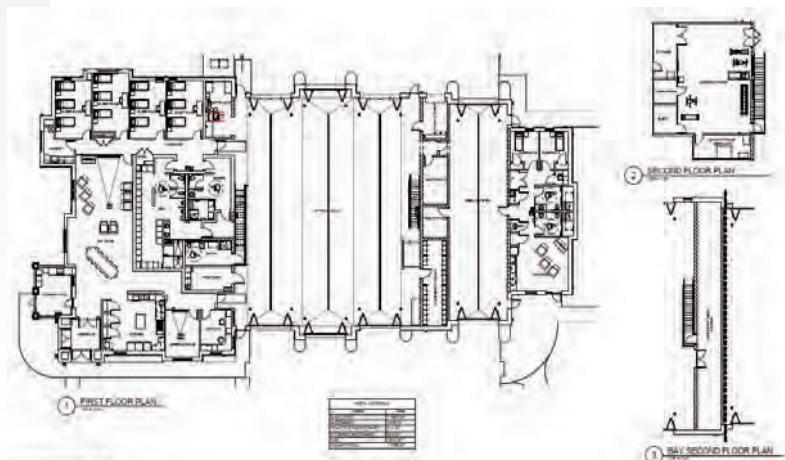


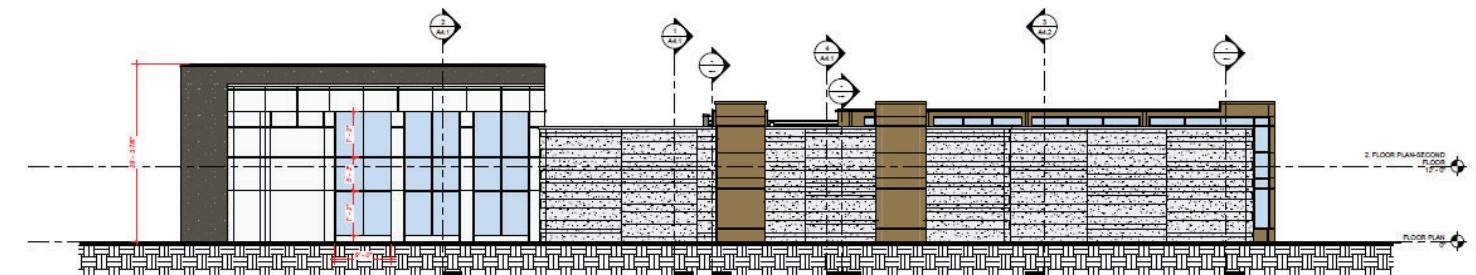
**SIZE**  
17,000 SQ FT



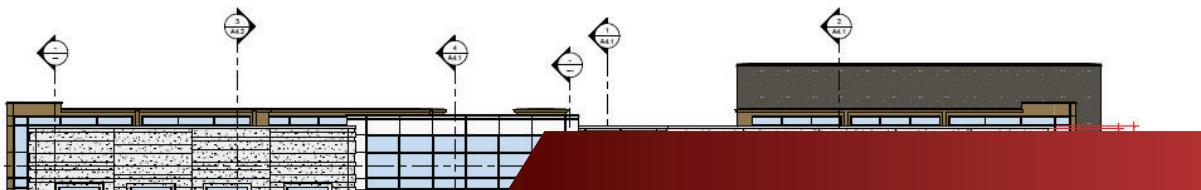
**MORE STATS**  
DESIGN START: May 2018  
CONSTRUCTION: Feb. 2019  
COMPLETED: Feb. 2021  
BUDGET: \$7,000,000  
BID: \$6,671,000  
FINAL COST: \$6,786,545

Complete architectural and engineering design services for a new, 17,000 square foot fire station. Building features three apparatus bays, an EMS bay with separate sleeping quarters, living and sleeping quarters, a gathering space, a kitchen and eating area, underground utilities and landscaping.





1 EAST ELEVATION  
18' 0" x 1' 0"



## TENNESSEE HIGHWAY PATROL DISTRICT 4 HEADQUARTERS



LOCATION  
MEMPHIS, TN



SIZE  
APPRX. 22,000 SQ FT

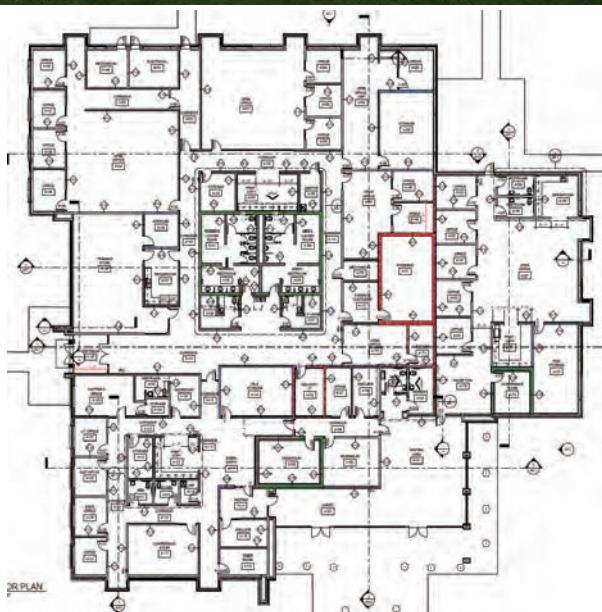
### MORE STATS

CONSTRUCTION START:  
IN DESIGN DOCUMENTS  
COMPLETED: NA

BUDGET: MACC OF \$11,879,175  
FINAL COST: NA

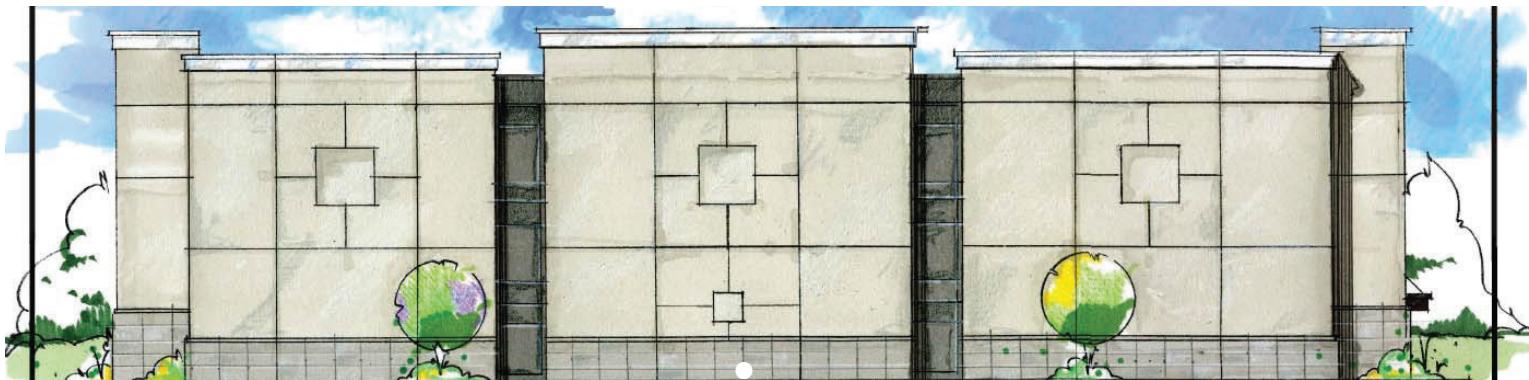


Renaissance  
Group  
www.rgroup.biz



Complete architectural design based on a prototypical design for statewide implementation. This approximately 22,000 sq. ft. facility will include administrative offices, evidence storage, public spaces, driver reinstatement hearing rooms, legal department and ancillary spaces.

Reference: Chris Shaver, Development Manager, TN Dept of General Services  
615-815-7792  
christopher.shaver@tn.gov

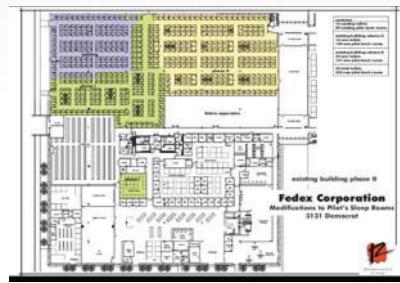
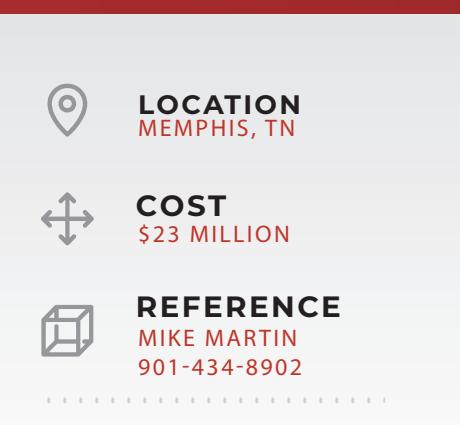
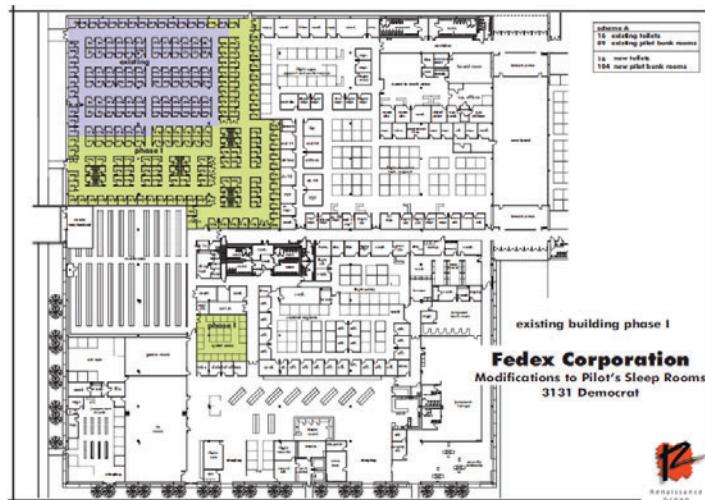


**front elevation for new bunk building** \*Design only

revised 12-14-09

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## 3131 FEDEX AIR OPERATIONS COMPLEX



This existing structure was originally the IRS facility at Memphis International Airport. Federal Express acquired the building and converted the structure into its Air Operations Complex. The Air Operations Complex includes all of the pilot flight operations, flight maintenance, and pilot sleeping facilities. This renovation of the existing facilities touch all areas of flight ops for Federal Express. Selective demolition was required for the entire 500,000 sq. ft. of space.

**Challenges:** This facility provided multiple challenges including mix occupancies, mixed security clearances (Level 1 - High Security) and a very tight budget. The mixed occupancies were business for flight ops and residential for Pilot rest areas. The separation of the pilot rest area required extensive code challenges with mechanical systems, ratings and egress concerns. Multiple meetings with county code enforcement and Fire Marshall's office were required for the final solutions. Special considerations was need for the mechanical systems from the Fire Marshall to sign off on the project.

Additional work that RGI has done on 3131 Air Ops includes the pilot sleeping area renovation, which developed sleeping quarters for pilots. RGI also handled the pilot coffee urn kitchen renovation, which included new paint, new ceiling, new flooring, and general renovations.

# RELEVANT EXPERIENCE

## Northhaven Fire Station No. 67

*Shelby County, Tennessee*

Complete architectural and engineering services for a new, 8,600 square foot fire station, including parking lot.

## Collierville Fire Station Administration Building

*Collierville, Tennessee*

Complete architectural and engineering services for new 8,700 square foot Administration building.

## Collierville Fire Station No. 5

*Collierville, Tennessee*

Complete architectural and engineering services for a new 7,700 square foot fire station for the Town of Collierville.

## Collierville Fire Station No. 4

*Collierville, Tennessee*

Site evaluation and preliminary design for the renovation of an existing facility into a new fire station on Houston Levee Road.

## Lakeland Fire Station

*Lakeland, Tennessee*

Complete architectural and engineering services for a new 6,800 square foot fire station for the City of Lakeland.

## West Memphis Fire Station 4

*West Memphis, Arkansas*

Architectural services for a two-story, 4,000 square foot fire station.

## Arlington Fire Station 71

*Arlington, Tennessee*

Addition to Fire Station 71.

## Olive Branch Fire Station 6

*Olive Branch, Mississippi*

Architectural and engineering services for a new, 14,901 square foot, 4-bay station with turnout gear room, dispatch and offices, meeting room, sleep rooms, exercise, laundry facilities, FEMA compliant shelter, kitchen and day room.

# RELEVANT EXPERIENCE

## Oakland Fire Station No. 1

*Oakland, Tennessee*

Architectural design for the renovation and addition to a 7,174 square foot, one-story, 4 bay fire station.

## Oakland Fire Station No. 2

*Oakland, Tennessee*

Architectural design for a new, 10,000 square foot, 2-story, 3 bay fire station.

## Fairview Fire Station No. 32

*Fairview, Tennessee*

Architectural design for a new, 14,000-17,000 square foot, 2-story, 3 bay fire station. *\*In design*

## Bartlett Training Facility

*Bartlett, Tennessee*

Master planning and preparation for Phase 1 construction documents for a new, state-of-the-art Fire Training Center. Included in Phase 1 was a 1.20 acre drafting/retention basin with retaining wall and drafting ports, concrete multi-use training pad, a vehicle burn station, a propane supply station and control with necessary parking and utilities. Phase 2 included additional training pads, an overnight dormitory and storage building and a 20 ft by 100 ft burn tower. Phase 3 included additional training pads and a multi-use building.

## Memphis Fire

*Memphis, Tennessee*

Fire Station 38 Renovation (Bidding Soon): Renovation to a one-story, 8,216 square foot fire station that includes new finishes to existing spaces, adding individual sleeping quarters at the Bed Hall and adding separate bathrooms for men and women use.

Fire Station 28: Architectural design for a one-story, 13,861 square foot new station and related site work (In Design Development). Three-bay Apparatus Bay with support spaces. 12 Bedrooms with separate bathrooms for men and women. FEMA rated tornado shelter.

Fire Station 32 (Part of Project 52): Two-story, 19,867 square foot fire station with separate support hanger building for trailer / boat storage. Two-bay Apparatus Bay with support spaces. 12 Bedrooms with separate bathrooms for men and women. FEMA rated tornado shelter / training room. Administration offices and Chiefs' bedrooms / bathrooms. *\*Through schematic design*

Fire Prevention Bureau Renovation to a one-story, 3,800 square foot existing Fire Prevention Bureau office building. Adding multi-use classroom, administration offices, work cubicles and ADA upgrades to existing restrooms.\* In CA

# RELEVANT EXPERIENCE

## Tillman Station Police Precinct and Maintenance Building

*Memphis, Tennessee*

Complete architectural and engineering services for a new 15,126 square foot police precinct and vehicle maintenance facilities for the City of Memphis

## Appling Farm Station Police Precinct and Maintenance Building

*Memphis, Tennessee*

Complete architectural and engineering services for a new 14,258 square foot police precinct and vehicle maintenance facilities for the City of Memphis

## Ridgeway Station Police Precinct and Maintenance Building

*Memphis, Tennessee*

Complete architectural and engineering services for a new 21,000 square foot police precinct and vehicle maintenance facilities for the City of Memphis.

## North Police Precinct

*Memphis, Tennessee*

ADA Accessibility Survey of a 19,890 square foot police precinct for the City of Memphis.

## South Police Precinct

*Memphis, Tennessee*

ADA Accessibility Survey of a 9,316 square foot police precinct for the City of Memphis.

## Orange Mound Mini Police Precinct

*Memphis, Tennessee*

ADA Accessibility Survey of a 1,644 square foot police precinct for the City of Memphis.

## Memphis Police Department CSI Office Renovation

*Memphis, Tennessee*

Architectural renovations for the CSI office.

## Memphis Police Department Raines Station GIB Renovations

*Memphis, Tennessee*

Office renovations to add the General Inspection Bureau to the existing station.

# RELEVANT EXPERIENCE

## Memphis Police Department Training Academy Auditorium (Design Phase)

*Memphis, Tennessee*

Renovation of the existing Auditorium to provide state-of-the-art classroom facilities.

## Memphis Police Department Helicopter Center

*Memphis, Tennessee*

Design Study of the Helicopter Center for the City of Memphis

## Memphis Police Department Dog Squad Facility

*Memphis, Tennessee*

Facility Analysis of the Dog Squad Facility for the City of Memphis

## Crittenden County Jail Facility

*Crittenden County, Arkansas*

Complete architectural and engineering services for a new 93,000 square foot County Jail for the Crittenden County Sheriff's Dept.

## Emergency Response Facility

*Crittenden County, Arkansas*

Complete architectural and engineering services for a new 3,000 square foot Emergency Response Facility for Crittenden County.

## The City of Memphis City Courts and Police Headquarters (Design Guide and Cost Analysis)

*Memphis, Tennessee*

Programming analysis for the Memphis City Courts and Police Headquarters. The program included a study of existing spacial conditions, new spacial requirements based on current need and future growth, comparison of different site locations, parking requirements, and associated cost. -

## Memphis-Shelby County Airport Authority

*Memphis, Tennessee*

Architectural and engineering services for a 102,000 square foot administrative and support facility.

## Wilson Air Master Plan

*Memphis, Tennessee*

-Renovated and provided ID for the existing 26,000 square foot SR-10 Hangar and renovated (7,200 square foot) office space into Wilson Air Center FBO passenger terminal building.

-Renovated and provided ID for Memphis Wilson Air Center.

-Masterplans for both Memphis and Houston Wilson Air Centers.

-Memphis WAC masterplan included:

a. 36,220 sf hangar and office space.

# RELEVANT EXPERIENCE

## TDOT: Boswell Engineering Office

*Memphis, Tennessee*

Complete architectural and engineering services for a new 8,566 square foot material testing lab and offices for the Tennessee Department of Transportation.

## TDOT District 41 Garage and Office Renovations

*McKenzie, Tennessee*

Renovation of existing 12,000 square feet maintenance facility including 2,000 square feet of administration area. Project included 10,000 square feet of vehicle maintenance building with new parts storage, preventative maintenance pit, exhaust system, ventilation system and fuel tank replacement.

## TDOT District 42 Garage and Office Renovations

*Newbern, Tennessee*

Renovation of existing 12,000 square feet maintenance facility including 2,000 square feet of administration area. Project included 10,000 square feet of vehicle maintenance building with new parts storage, preventative maintenance pit, exhaust system, ventilation system and fuel tank replacement.

## TDOT District 43 Garage and Office Renovations

*Bethel Springs, Tennessee*

Renovation of existing 12,000 square feet maintenance facility including 2,000 square feet of administration area. Project included 10,000 square feet of vehicle maintenance building with new parts storage, preventative maintenance pit, exhaust system, ventilation system and fuel tank replacement.

## TDOT District 45 Garage and Office Renovations

*Arlington, Tennessee*

Renovation of existing 12,000 square feet maintenance facility including 2,000 square feet of administration area. Project included 10,000 square feet of vehicle maintenance building with new parts storage, preventative maintenance pit, exhaust system, ventilation system and fuel tank replacement.

## TDOT Region IV Headquarters, Auto Service Center

*Jackson, Tennessee*

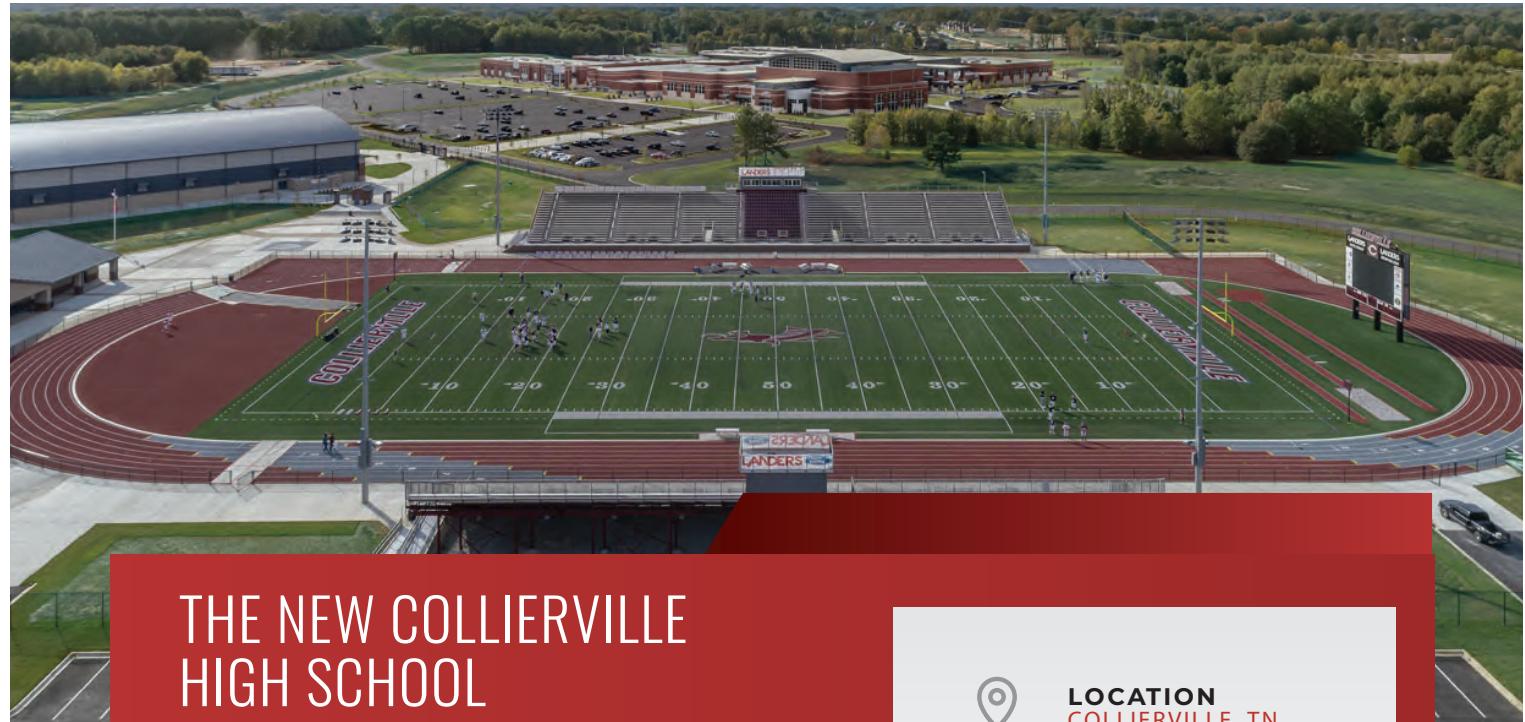
New vehicle service center of approximately 4,000 square feet including 2 work bays, parts storage, preventative maintenance pit, exhaust system, ventilation system and fuel tanks.

(Project completed as project manager with another architectural firm)

## United States Postal Service

*West Tennessee Region*

Indefinite Quantity Architecture & Engineering Contract, which included task orders, including facility assessments, existing facility expansions and renovation, roof replacements, parking lot repairs, exterior facade upgrades, interior finish upgrades, HVAC replacements, ADA surveys, and construction cost estimating.



## THE NEW COLLIERVILLE HIGH SCHOOL

TSBA'S 2018 HIGH SCHOOL OF THE YEAR



**LOCATION**  
COLLIERVILLE, TN

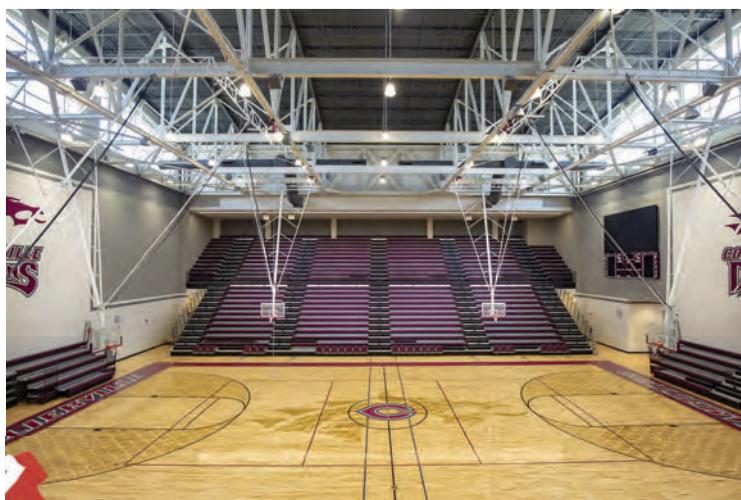


**SIZE**  
452,000 SQ FT



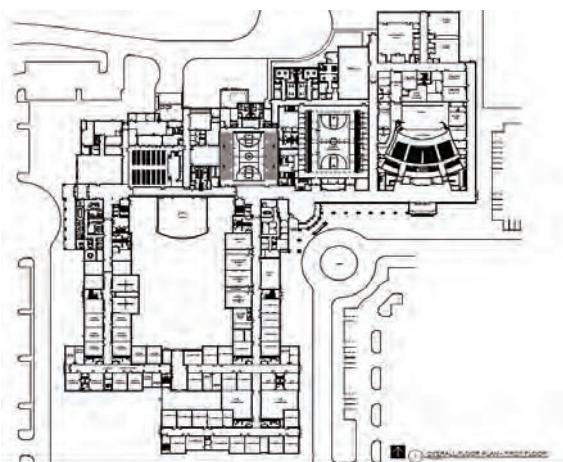
**MORE STATS**  
\$94 MILLION

*The design includes academic wings, a 1,000 seat auditorium with state of the art sound and lighting, areas for STEM, STEM competitions, CTE and the arts, and a total complex for sports facilities that includes a turf football field, gymnasium, and field house.*





## LAKELAND PREPARATORY HIGH SCHOOL



**LOCATION**  
LAKELAND, TN



**SIZE**  
218,000 SQ FT



**MORE STATS**  
\$40,025,330

Architectural design for a new, 218,000 square foot high school, with an additional 24,000 square feet of site buildings. This high school will be attached to the already existing Lakeland Preparatory Middle School.





## SOUTHWIND HIGH SCHOOL



**LOCATION**  
MEMPHIS, TN



**SIZE**  
320,000 SQ FT

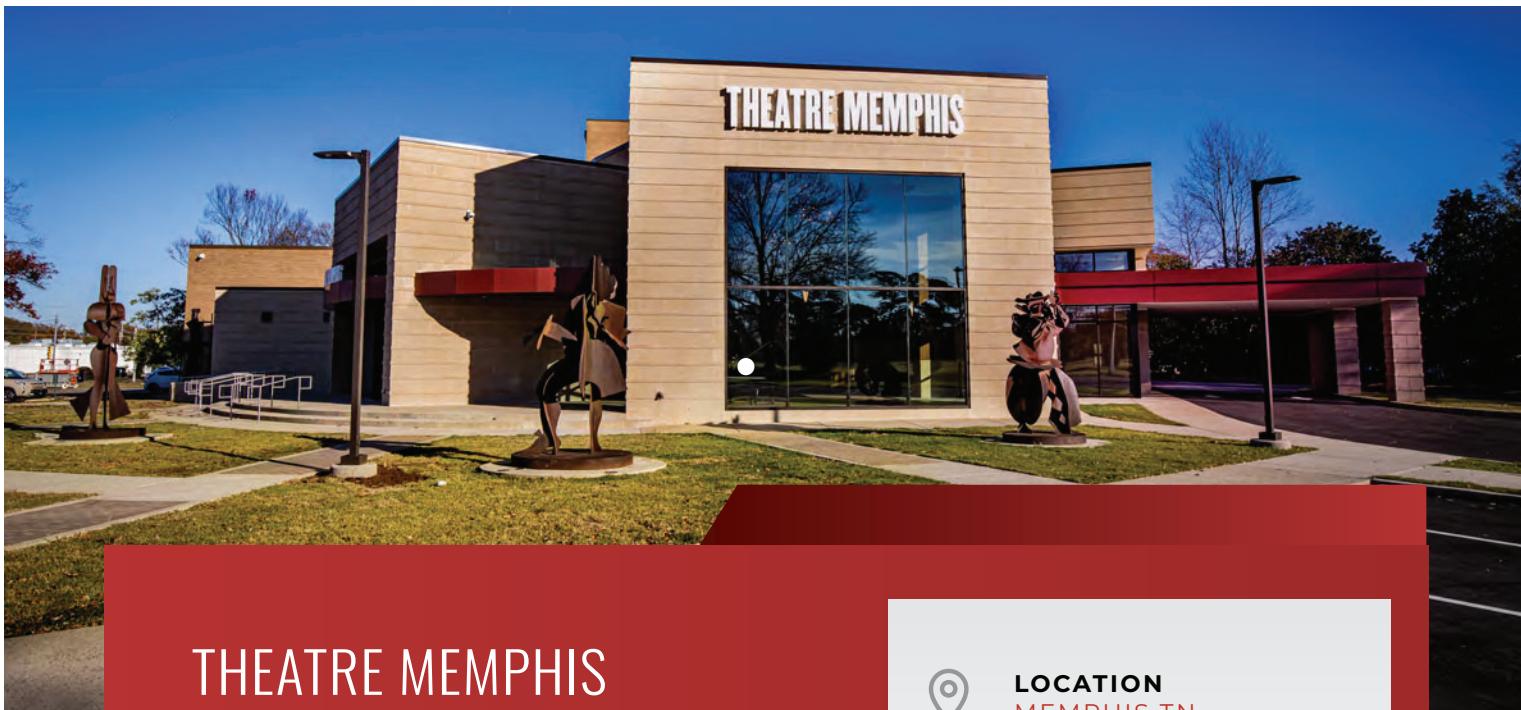


**MORE STATS**  
\$33,952,000



*The design includes academic wings, a 1,000 seat auditorium with state of the art sound and lighting, areas for STEM, STEM competitions, CTE and the arts, and a total complex for sports facilities that includes a turf football field, gymnasium, and field house.*





## THEATRE MEMPHIS



**LOCATION**  
MEMPHIS TN



**SIZE**  
30,122 SQ FT FIRST FLOOR  
2,044 SQ FT MEZZANINE



**MORE STATS**  
EXTENSIVE RENOVATION  
WORK

*This award-winning community Theatre needed a second act befitting its performance caliber. Theatre Memphis' reimagined additions and renovations have captured the integrity of the original facility which opened in 1975, while incorporating major design goals.*

*Providing a full accessibility for all patrons by adding a larger multifunctional lobby and access to the theatre second entrance while bringing the lobby space to one level. Functionality and beauty throughout the building was achieved by opening the views up to the exterior plaza and enhancing the existing art with light and visibility from the interiors. Classic and timeless features that showcase Memphis artists and artisans, and the creation of more street presence allow Theatre Memphis to interact more with the surrounding community and its neighboring local outreach.*

# RELEVANT EXPERIENCE

Haywood County High School

*Brownsville, Tennessee*

In design

Arlington Middle School Gymnasium

*Arlington, Tennessee*

Architectural and engineering design for a new, one-story 1,100 seat Gymnasium addition with locker rooms, restrooms, connecting corridor and concessions area. The new addition is constructed of concrete masonry walls with brick veneer and bar joist roof structure. Sitework includes new ADA parking and sidewalk access with covered walkway.

Lakeland Elementary School Addition

*Lakeland, Tennessee*

Architectural and engineering design for a 15,709 square foot addition, including 12 classrooms and cafetorium. Also included a remodel of the front office for secure entry.

Altruria Elementary School

*Bartlett, Tennessee*

Facility assessment for an existing elementary school.

Ellendale Elementary School

*Bartlett, Tennessee*

Facility assessment for an existing elementary school.

Woodstock Middle School

*Bartlett, Tennessee*

Architectural and engineering design of a new administration facility and classroom addition.

Bartlett Elementary School

*Bartlett, Tennessee*

Architectural and engineering design for an addition.

Oak Elementary School

*Bartlett, Tennessee*

Architectural and engineering design for an addition.

*West Memphis Christian School*

*West Memphis, Arkansas*

The design of a new gymnasium, stage, dressing rooms, and two-story classroom building.

# RELEVANT EXPERIENCE

## Riverdale Elementary School

*Germantown, Tennessee*

Architectural and engineering design of a new gymnasium and stage, as well as a reroof later on.

## Richland Elementary School (grades K-6)

*West Memphis, Arkansas*

Media Center, 8,000 square foot library, computer center and reading lab.

## Appling Middle School

*Bartlett, Tennessee*

Architectural and engineering design for new classroom addition.

## Bartlett High School

*Bartlett, Tennessee*

Architectural and engineering design renovations for the library and home economics classrooms.

## Bartlett High School

*Bartlett, Tennessee*

Miscellaneous ADA projects for the gym.

## Jackson Madison County Schools (grades K-7)

*Jackson, Tennessee*

Prepared prototypical design for a 12 classroom addition- schematic concept only.

## Bartlett High School

*Bartlett, Tennessee*

Renovations to the gym locker rooms and other miscellaneous spaces.

## Millington Middle School

*Millington, Tennessee*

Architectural and engineering design on a 22,000 square foot classroom addition and 40,000 square foot interior renovation.

## Bartlett City Schools Administrative Offices

*Bartlett, Tennessee*

Architectural and engineering design for a 61,765 square foot renovation.

## Tennessee Colleges of Applied Technology

*West Tennessee*

Accessibility Adaptations

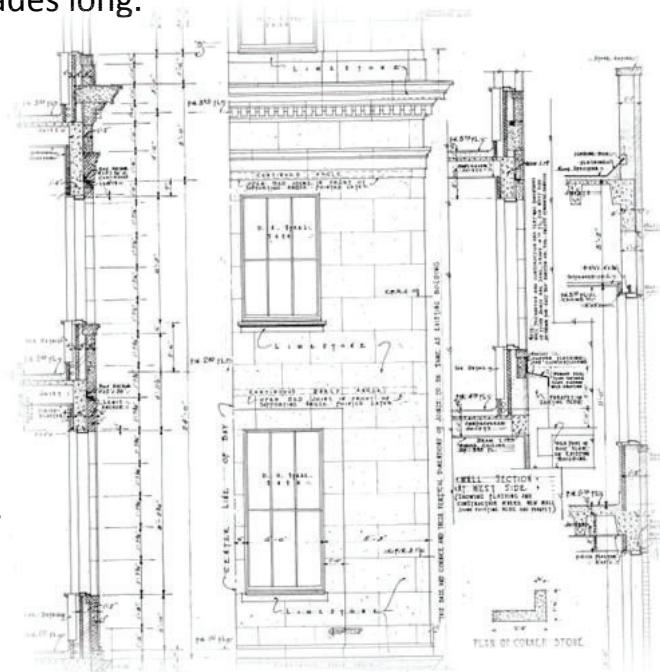
# HISTORIC RENOVATIONS

Renaissance Group has completed an overwhelming amount of renovation projects over the years, and many of those were historical renovations. RGI especially enjoys historical renovations and adaptations even though it requires patience and planning, because bringing old buildings back to life is a unique privilege.

The reuse of many of our historic facilities is a first step in historic conservation and waste reduction. The renovation, restoration and adaptive reuse of the existing historic structures displaces thousands of tons of material, which would otherwise end up in landfills. The offset of waste, with the advantage of preserving a moment in time in community history, may prove more valuable to the overall community development.. The historical markers established by our buildings are a glimpse into the past, while moving the community forward. The reuse of the structure provides new life and longevity, which would be lost with the building's removal. The longing to preserve the historic buildings in our cities has been decades long.

The Federal Landbank (FLB) in Columbia, South Carolina, is a project that has many exceptional features. The FLB is a facility that was slated for demolition. A feasibility study was conducted by the owner and occupant of the facility. This study was to review the status and the future expansion capacity of the facility. There was no consideration taken for any of the historic elements of this facility.

The building was originally constructed in 1924, and expanded in 1934, but was never listed as a historic structure. Therefore, it was not protected and could have been demolished to clear the land for a modern building to meet all the client's needs. The report was completed and an estimate of construction costs compiled. This information revealed the project would lose considerable money and would not be financial feasible for this owner use. A local real estate broker was informed of the potential fate of this building and contacted some developers. The two parties reached an agreement for the sale of the property. The new owner immediately started the process the historic documentation process to have the building listed on the local, state and federal historic programs. The facility is currently in the final stages of a multimillion dollar renovation.



*Federal Land Bank, Partial original drawing*

# HISTORIC RENOVATIONS

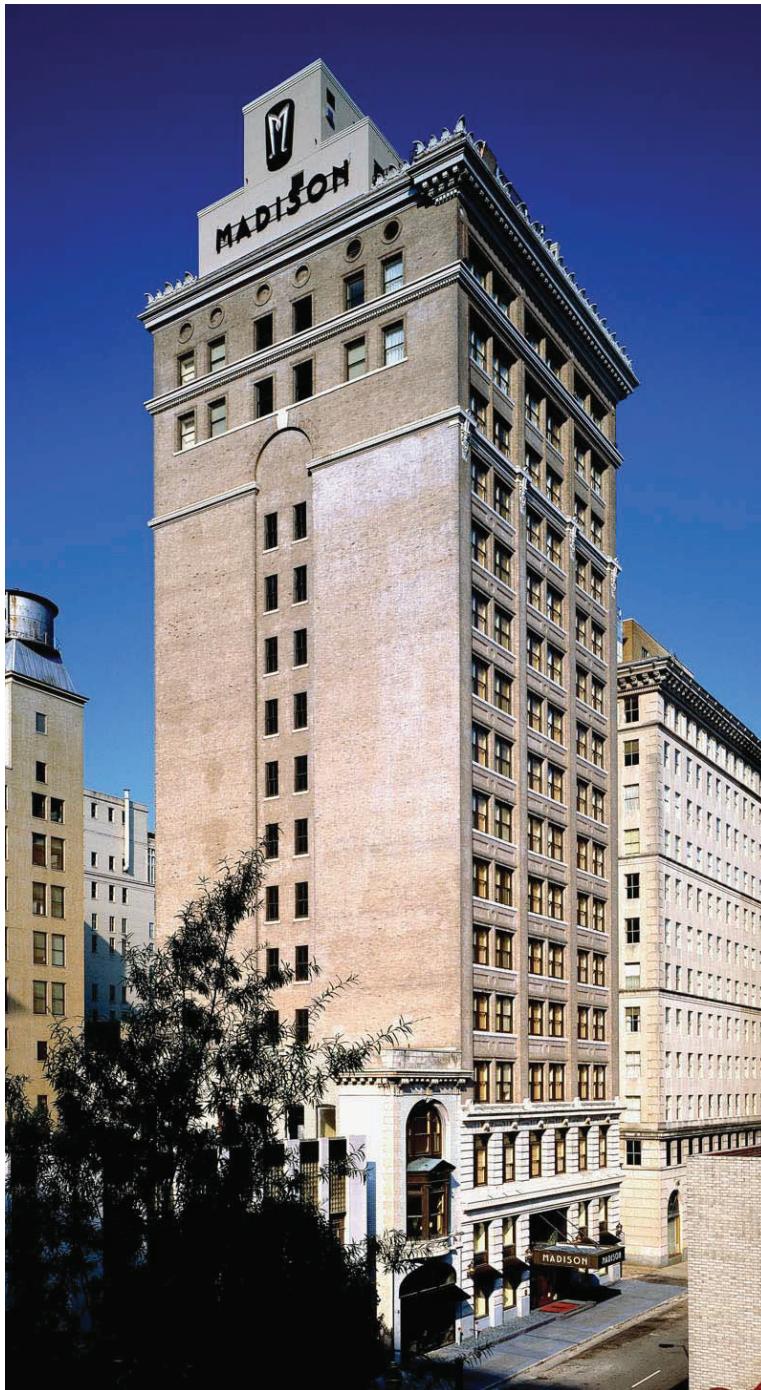
Features at the Federal Landbank, such as the ceilings, elevators, exteriors and other elements were restored to their original glory.



# HISTORIC RENOVATIONS

## *The Madison Hotel*

Another historic renovation was the Madison Hotel in Memphis, Tennessee. This facility became a fire hazard, but Renaissance Group was able to bring it back to life.

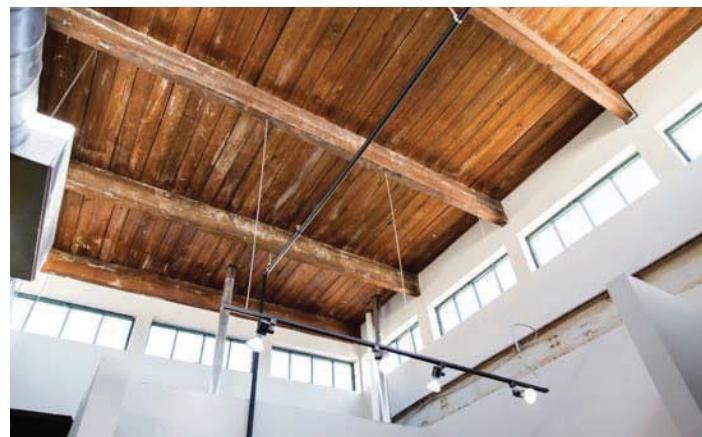


# HISTORIC RENOVATIONS

## ***Annex Lofts***

Located in Memphis, Tennessee, Annex Lofts provide a true loft experience in the heart of downtown Memphis. Built in 1910 as a grocery distribution warehouse, the 40,120 square foot building was converted into 22 loft style apartments that overlook an interior atrium. 460 square feet of the new building has been set aside for retail with an additional mezzanine above.

Throughout the project, it was desired to preserve original pieces and elements of the building. Incorporating the historic elements such as the large loading dock, structure (wood and steel), windows, brick work, and flooring allowed the historic character of the building to be experienced in each unit and from the street. All original signage and building elements were left intact when appropriate, allowing the building to remain a part of the historic fabric of the city.





## HILTON GARDEN INN



LOCATION  
BRENTWOOD, TN



SIZE  
125 ROOMS; 4 STORIES



MORE STATS  
BUILT ON RESTRICTED SITE.

Architectural/engineering design of a hotel built on a restricted site around a historic mansion, which was still operational while the hotel was under construction. Hotel includes a full kitchen with restaurant, bar, lounge and conference room.



# RELEVANT EXPERIENCE

## Printer's Alley

*Memphis, Tennessee*

Built in 1910, as a grocery distribution warehouse, the 40,120 sq. ft building was converted into 22 loft style apartments that overlook an interior atrium. 460 sq. ft. of the new building has been set aside for retail with an additional mezzanine above.

## Residence Inn - William Len

*Memphis, Tennessee*

Architectural Renovation of the existing William Len Apartments to an Extend-ed Stay Suite Property. All Lobby detailing was done to preserve the historic character of the space.

## Memphis Pink Palace Museum

*Memphis, Tennessee*

Facility assesment and renovations on an existing 4,000 sq. ft. theater space, making it to make it ADA accessible, as well as providing a state-of-the-art audio visual system. Also, a 6,000 sq. ft. Activity Center renovation with classroom/educational space and bathroom upgrades.

## Madison Hotel

*Memphis, Tennessee*

Architectural/Engineering/Historic Preservation design of a 110-room luxury boutique hotel, including restaurant and banquet rooms.

## The Annex Lofts

*Memphis, TN*

Built in 1910, as a grocery distribution warehouse, the 40,120 sq. ft. building was converterd into 22 loft style apartments that overlook an interior atrium. 460 sq. ft. of the new building has been set aside for retail with additional mezzanine above.

## Maclellan Building

*Chattanooga, Tennessee*

Originally built in 1924, as an office building, 77,000 sq. ft. of the building was converted into 87 apartment units spread amoung 11 floors, as well as public spaces. There is a shell space on the first floor for a future commercial tenant and an existing bank tenant.

# Atkinson Planning Additional Experience

## **Comprehensive Plan & Facilities Evaluation – Marion, Arkansas**

Led the development of a comprehensive plan update for the City of Marion that included evaluation of existing public facilities and long-range infrastructure needs. Recommendations addressed the location and prioritization of public facilities and infrastructure investments in alignment with land use policies, transportation planning, and fiscal capacity. The plan provided a defensible framework to guide future capital investment decisions and coordinated planning across multiple departments.

## **Capital Planning & Budgeting Leadership – Lakeland, Tennessee**

Served as City Manager for the City of Lakeland, with direct responsibility for capital planning, budgeting, and implementation. Led the development and administration of multi-year capital improvement plans tied to annual operating budgets, coordinating with department heads, elected officials, and external partners. This role required balancing long-term capital needs with short-term financial realities while clearly communicating recommendations to decision-makers and the public.

## **Land Use & Infrastructure Planning – Galloway, Tennessee**

Prepared a land use plan for the City of Galloway that established a clear framework for future growth, infrastructure investment, and public services. Recommendations supported coordinated infrastructure planning by linking land use policies with anticipated capital needs, including roads, utilities, and public facilities. The resulting plan provided city leadership with a practical tool for aligning land use decisions with long-term capital planning and budgeting efforts.

## **FEATURED PROJECT EXPERIENCE**

- **FIRE HEADQUARTERS**

*Memphis, TN*

Two-story facility with approximately 15,000 to 18,000sf including a 2,500sf FEMA EOC/Media room. This structure was designed as an Essential Facility.

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- **SHELBY COUNTY JUVENILE JUSTICE CENTER**

*Memphis, TN*

Structural review/assessment of the existing visible site conditions, as well as a report with observations, recommendations, and photographs depicting structural issues.

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- **TENNESSE BREWERY**

*Memphis, TN*

Renovation of the existing 4-story, 126-year-old building into a brewery featuring 6 stories of residential (83 units) totaling 74,000sf., 4 elevated levels of precast parking structure, and over 10,300sf of flex space.

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- **CLAYBORNE TEMPLE**

*Memphis, TN*

Renovations to the existing historic church featuring permanent ADA access and new exterior wall at new stair, new exterior entrance to basement, and the restoration of the original bell tower.

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- **PORTER-LEATH EARLY CHILDHOOD EDUCATION CENTER**

*Memphis, TN*

31,000sf, 16-classroom, 224-student facility that includes a large multipurpose room, a lactation room, a parent resource room, observation rooms, and a "hotel" space to accommodate partners.

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- **COLLIERVILLE FIRE STATION #1**

*Collierville, TN*

Structural assessment and repair recommendations of the early 1900s fire station.

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- **TROUSDALE CORRECTIONAL FACILITY**

*Hartsville, TN*

2,050 bed, 485,000sf facility including 5 general housing cell buildings, 1 segregation cell building and 6 ancillary buildings. LEED Certified.

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- **ORION FEDERAL CREDIT UNION**

*Memphis, TN*

Renovation of the historic Wonder Bread (originally built 1921) by converting the 63,000 square foot facility into an office space with parking, a fitness area in the basement, and office space on the second and third floors; meanwhile, keeping the integrity of the original building and the iconic neon sign attached at the top of the building.

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- **IDLEWILD PRESBYTERIAN CHURCH**

*Memphis, TN*

Renovation of the 70,000 sf, three story education building originally built in the 1960s. The renovation included an updated and expanded children's center on Level 1, a new commercial kitchen space, upgrades to the gymnasium and new accessible entrances to the children's center and the new lobby tower.

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- **LESTER COMMUNITY CENTER**

*Memphis, TN*

New community center to replace the existing on Tillman St. in Memphis, TN. The new facility features an indoor pool, gymnasium with suspended walking track, office space, a kitchen, and community spaces totaling approximately 22,000sf

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- **TOWN OF SOMERVILLE – FIRE STATION #1**

*Somerville, TN*

New single story 8,200 sf pre-engineered structure with CMU infill walls at the apparatus bay and light gate infill walls at the living/office space and a brick veneer. This project also required mechanical screens, a flagpole base, exterior signage, dumpster, generator enclosures, and a small storm shelter.

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## ADDITIONAL PROJECT EXPERIENCE

- Desoto County Jail Addition & Sheriff's Office – Hernando, MS
- Jackson County Jail – Newport, AR
- Whiteville Correctional Facility – Whiteville, TN
- Collierville Fire Station 4 – Backup 911 Center Renovation – Collierville, TN
- Bristol Fire Station #2 – Bristol, TN
- Fire Station 5 – Memphis, TN
- Fire Bureau Addition Assessment – TN
- Klondike Elementary Structural Assessment – Memphis, TN
- Oakland Fire Station Addition – Oakland, TN
- Conway County Jail Addition – Conway, AR
- Desoto County Justice Court – MS
- Bartlett High School Renovations & Additions – Bartlett, TN
- Collierville High School – Collierville, TN
- University of Memphis Student Rec Center – Memphis, TN
- Whitehaven STEM Building – Memphis, TN
- Historic Melrose High School – Memphis, TN
- UT ENT Office Modifications – Germantown, TN
- Ambulatory Surgery Center (Capital Ortho) – Flowood, MS
- University of Memphis Athletic Administration – Memphis, TN



**MOSS-CARPENTER**  
CONSTRUCTION COMPANY

## jamie Carpenter

### **New Construction:**

- Forum I Common Areas / Memphis, TN \$840,000 / Full Renovation of Lobby and Corridor Common Areas
- Dr. Pat Clark Dental Clinic / Forum I / Memphis, TN / \$322,000
- Microport Orthopedics / Arlington, TN / \$353,000 / Engineering Office Renovations
- Crestcore Realty / Memphis, TN / \$700,000 / Building Renovation for New Office
- Clark & Clark Corporate Offices / Memphis, TN / \$550,000 / Tenant Build Out
- Thompson Dunavant Accounting Firm / Memphis, TN / \$400,000 / Tenant Build Out
- Martin, Tate, Morrow, Marston Law Office / Memphis, TN / \$600,000 / Tenant Build Out
- Pediatrics East / Arlington, TN / \$200,000 / Tenant Build Medical Office
- Dr. Mehdi Sadeghi Dental Clinic / Forum I / Memphis, TN / \$398,000
- CRS / Memphis, TN / \$175,000 / Tenant Build Out
- FedEx Trade Networks / Memphis, TN / \$240,000 / Tenant Build Out
- NBC Capital Marketing Group / Memphis, TN / \$700,000 / Tenant Build Out
- International Paper, Building 10 / Memphis, TN / \$550,000 / Building Renovation
- Young Life / Memphis, TN / \$800,000 / Building Renovation
- Robert Sibley Airport / Selmer, TN / \$232,000/ Hangar and Office Renovations
- Lauderdale County Justice Center / Ripley, TN / \$363,000 / Building Renovation

### **Civil/Infrastructure:**

- Memphis International Airport / Memphis, TN / \$4,110,000 / Seismic Upgrades & Structural Strengthening (Multiple Bridges & Terminal Drive)
- I-240 Widening Between S.R. 385 & Walnut Grove / Memphis, TN / \$47,980,000 / Interstate Widening and Bridge Modifications
- State Route 14 (U.S. 61) / Memphis, TN / \$15,888,000 / Bridge Replacement and Road Widening
- Ward Road Bridge Replacement / Millington, TN / \$1,200,000 / Bridge Demolition & Replacement
- Bartlett Road Bridge Replacement / Bartlett, TN / \$1,085,000 / Bridge Demolition & Replacement
- Interstate 269 / Collierville, TN / \$33,210,000 / 2.6 Miles of New Interstate & Bridge Construction between Collierville, TN and the Mississippi State Line
- Multiple County Bridge Replacement Projects / West Tennessee / \$300,00 – 800,000 / Bridge Demolition & Replacement

### **Industrial:**

- Nike / Memphis, TN & Wilsonville, OR / \$870,000 / Facility Relocation and Remodel
- Microport Orthopedics / Arlington, TN / \$250,000 / Addition to Process Facility and Process Equipment Installation
- Microport Orthopedics / Arlington, TN / \$378,000 / Renovations and Additions to Manufacturing Facility
- Delphi Automotive / Dayton, OH / \$400,000 / Equipment Disassembly & Relocation
- Alcan Industries / Mt. Juliet, TN & Northvale, NJ / \$1,255,000 / Equipment Disassembly & Relocation and Facility Remodel

# RENAISSANCE GROUP: RFQ HAYWOOD COUNTY CAPITAL FACILITIES PLAN

## 4. PROPOSED APPROACH AND METHODOLOGY

# APPROACH & METHODOLOGY

## ORGANIZATION TO PERFORM SERVICES

Our Design Team Principal-In-Charge (A/E) and Project Manager (A/E) will be the same people throughout the duration of the plan so the continuity of topics and decisions will never "slip through the cracks". We will work to collaboratively with our consulting planner and subconsultants in order to define the actual final scope of work, assessments and detailed requirements. We will also be in constant communication with Haywood County's Project Management Team, and we will continue this "hands-on" approach until the project and plan is complete.

One reason Renaissance Group's (RGI) design approach has been so successful is our commitment to having a partner in our firm involved in all aspects of the project. This personal involvement guarantees our clients the best opportunity for experienced advice and decisions.

## FACILITY ASSESSMENTS

Renaissance Group, Inc., with over 47 years of experience, has formulated a simple yet clear plan of approach in assessing facility needs. This approach and method allows us to exceed our client's expectations. This thorough, clear and concise approach will result in a definitive easy to understand report.

Outline For Report: Our approach to facility assessment will be broken into three areas of focus:

- **Exterior**
- **Interior**
- **Site**

The Exterior components of a facility will include the building envelope considering the physical conditions of all exterior surfaces including walls, wall joints, windows, doors, roofing, copings, and roof drainage. Water intrusions issues will be identified where visually observed and documented. All items will be photo documented with written descriptions of any and all deficiencies including recommendations of repair or other. Building code deficiencies will also be considered for all these items as well.

The interior will be evaluated considering condition of all interior finishes including floors, walls, ceilings, millwork, toilets fixtures, lighting, mechanical, building codes and ADA accessibility. All items will be photo documented with written descriptions of any and all deficiencies including recommendations of repair or other.

The site assessment will be limited to documenting the description of the given site

# APPROACH & METHODOLOGY

and its conditions regarding curbs, pavements and walks, vehicular circulation, pedestrian circulation, ADA compliance, security, lighting, signage, aesthetics and landscaping. All items will be photo documented with written descriptions of any deficiencies including recommendations of repair.

Estimates for repair of deficiencies can be provided on a case-by-case need. In some cases, design work may be needed or further investigation may be required to completely identify a solution and a cost.

Our team of consultants for Structural, Mechanical, Plumbing and Electrical Engineering will all evaluate their respective portions and will be compiled in a comprehensive report. Throughout this process, RGI will be in constant communication with the Project Management Team for any questions or clarifications, progress reports and building access.

The RGI design approach and methodology has already been successful for such clients as the Tennessee Highway Patrol, Bartlett Schools City Schools, Memphis-Shelby County Schools, as well as police precincts and the Pink Palace Museum. Also, private sector work like Cordova Safety, Gateway Tires, Churches, Gold Strike Casino and storm damage reports for countless building types and clients. Our performance is impacted by our experience, use of software programs such as Revit and AutoCAD, and understanding of the specialized needs associated with assessments of facilities.

The tangible deliverable for each report will be a booklet with a table of contents, photos, graphics, and written descriptions of findings. Our commitment is to provide our client with a high quality report to assist you in determining the items or plans needed to move forward by making educated decisions for each facility, creating the "best value" possible.

## MUNICIPAL MASTER PLANNING

Following completion of facility assessments, we translate findings into clear priorities and actionable recommendations. Our approach to municipal master planning integrates strategic capital improvement planning with demographic projections, market and development trends, facility functionality, and capacity analysis. We evaluate zoning, land use policy, and neighborhood context to ensure capital investments support long-term community goals.

Our process includes land assessments and growth forecasting to inform future site acquisition and expansion needs. Facility assessments are evaluated to determine

# APPROACH & METHODOLOGY

whether existing buildings should be maintained, renovated, expanded, repurposed, or replaced. By aligning facility conditions with service demand, fiscal capacity, and long-range land use plans, we deliver a unified and defensible planning framework that addresses both immediate capital priorities and long-term infrastructure needs in a clear, implementable manner.

## FACILITY MASTER PLANNING

Once it is determined that a new facility needs to be established, we will help select a site, evaluate all access points, utilities, vehicular and pedestrian circulation, locate physical plant footprint, parking needs, athletic needs and all considering expandability for future growth, if desired.

## COMMUNICATION

One of the primary roles of the architect is leading the team, organizing and communicating to the team of consultants all the objectives and goals respective to each discipline for the project. We believe that if the design team fails to communicate with each other, the project will not succeed or reach its highest objectives. This team would establish data collecting, interviews with key team members and representatives to gather programmatic data and challenge the provided program. Documentation of all interviews, meetings, photographs and research would be provided in written form for each phase of this process and distributed to all entities. RGI takes full advantage of cloud-based technology, and uses programs such as OneNote to share information in "real time", such as meeting notes, etc.

Communication is key to the success of a project. A few examples of how we successfully maintain communication are A) we document in detail all Design Team led meetings to keep a record of decisions made. B) We use a responsibility matrix to help delineate what party will be responsible for items in the scope of construction. C) The graphics we create for all presentations are created in-house and are available for the Client's use as well.

**Bim:** RGI has a suite of modern 3-D capabilities. By integrating our virtual design, production tools, and REVIT software, we are able to provide a state-of-the-art Building Information Modeling (BIM) package for every project. Constructing the project virtually before the foundation is laid allows for cost effectiveness on construction solutions before problems arise.

# APPROACH & METHODOLOGY

## COST ESTIMATING METHODS

RGI's vast municipal experience allows us to look back at previous projects and use this knowledge for the best construction methods, that and ultimately helps control the construction cost of a project. Additionally, our relationship with local contractors gives us an opportunity to reach out and receive guidance for construction situations. We are always researching new products, as well as referring to the RS Means Building Construction Cost Data Manual as a reference. The process of cost estimating requires a team approach from the owner, architect and product vendors. Cost estimating starts with understanding the owners' scope for the project and properly detailing the plans to identify all the items necessary to complete the project.

## COMMUNITY ENGAGEMENT

RGI is familiar and experienced in helping shape the messaging for clients, as well as other entities, to raise awareness and funds for their projects. We have created sponsorship documents and presentations for the superintendent to present to Chamber of Commerce and other civic groups, as well as produced renderings and materials that help everyone get behind their vision.

## RENAISSANCE GROUP: RFQ HAYWOOD COUNTY CAPITAL FACILITIES PLAN

### 5. UNDERSTANDING OF COUNTY NEEDS AND LOCAL CONTEXT

# UNDERSTANDING

Through our direct work with Haywood County and our ongoing collaboration with Haywood County Schools on the new high school, we have developed a strong understanding of the community's needs, growth pressures, and long-term priorities. We recognize the importance of incorporating the character of Haywood County while planning for future demands, including those associated with regional economic development such as Blue Oval City.

This local knowledge, combined with our proven municipal planning expertise, positions our team with the capacity, capability, and insight necessary to successfully perform the work and serve as a strong partner in developing this plan.

# GOVERNMENT EXPERIENCE

## GOVERNMENT AGENCY EXPERIENCE

- Over the past 47 years, Renaissance Group has developed a very successful relationship with government agencies, providing planning, cost estimating, master planning, preliminary design, construction documentation, and construction administration, establishing project design guidelines, identifying project scope, and formalizing project budgets.
- We are very familiar working with the commissions and boards, and understand the processes that must be developed and information that must be submitted in order to obtain approvals. We have a great track record with helping establish realistic budgets and adhering to these budgets throughout the duration of the project. Two of our principals are on Design and Planning Boards in Lakeland and Arlington, TN
- **Projects include:**
  - *Project with the United States Postal Service, including facility assessments, existing facility expansions and renovation, roof replacements, parking lot repairs, exterior facade upgrades, interior finish upgrades, HVAC replacements, ADA surveys, and construction cost estimating.*
  - *Project with the State of Tennessee Board of Regents, including facility assessments, programming for new facilities and renovations, parking lot expansions, exterior facade upgrades, interior finish upgrades, ADA surveys, and construction cost estimating.*
  - *New and renovation projects for the Tennessee Department of Transportation.*
  - *New fire station projects for the City of Franklin, City of Germantown, Town of Collierville, and Shelby County Tennessee, and the City of Columbia.*
  - *City of Memphis police facilities*
  - *Memphis-Shelby County Schools facilities*
  - *Lakeland School System*
- Renaissance Group is also familiar with working on projects using USDA funding, as well as over 20 projects using U.S. Department of Housing and Urban Development (HUD) funding.

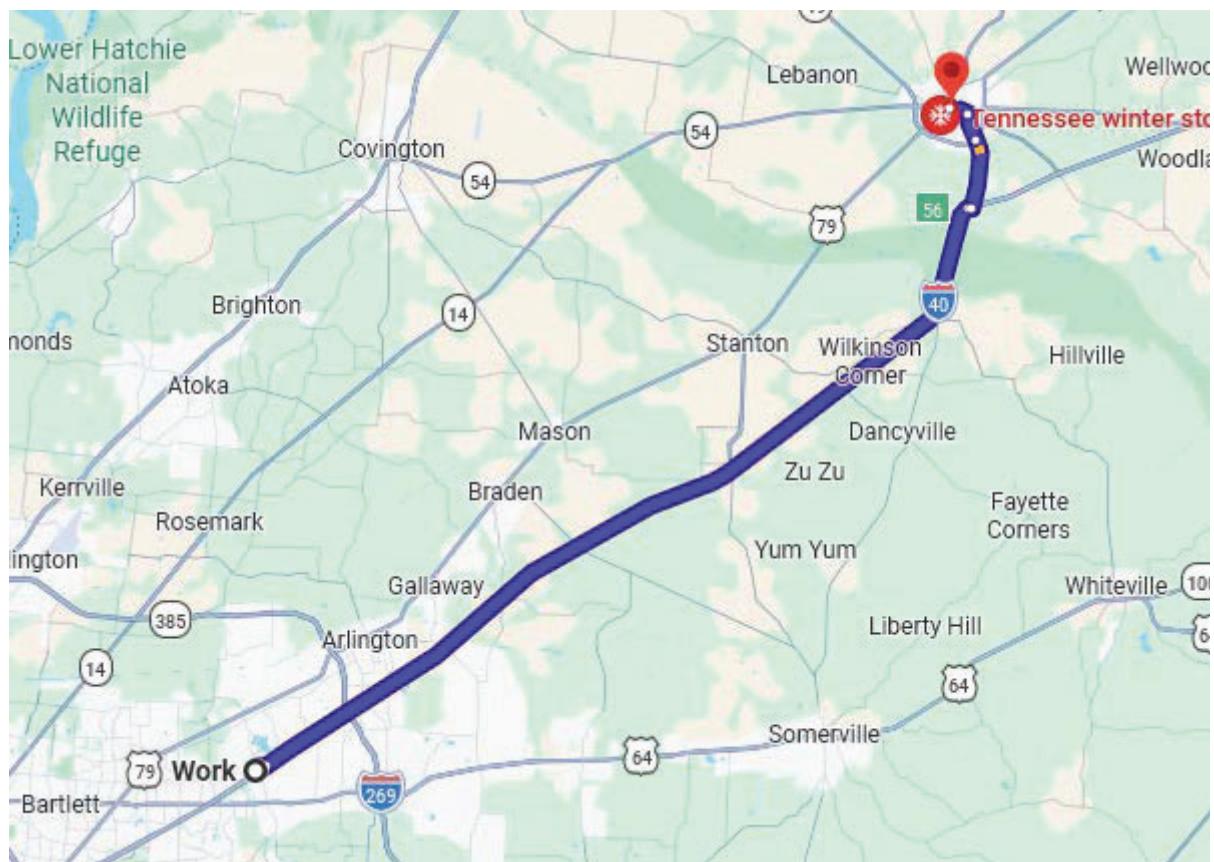
## RENAISSANCE GROUP: RFQ HAYWOOD COUNTY CAPITAL FACILITIES PLAN

### 6. CAPACITY TO COMPLETE THE WORK AND PROPOSED TIMELINE

# CAPACITY

Renaissance Group has a strong desire to continue to work in Haywood County, and we will ensure that our staff assigned to this project will have ample availability to get the work done in a more than timely manner, and within the time limitations of this plan. Other project assignments will not interfere with our ability to meet the needs of Haywood County.

Our office is conveniently located approximately 45 minutes from Brownsville, and our team would be able to respond swiftly to any problems and meetings that may arise.



# PROPOSED TIMELINE

## CAPITAL FACILITIES PLAN HAYWOOD COUNTY, TENNESSEE

PHASE	BEGIN	END	PHASE	BEGIN	END
NOTICE TO PROCEED AND KICK OFF MEETING	2-Mar-26	1	3-Mar-26		
FACILITY CONDITION ASSESSMENT					
DRAFT REPORT	3-Mar-26	30	2-Apr-26		
OWNER REVIEW AND COMMENTS	2-Apr-26	7	9-Apr-26		
FINAL REPORT	9-Apr-26	7	16-Apr-26		
FUTURE SPACE NEEDS ASSESSMENT					
DRAFT REPORT	16-Apr-26	45	31-May-26		
OWNER REVIEW AND COMMENTS	31-May-26	7	7-Jun-26		
FINAL REPORT	7-Jun-26	7	14-Jun-26		
COST ESTIMATES AND PRIORITIZATION					
DRAFT REPORT	14-Jun-26	21	5-Jul-26		
OWNER REVIEW AND COMMENTS	5-Jul-26	7	12-Jul-26		
FINAL REPORT	12-Jul-26	7	19-Jul-26		
TIMELINES AND IMPLEMENTATION STRATEGY					
DRAFT REPORT	19-Jul-26	21	9-Aug-26		
OWNER REVIEW AND COMMENTS	9-Aug-26	7	16-Aug-26		
FINAL REPORT	16-Aug-26	7	23-Aug-26		
FUNDING STRATEGY					
DRAFT REPORT	23-Aug-26	21	13-Sep-26		
OWNER REVIEW AND COMMENTS	13-Sep-26	7	20-Sep-26		
FINAL REPORT	20-Sep-26	7	27-Sep-26		
DRAFT CAPITAL FACILITIES PLAN					
OWNER REVIEW AND COMMENTS	27-Sep-26	14	11-Oct-26		
FINAL CAPITAL FACILITIES PLAN	11-Oct-26	14	25-Oct-26		

NOTE: THIS SCHEDULE DOES NOT INCLUDE ALL ITEMS REQUIRED BUT REPRESENTS MAJOR ITEMS NEEDED FOR THIS PROJECT

# RENAISSANCE GROUP: RFQ HAYWOOD COUNTY CAPITAL FACILITIES PLAN

## 7. GENERAL FEE STRUCTURE APPROACH

# FEE APPROACH

## GENERAL FEE STRUCTURE APPROACH

### **Facility Condition Approach:**

Our approach would be to utilize a 3D scanner system to generate 3D records of all existing facilities. RGI's fee proposal would be based on a cost per square foot with a not to exceed fixed maximum fee.

### **Future Space Needs Assessment:**

RGI's fee proposal would be based on an hourly rate cost with a not to exceed fixed maximum fee.

### **Cost Estimates and Prioritization:**

RGI's fee proposal would be a fixed fee amount.

### **Timelines and Implementation Strategy:**

RGI's fee proposal would be a fixed fee amount.

### **Funding Strategy:**

RGI's fee proposal would be a fixed fee amount.



## Renaissance Group

### Hourly Rate Schedule

Effective 2026

#### Architecture

Principal	\$250.00/Hour
Project Architect	\$225.00/Hour
Designer Architect	\$225.00/Hour
Project Manager	\$200.00/Hour
Bim Coordinator	\$175.00/Hour
Project Captain	\$150.00/Hour
Architectural Specialist	\$125.00/Hour
Intern Architect	\$100.00/Hour
Construction Administration	\$180.00/Hour

#### Interior

Interior Manager	\$200.00/Hour
Interior ASID	\$175.00/Hour
Interior Designer	\$150.00/Hour

#### Engineering

Principal	\$250.00/Hour
Project Civil Engineer	\$200.00/Hour
Engineer	\$140.00/Hour

#### Administration

Financial Associate	\$100.00/Hour
Marketing	\$100.00/Hour
Clerical	\$70.00/Hour