

**MINUTES**  
**STATE BUILDING COMMISSION**  
April 11, 2024

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The State Building Commission met this day at 12:45 p.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Secretary Hargett called the meeting to order at 12:46 p.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Tre Hargett, Secretary of State  
Jason Mumpower, Comptroller of the Treasury, participated via electronic communication  
David Lillard, State Treasurer, participated via electronic communication  
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor  
Vice-Chairman Randy McNally, Lieutenant Governor  
Cameron Sexton, Speaker of the House of Representatives

ORGANIZATION

- State Building Commission

PRESENTER

State Architect Ann McGauran

Secretary Hargett stated that the purpose of this meeting is to consider the items on the agenda for the April meeting of the State Building Commission. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination had been made that the electronic communication in this meeting by the members is a necessity based on the following facts and circumstances:

1. The Commission has regularly scheduled monthly meetings around which agencies and institutions plan certain of their operational actions and a 30-day delay will cause an operational hardship for certain of the agencies and institutions having matters on today's agenda.

Secretary Hargett and Commissioner of Finance & Administration Bryson participated in person, Comptroller Mumpower and Treasurer Lillard participated electronically, and Governor Lee, Lieutenant Governor McNally and Speaker Sexton were absent.

At a roll call vote, all members voted aye and approved the use of electronic communication.

Secretary Hargett asked if there were any requests for public comment and State Architect McGauran replied that there were no requests.

## CONSENT AGENDA

At a roll call vote, all members voted aye and approved the following items which had been reviewed and recommended for approval by Commission staff:

1. Agency: **East Tennessee State University**  
Project Title: Brinkley Center Renovation  
SBC Project No: 369/005-02-2024  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
2. Agency: **East Tennessee State University**  
Project Title: Greenhouse Installations  
SBC Project No: 369/005-03-2024  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
3. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: East TN Animal & Environmental Unit Improvements  
SBC Project No: 540/001-01-2021  
Requested Action: Approval of a revision in project funding
  
4. Agency: **University of Tennessee**  
Project Title: UTK IPS 1610 University Ave. Building Improvements (23/24)  
SBC Project No: 540/009-03-2024  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
5. Agency: **University of Tennessee**  
Project Title: Regional Stormwater Storage Facility  
SBC Project No: 540/009-11-2021  
Requested Action: Approval of a revision in project budget and funding
  
6. Agency: **University of Tennessee**  
Project Title: UTK Aramark Food Court Improvements (23/24)  
SBC Project No: 540/009-04-2024  
Requested Action: Approval of a gift-in-place project with plans and specifications approved by the State Architect
  
7. Agency: **Tennessee Board of Regents / Tennessee Technological University**  
Project Title: Parking and Transportation Improvements  
SBC Project No: 166/011-02-2016  
Requested Action: Approval of a revision in project funding
  
8. Agency: **Tennessee Board of Regents / Pellissippi State Community College**  
Project Title: Theater Scene Shop  
SBC Project No: 166/032-02-2021  
Requested Action: Approval of a revision in project budget and funding to award a bid

9. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Crossville**  
Project Title: Bledsoe County Facility  
SBC Project No: 166/044-02-2023  
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
10. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Crossville**  
Project Title: New Academic Building & New Truck Driving Facility  
SBC Project No: 166/044-01-2023  
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
11. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Crump**  
Project Title: New Farm Operations Building and Addition  
SBC Project No: 166/084-01-2023  
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
12. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Livingston**  
Project Title: New Academic and Administration Building  
SBC Project No: 166/062-01-2023  
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
13. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ McKenzie**  
Project Title: New Academic and Administration Building  
SBC Project No: 166/066-01-2023  
Requested Action: Approval of a revision in project scope and the Early Design Phase as recommended by the State Architect
14. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Oneida**  
Project Title: New Automotive and Collision Repair Building  
SBC Project No: 166/078-01-2023  
Requested Action: Approval of a revision in project funding and the Early Design Phase as recommended by the State Architect
15. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Ripley**  
Project Title: New Academic Building and Renovations  
SBC Project No: 166/082-01-2023  
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
16. Agency: **Department of Environment & Conservation**  
Project Title: Pickett CCC Memorial State Park ADA Upgrades  
SBC Project No: 126/078-01-2022  
Requested Action: Approval of a revision in project scope and the Early Design Phase as recommended by the State Architect
17. Agency: **Department of Veterans Services**  
Project Title: West Tennessee State Veterans Cemetery Gravesite Improvements  
SBC Project No: 682/007-01-2023  
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

18. Agency: **Department of General Services**  
Project Title: South Central Regional Health Office (SCRHO) Replacement Facility  
SBC Project No: 408/012-01-2022  
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
19. Agency: **Department of General Services**  
Project Title: STREAM Consultants  
SBC Project No: 529/000-01-2024  
Requested Action: Approval of a procurement and proceeding with the process to select multiple consultants

DRAFT

STATE BUILDING COMMISSION

**Minutes of Meeting of State Building Commission**

- 1) At a roll call vote, all members voted aye and approved the Minutes of the State Building Commission meeting held on March 14, 2024.

**Report of Items Approved by Office of the State Architect**

- **Change Orders** which result in a net aggregate increase or decrease in excess of 10% of the original contract sum, or which exceed an individual change order item in an amount in excess of \$500,000 (in accordance with Item 6.04(C)(3) of the *SBC By-Laws, Policy & Procedures*)

- 1) 

<b>State Procurement Agency:</b>	TN Board of Regents	<b>User Agency:</b>	Volunteer State Community College	
<b>Location:</b>	Gallatin, Tennessee			
<b>Project Title:</b>	Mattox Renovation			
<b>SBC Project No:</b>	166/025-02-2022	<b>Approval Date:</b>	03/14/2024	
<b>Designer:</b>	GHP, Inc.	<b>Contractor:</b>	Wellsprings Builders	
<b>Construction Completion %:</b>	63%	<b>Targeted Substantial Completion:</b>	06/04/2024	
<b>Change Order No.</b>	8	<b>Comment: Added Scope</b>	This change order addresses the need to add AV/data components and exterior wall stabilization. This change order adds 14 days to the project schedule.	
<b>Change Order Amount:</b>	\$58,455.08	<b>After This Change Order</b>		
<b>Change Order Percentage:</b>	2.35%	<b>Revised Contract Amount:</b>		\$2,760,492.90
<b>Cumulative Percentage:</b>	11.00%	<b>Remaining Undedicated Funds:</b>		\$233,744.70
<b><u>Approved Project Funding</u></b>				
<b>Original Bid Target:</b>	\$2,487,000.00			
<b>Base Contract Amount:</b>	\$2,487,000.00			
<b>Contingency:</b>	\$5,762.40			
  
- 2) 

<b>State Procurement Agency:</b>	TN Board of Regents	<b>User Agency:</b>	Southwest TN Community College	
<b>Location:</b>	Memphis, Tennessee			
<b>Project Title:</b>	Union & Macon Cove Plumbing Updates			
<b>SBC Project No:</b>	166/033-01-2018	<b>Approval Date:</b>	03/20/2024	
<b>Designer:</b>	A2H, Inc.	<b>Contractor:</b>	A & B Construction Co. Inc.	
<b>Construction Completion %:</b>	18%	<b>Targeted Substantial Completion:</b>	07/15/2024	
<b>Change Order No.</b>	4	<b>Comment: Hidden Conditions</b>	This change order addresses the need to replace plumbing piping. This change order adds 7 days to the project schedule.	
<b>Change Order Amount:</b>	\$8,830.21	<b>After This Change Order</b>		
<b>Change Order Percentage:</b>	1.61%	<b>Revised Contract Amount:</b>		\$605,059.27
<b>Cumulative Percentage:</b>	10.30%	<b>Remaining Undedicated Funds:</b>		\$58,180.82
<b><u>Approved Project Funding</u></b>				
<b>Original Bid Target:</b>	\$600,000.00			
<b>Base Contract Amount:</b>	\$548,564.00			
<b>Contingency:</b>	\$60,000.00			

- 3) **State Procurement Agency:** TN Tech University **User Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Steam Plant Deaerator Tank Replacement  
**SBC Project No:** 364/011-10-2021 **Approval Date:** 03/12/2024  
**Designer:** I.C. Thomasson Assoc **Contractor:** Carwile Mechanical Contractors  
**Construction Completion %:** 98% **Targeted Substantial Completion:** 02/20/2024  
**Change Order No.** 4 **Comment: Design Modifications**  
**Change Order Amount:** \$15,516.59 This change order addresses the need to add a platform for boiler access and adds 38 days to the project schedule.  
**Change Order Percentage:** 2.35%  
**Cumulative Percentage:** 11.57% **After This Change Order**  
Approved Project Funding  
**Original Bid Target:** \$720,000.00  
**Base Contract Amount:** \$660,000.00 **Revised Contract Amount:** \$736,347.42  
**Contingency:** \$72,000.00 **Remaining Undedicated Funds:** \$126,203.17
- 4) **State Procurement Agency:** East TN State Univ. **User Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Buc Ridge Multiple Building Renovation  
**SBC Project No:** 369/005-09-2021 **Approval Date:** 03/20/2024  
**Designer:** Thompson & Litton, Inc. **Contractor:** Preston Construction, Inc.  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 08/06/2023  
**Change Order No.** 1 **Comment: Cost Efficiencies**  
**Change Order Amount:** (\$83,950.00) This change order credits unit price allowances back to the project.  
**Change Order Percentage:** (13.15%)  
**Cumulative Percentage:** (13.15%) **After This Change Order**  
Approved Project Funding  
**Original Bid Target:** \$638,000.00  
**Base Contract Amount:** \$638,000.00 **Revised Contract Amount:** \$554,050.00  
**Contingency:** \$31,900.00 **Remaining Undedicated Funds:** \$197,798.45
- 5) **State Procurement Agency:** East TN State Univ. **User Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Buc Ridge Multiple Building Renovation  
**SBC Project No:** 369/005-09-2021 **Approval Date:** 03/20/2024  
**Designer:** Thompson & Litton, Inc. **Contractor:** Preston Construction, Inc.  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 08/06/2023  
**Change Order No.** 2 **Comment: Hidden Conditions**  
**Change Order Amount:** \$2,856.12 This change order addresses the need to repair HVAC components.  
**Change Order Percentage:** 0.45%  
**Cumulative Percentage:** (12.70%) **After This Change Order**  
Approved Project Funding  
**Original Bid Target:** \$638,000.00  
**Base Contract Amount:** \$638,000.00 **Revised Contract Amount:** \$556,906.12  
**Contingency:** \$31,900.00 **Remaining Undedicated Funds:** \$281,748.45

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Intellectual & Developmental Disabilities
- Location:** Nashville, Tennessee  
**Project Title:** MTRO One Cannon Elevator Upgrades  
**SBC Project No:** 346/003-01-2020 **Approval Date:** 03/20/2024  
**Designer:** Smith Seckman Reid, Inc. **Contractor:** United Elevator Services, LLC
- Construction Completion %:** 90% **Targeted Substantial Completion:** 05/13/2024  
**Change Order No.** 3 **Comment: Codes**  
**Change Order Amount:** \$8,750.18 This change order addresses the need to replace elevator control valves and adds 90 days to the project schedule.  
**Change Order Percentage:** 2.78%  
**Cumulative Percentage:** 25.77% **After This Change Order**
- Approved Project Funding**  
**Original Bid Target:** \$315,000.00  
**Base Contract Amount:** \$314,800.00 **Revised Contract Amount:** \$395,929.64  
**Contingency:** \$84,000.00 **Remaining Undedicated Funds:** \$46,886.36
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
- Location:** Nashville, Tennessee  
**Project Title:** Office Consolidation – THDA  
**SBC Project No:** 529/073-02-2021 **Approval Date:** 03/26/2024  
**Designer:** BHDG Architects **Contractor:** Grace Contracting
- Construction Completion %:** 95% **Targeted Substantial Completion:** 04/21/2024  
**Change Order No.** 5 **Comment: Other-External Factors**  
**Change Order Amount:** \$0.00 This change order addresses the need to add 21 days to the project schedule.  
**Change Order Percentage:** 0.00%  
**Cumulative Percentage:** 21.11% **After This Change Order**
- Approved Project Funding**  
**Original Bid Target:** \$2,500,000.00  
**Base Contract Amount:** \$949,361.00 **Revised Contract Amount:** \$1,149,812.60  
**Contingency:** \$250,000.00 **Remaining Undedicated Funds:** \$1,519,553.37
- 8) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
- Location:** Nashville, Tennessee  
**Project Title:** Office Consolidation – DGS  
**SBC Project No:** 529/079-04-2021 **Approval Date:** 03/26/2024  
**Designer:** HMK Architects **Contractor:** Dowdle Construction
- Construction Completion %:** 50.00% **Targeted Substantial Completion:** 04/28/2024  
**Change Order No.** 2 **Comment: Added Scope**  
**Change Order Amount:** \$26,297.14 This change order addresses the need to provide audio/visual, electrical infrastructure and additional painting.  
**Change Order Percentage:** 2.85%  
**Cumulative Percentage:** 18.10% **After This Change Order**
- Approved Project Funding**  
**Original Bid Target:** \$1,100,000.00  
**Base Contract Amount:** \$923,200.00 **Revised Contract Amount:** \$1,090,306.46  
**Contingency:** \$110,000.00 **Remaining Undedicated Funds:** \$260,502.86

## Initial and Revised Approvals of Capital Projects

- Reported the following five capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Walland, Tennessee  
**Project Title:** Little River Animal & Envir. Unit-Feed Cntr Upgrades  
**Project Description:** Construction of new grain and feed bins for the dairy farm. Site work will include grading and utility infrastructure.  
**SBC Project No.** 540/001-01-2022  
**Total Project Budget:** \$150,000.00  
**Project Expenditures:** \$ 831.25  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved cancellation of the project  
**Approval Date:** 03/13/2024
  - 2) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Knoxville, Tennessee  
**Project Title:** CVM-Large Animal Hospital Improvements  
**Project Description:** Upgrades of the existing stalls including new finishes, repairs and replacement of gating system, and all related work to complete the project.  
**SBC Project No.** 540/001-14-2022  
**Total Project Budget:** \$900,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding (budget increase of \$20,000.00)  
**Approval Date:** 03/21/2024
  - 3) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Walland, Tennessee  
**Project Title:** ETREC Barn Replacement  
**Project Description:** Replacement of the East Tennessee AgResearch and Education Center storm damaged barn. Includes all related work.  
**SBC Project No.** 540/001-16-2023  
**Total Project Budget:** \$250,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding (budget increase by \$97,714.71)  
**Approval Date:** 03/26/2024
  - 4) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Ag Campus Organic Research Lab  
**Project Description:** Construct a prefabricated building to house organic research, including all related site, utilities, and parking.  
**SBC Project No.** 166/001-01-2024  
**Total Project Budget:** \$975,000.00  
**Source of Funding:** Federal Grant (USDA) (F)  
**Approval:** Approved project and utilizing a previously selected designer (Melvin Gill and Associates)  
**Approval Date:** 03/21/2024



- 5) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Nashville, Tennessee  
**Project Title:** Nashville Joint Forces Headquarters Emergency Elevators System Replacements  
**Project Description:** Replace elevators control systems and all required related work.  
**SBC Project No.** 361/067-01-2024  
**Total Project Budget:** \$800,000.00  
**Source of Funding:** \$179,944.47 10/11 CurrFunds-CapMaint (R)  
\$400,000.00 Federal Funds (F)  
\$ 19,595.53 12/13 CurrFunds-CapMaint (R)  
\$ 59,333.19 21/22 CurrFunds-CapMaint (MP) (R)  
\$141,126.81 17/18 CurrFunds-CapImp (R)
- Approval:** Approved project utilizing a Central Procurement Office contract to perform the work  
**Approval Date:** 03/15/2024

**Approvals of Revisions to Existing Capital Projects**

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Tiptonville, Tennessee  
**Project Title:** Reelfoot Lake State Park South Campgrounds Renovations  
**Project Description:** Renovate and upgrade the 86-site RV campground including site, utilities, restroom facilities and all required related work.  
**SBC Project No.** 126/084-01-2021  
**Total Project Budget:** \$7,300,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project funding in order to award a contract (moved \$712,619.00 to building construction to award a contract to Lee Adcock Construction Co., Inc.)  
**Approval Date:** 03/21/2024
- Reported the following four approvals of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology @ Dickson  
**Location:** Dickson, Tennessee  
**Project Title:** New Diesel Building and New Technical/Dental Building  
**Project Description:** Construct a new diesel building and a new technical/dental building, renovate and repurpose existing spaces, and expand parking areas. Project includes site and infrastructure improvements and demolition of select vacated buildings and abandoned utilities.  
**SBC Project No.** 166/046-02-2023  
**Total Project Budget:** \$42,625,000.00  
**Source of Funding:** 23/24 CurrFunds-CapImp (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)  
**Approval Date:** 03/19/2024

- 2) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology @ Dickson  
**Location:** Dickson, Tennessee  
**Project Title:** Dickson County Higher Education Center  
**Project Description:** Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements.  
**SBC Project No.** 166/046-03-2023  
**Total Project Budget:** \$35,000,000.00  
**Source of Funding:** 23/24 CurrFunds-CapImp (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)  
**Approval Date:** 03/19/2024
- 3) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology @ McMinnville  
**Location:** McMinnville, Tennessee  
**Project Title:** McMinnville Replacement Campus  
**Project Description:** Construct a replacement campus to include new academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes renovations of existing buildings and demolition of vacated buildings and abandoned utilities.  
**SBC Project No.** 166/068-01-2023  
**Total Project Budget:** \$46,000,000.00  
**Source of Funding:** 23/24 CurrFunds-CapImp (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (Batten Shaw Construction)  
**Approval Date:** 03/19/2024
- 4) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology @ McMinnville  
**Location:** McMinnville, Tennessee  
**Project Title:** Coffee County Facility  
**Project Description:** Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements.  
**SBC Project No.** 166/068-02-2023  
**Total Project Budget:** \$25,000,000.00  
**Source of Funding:** 23/24 CurrFunds-CapImp (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (Batten Shaw Construction)  
**Approval Date:** 03/19/2024

**Report of Items Submitted to the SBC**

- **Designer Additional Services** for when an individual project exceeds 20% of the designer’s fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** Middle Tennessee State University  
**Location:** Murfreesboro, Tennessee  
**Project Title:** Central Plant and Campus Utilities Updates  
**SBC Project No.** 366/009-05-2023  
**Designer:** Gresham Smith  
**Amount:** \$38,308.00  
**Explanation:** This ASR is for owner-requested Designer services to produce a one-line electrical diagram including field verification work which is outside of basic services.  
**Approval Date:** 03/06/2024  
**OSA Receipt Date:** 03/06/2024
  
  - 2) **State Procurement Agency:** Middle Tennessee State University  
**Location:** Murfreesboro, Tennessee  
**Project Title:** Central Plant and Campus Utilities Updates  
**SBC Project No.** 366/009-05-2023  
**Designer:** Gresham Smith  
**Amount:** \$9,500.00  
**Explanation:** This ASR is for an owner-requested electrical arc flash study which is outside of basic services.  
**Approval Date:** 03/06/2024  
**OSA Receipt Date:** 03/06/2024
  
  - 3) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Memphis, Tennessee  
**Project Title:** Memphis Regional Megasite  
**SBC Project No.** 529/000-02-2010  
**Designer:** SSOE Group  
**Amount:** \$39,000.00  
**Explanation:** This ASR is for owner-requested services relating to the selection of the wastewater/water treatment plant systems operator and for a pollutant discharge elimination system permit which is considered inherent to the successful execution of the project.  
**Approval Date:** 02/27/2024  
**OSA Receipt Date:** 03/19/2024

**Other Business**

There being no further business, the meeting adjourned at 12:50 p.m.

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EAST TENNESSEE STATE UNIVERSITY

East Tennessee State University, Johnson City, Washington County, Tennessee

**Requested Action:** Approval of a project and proceeding with the process to select a designer

**Project Title:** Brinkley Center Renovation

**Project Description:** This project will create collaboration and office space within the Brinkley Center. This renovation may also include ceilings, finishes, plumbing, HVAC, electrical, lighting, sprinkler systems, and other related work as needed.

**SBC Number:** 369/005-02-2024

**Total Project Budget:** \$2,000,000.00

**Current Project Funding:** \$1,000,000.00 Plant Funds (Non-Aux) (A)

**Source of Funding:** \$1,000,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a March 4, 2024 disclosed project reported by ETSU. This work will consolidate faculty into this primary building of instruction space for the Department of Computing. The collaboration space will better facilitate opportunities for students and faculty to interact. This renovation project will be approached in two phases. Phase I is a portion of the office and collaboration space and Phase II will complete the project. The current project funding fully funds Phase I and funds design for Phase II.

**Minutes:** 04/11/2024 SBC Approved project and to select a designer

EAST TENNESSEE STATE UNIVERSITY

East Tennessee State University, Johnson City, Washington County, Tennessee

**Requested Action:** Approval of a project and proceeding with the process to select a designer

**Project Title:** Greenhouse Installations

**Project Description:** Dismantle existing greenhouse and replace it with two small greenhouses on main campus. Project to include sitework, concrete work, furnishing and installation of two new greenhouses, and all associated work.

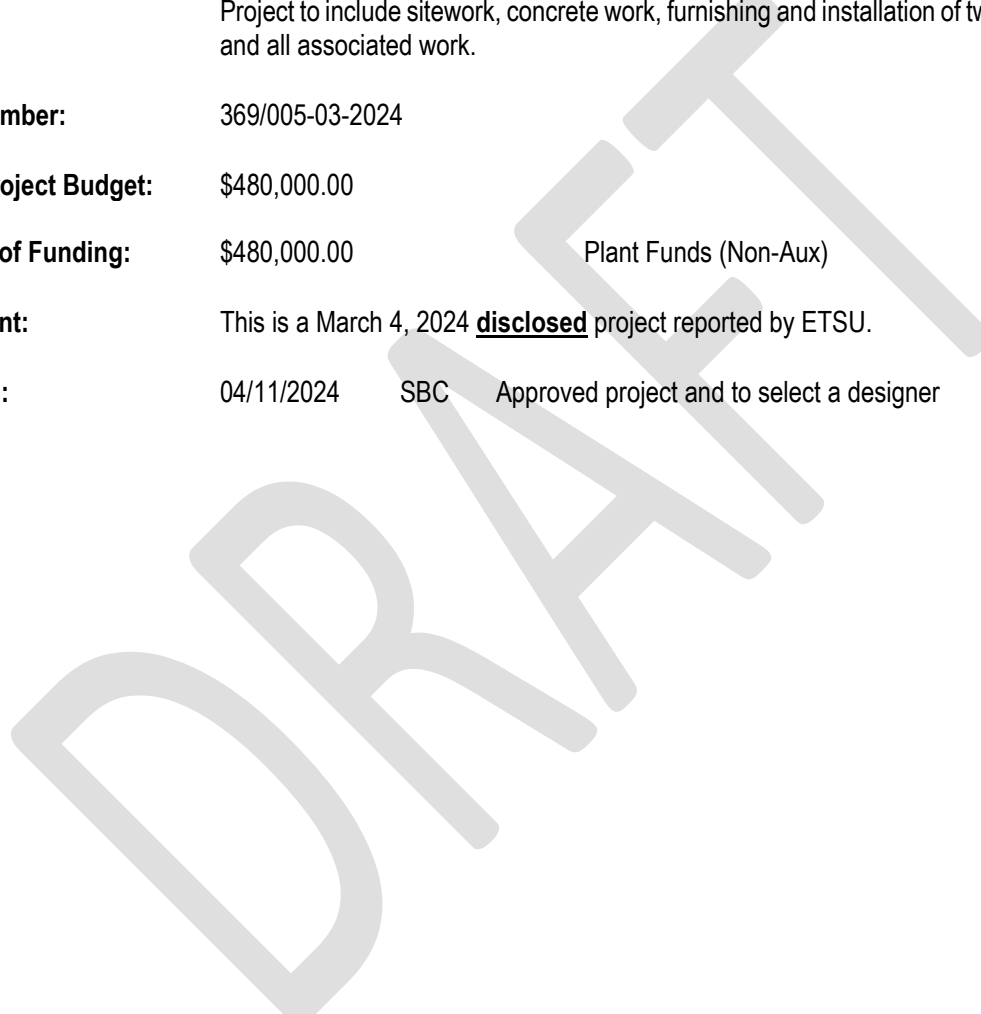
**SBC Number:** 369/005-03-2024

**Total Project Budget:** \$480,000.00

**Source of Funding:** \$480,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a March 4, 2024 disclosed project reported by ETSU.

**Minutes:** 04/11/2024 SBC Approved project and to select a designer



UNIVERSITY OF TENNESSEE

**University of Tennessee Institute of Agriculture, Walland, Blount County, Tennessee**

**Requested Action:**           **Approval of a revision in project funding**

**Project Title:**                East TN Animal & Environmental Unit Improvements

**Project Description:**       This project will construct new space for robotic milking equipment, workroom, and office. Renovated portions of the existing free stall barn include concrete flooring, relocation of gates, stalls, doors, and exits.

**SBC Number:**                540/001-01-2021

**Total Project Budget:**     \$2,885,000.00

<b>Source of Funding:</b>	<b>Original</b>	<b>Change</b>	<b>Revised</b>		
	\$2,335,000.00	\$550,000.00	\$2,885,000.00	Plant Funds (Non-Aux)	(A)
	550,000.00	(550,000.00)	0.00	Federal Funds (ARP)	(F)
<b>Original Project Budget:</b>	<b>\$2,885,000.00</b>				
<b>Change in Funding:</b>		<b>\$0.00</b>			
<b>Revised Project Budget:</b>			<b>\$2,885,000.00</b>		

**Comment:**                    The change in funding corrects the previous action of adding the American Rescue Plan Act of 2021 (ARP) funding to the account. After later review it was determined that funding could not be applied to this project.

<b>Previous Action:</b>	04/08/2021	SBC	Approved project, to select a designer, and utilizing a previously selected consultant (JGM Dairy Design Engineers)
	04/19/2021	ESC	Approved designer selection (Sparkman & Associates Arch, Inc.)
	08/12/2021	SBC	Approved a revision in project budget and funding
	10/14/2021	SBC	Approved EDP as recommended by the State Architect
	01/24/2022	ESC	Approved a revision in project budget and funding to award a contract (Wright Construction)
	03/09/2023	SBC	Approved a revision in project funding
<b>Minutes:</b>	04/11/2024	SBC	Approved a revision in project funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a project and proceeding with the process to select a designer

**Project Title:** UTK IPS 1610 University Ave. Building Improvements (23/24)

**Project Description:** Improvements to the 2<sup>nd</sup> floor for the Institute for Public Service (IPS). Work includes reorganization of space with selective demolition and new layout. Includes all related work.

**SBC Number:** 540/009-03-2024

**Total Project Budget:** \$4,850,000.00

**Source of Funding:** \$4,850,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a March 19, 2024 disclosed project reported by UT.

**Minutes:** 04/11/2024 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:**           **Approval of a revision in project budget and funding**

**Project Title:**               Regional Stormwater Storage Facility

**Project Description:**       This project will convert the Morrill Hall site at the corner of 20th Street and Andy Holt Avenue into a stormwater retention area which shall function as a stormwater bank for the campus. This storage structure will enable control of stormwater while providing a water feature on the Campus.

**SBC Number:**               540/009-11-2021

**Total Project Budget:**     \$3,806,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	Plant Funds (Non-Aux)    (A)
	\$3,606,000.00	\$200,000.00	\$3,806,000.00	
<b>Original Project Budget:</b>	<b>\$3,606,000.00</b>			
<b>Change in Funding:</b>		<b>\$200,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$3,806,000.00</b>	

**Comment:**                   This request increases the budget from \$3,606,000.00 to \$3,806,000.00 to remedy soil drop out under the water feature.

- Previous Action:**
- 04/08/2021   SBC   Approved project, to select a designer, and utilizing Best Value alternative delivery method
  - 04/19/2021   ESC   Approved designer selection (Lose & Associates, Inc. dba Lose Design)
  - 06/21/2022   ESC   Approved a revision in project budget and funding in order to award a contract
  - 11/09/2023   SBC   Approved a revision in project budget and funding

**Minutes:**                   04/11/2024   SBC   Approved a revision in project budget and funding



UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox, Tennessee

**Requested Action:** Approval of a gift-in-place project with plans and specifications approved by the State Architect

**Project Title:** UTK Aramark Food Court Improvements (23/24)

**Project Description:** Convert the dining facility in the Vol Shop Cumberland into a Chick-Fil-A.

**SBC Number:** 540/009-04-2024

**Total Project Budget:** \$1,918,000.00

**Source of Funding:** \$1,918,000.00 Gift-In-Place (Contract) (0)

**Comment:** This is a March 27, 2024, UT **disclosed** project reported by UT. Aramark, the food services vendor, will provide the improvements.

**Minutes:** 04/11/2024 SBC Approved a gift-in-place project with plans and specifications approved by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

**Requested Action:**           **Approval of a revision in project funding**

**Project Title:**               Parking and Transportation Improvements

**Project Description:**       Construct transportation, parking and pedestrian improvements throughout campus including roads, parking lots, sidewalks, lighting, security cameras, emergency phones, storm sewer and landscaping in accordance with Master Plan. This phase will also include programming, a preliminary schematic study, and probable cost for a future parking garage.

**SBC Number:**               166/011-02-2016

**Total Project Budget:**     \$27,700,000.00

**Current Project Funding:**  \$15,450,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$13,250,000.00	\$ 0.00	\$13,250,000.00	TSSBA (Parking)	(A)
	750,000.00	450,000.00	1,200,000.00	Plant Funds (Non-Aux)	(A)
	1,000,000.00	0.00	1,000,000.00	Plant Funds (Aux-Parking)	(A)
<b>Original Project Budget:</b>	<b>\$15,000,000.00</b>				
<b>Change in Funding:</b>		<b>\$450,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$15,450,000.00</b>		

**Comment:**                   This funding revision increases the project funding from \$15,000,000.00 to \$15,450,000.00 in order to approve change orders for design modifications including branding within the hardscape as requested by the university.

**Previous Action:**

06/09/2016	SBC	Approved project and to select a designer
09/19/2016	ESC	Approved designer selection (Lose & Associates, Inc.)
06/19/2017	SBC	Approved a revision in project budget, funding, and sources of funding
04/14/2022	SBC	Approved a revision in project budget and funding in order to award a contract

**Minutes:**                   04/11/2024   SBC   Approved a revision in project funding

TENNESSEE BOARD OF REGENTS

**Pellissippi State Community College, Knoxville, Knox County, Tennessee**

**Requested Action:**           **Approval of a revision in project budget and funding to award a bid**

**Project Title:**               Theater Scene Shop

**Project Description:**       Construct an addition to the Hardin Valley House to serve as a scene shop for the Theater Department, and house stagecraft and design classes. This work will include all related building systems. A new access drive from the nearby parking lot to an existing building entrance is included.

**SBC Number:**               166/032-02-2021

**Total Project Budget:**     \$1,150,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 800,000.00	\$250,000.00	\$1,050,000.00	Plant Funds (Non-Aux)	(A)
	100,000.00	0.00	100,000.00	Gifts	(O)
<b>Original Project Budget:</b>	<b>\$ 900,000.00</b>				
<b>Change in Funding:</b>		<b>\$250,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$1,150,000.00</b>		

**Comment:**               This request increases the budget from \$900,000.00 to \$1,150,000.00. Three bids were received on February 7, 2024. An increase in funding is needed to award a contract to Pannell Construction for the base bid. The increase is primarily due to overall cost escalations resulting from the designer extending the design phases significantly beyond what was anticipated. There will be no additional designer fees.

**Previous Action:**       10/14/2021   SBC   Approved project and to select a designer  
                                   10/25/2021   ESC   Approved designer selection (Dollar & Ewers Architecture, Inc.)

**Minutes:**                04/11/2024   SBC   Approved a revision in project budget and funding to award a bid (Pannell Construction)

TENNESSEE BOARD OF REGENTS

**Tennessee College of Applied Technology @ Crossville, Crossville, Cumberland County, Tennessee \*\***

**Requested Action:**           **Approval of the Early Design Phase** as recommended by the State Architect

**Project Title:**               Bledsoe County Facility

**Project Description:**       Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements.

**SBC Number:**               166/044-02-2023

**Total Project Budget:**     \$10,500,000.00

**Source of Funding:**       \$10,500,000.00   23/24   CurrFunds-CapImp       (A)

**Comment:**                 This project is on schedule and in budget with construction anticipated to start summer of 2024.

**Previous Action:**         07/13/2023   SBC   Approved project, to select a designer, and utilizing CM/GC alternative deliver method  
                                   07/25/2023   ESC   Approved designer selection (Hefferlin + Kronenberg Architects, PLLC)  
                                   01/22/2024   ESC   Approved awarding a contract to the best evaluated proposer for CM/GC (American Constructors, Inc.)

**Minutes:**                 04/11/2024   SBC   Approved the EDP as recommended by the State Architect

\*\* Work to be done in Bledsoe County

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Crossville, Crossville, Cumberland County, Tennessee

**Requested Action:** Approval of the Early Design Phase as recommended by the State Architect

**Project Title:** New Academic Building & New Truck Driving Facility

**Project Description:** Construct a new academic building and a new truck driving training facility, renovate and repurpose existing spaces, and expand parking areas. Project includes site and infrastructure improvements.

**SBC Number:** 166/044-01-2023

**Total Project Budget:** \$14,750,000.00

**Source of Funding:** \$14,750,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This project is on schedule and in budget with construction anticipated to start fall of 2024.

**Previous Action:**

07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023	ESC	Approved designer selection (Upland Design Group, Inc.)
01/22/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (American Constructors, Inc.)

**Minutes:** 04/11/2024 SBC Approved the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Crump, Crump, Hardin County, Tennessee

**Requested Action:**           **Approval of the Early Design Phase** as recommended by the State Architect

**Project Title:**                New Farm Operations Building and Addition

**Project Description:**       Construct a new farm operations building, renovate and repurpose existing space, and expand parking areas. Project includes site and infrastructure improvements and land acquisition.

**SBC Number:**                166/084-01-2023

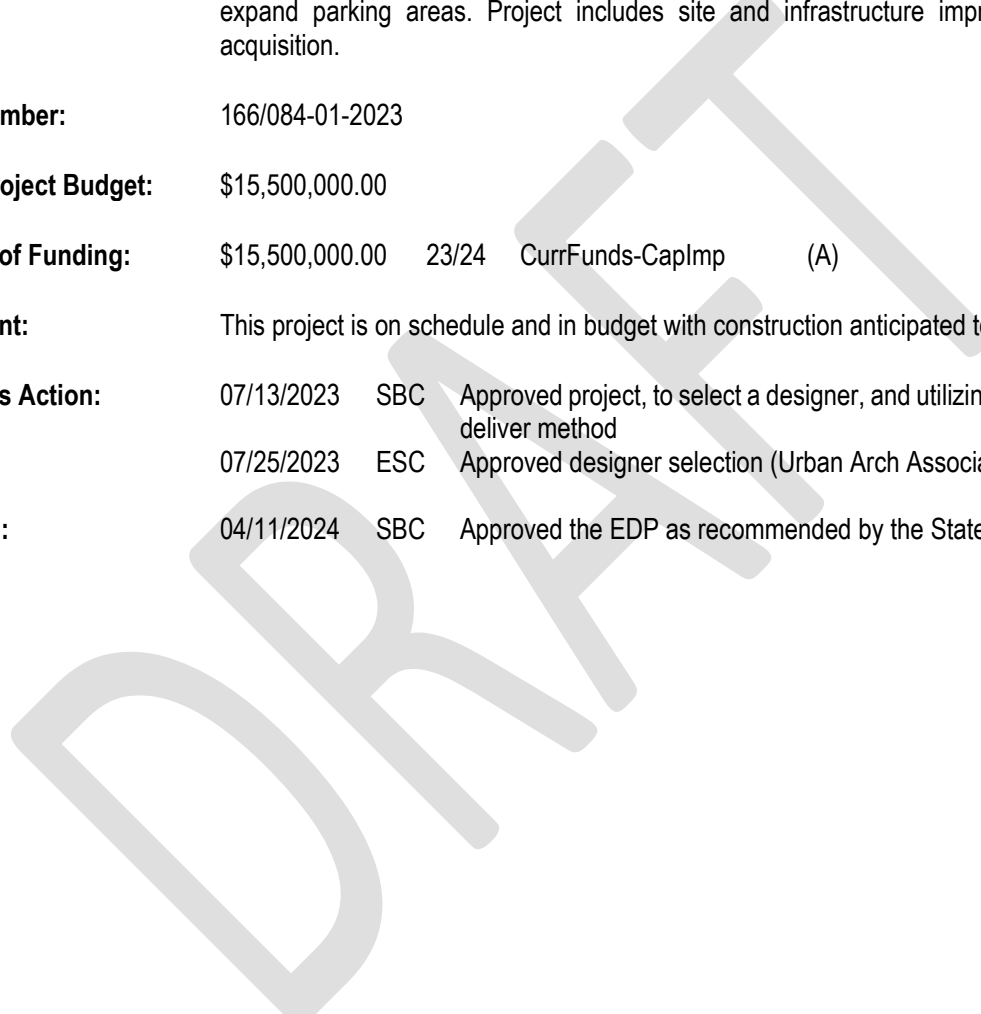
**Total Project Budget:**     \$15,500,000.00

**Source of Funding:**        \$15,500,000.00   23/24   CurrFunds-CapImp       (A)

**Comment:**                    This project is on schedule and in budget with construction anticipated to start fall of 2024.

**Previous Action:**            07/13/2023   SBC   Approved project, to select a designer, and utilizing CM/GC alternative deliver method  
   07/25/2023   ESC   Approved designer selection (Urban Arch Associates, P.C.)

**Minutes:**                     04/11/2024   SBC   Approved the EDP as recommended by the State Architect



TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Livingston, Livingston, Overton County, Tennessee

**Requested Action:** Approval of the Early Design Phase as recommended by the State Architect

**Project Title:** New Academic and Administration Building

**Project Description:** Construct a new academic and administration building. Project includes expansion of parking, site and infrastructure improvements, and demolition of select vacated buildings and abandoned utilities.

**SBC Number:** 166/062-01-2023

**Total Project Budget:** \$17,000,000.00

**Source of Funding:** \$17,000,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** The project is on schedule and in budget with construction anticipated to start fall of 2024.

**Previous Action:**

07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023	ESC	Approved designer selection (Tinker Ma, LLC)
08/10/2023	SBC	Approved a revision in scope
01/22/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (American Constructors, Inc.)

**Minutes:** 04/11/2024 SBC Approved the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ McKenzie, McKenzie, Carroll County, Tennessee

**Requested Action:** **Approval of a revision in project scope and the Early Design Phase** as recommended by the State Architect

**Project Title:** New Academic and Administration Building

**Project Description:** Construct a new academic and administration building. Project includes expansion of parking, site and infrastructure improvements, *renovations*, and demolition of select vacated buildings and abandoned utilities.

**SBC Number:** 166/066-01-2023

**Total Project Budget:** \$11,400,000.00

**Source of Funding:** \$11,400,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This request adds renovations for a portion of the work where demolition was not needed. The project is on schedule and in budget with construction anticipated to start fall of 2024.

**Previous Action:**

07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023	ESC	Approved designer selection (Haizlip Studio, PLLC)
01/22/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (Bell & Associates Construction, LLC)

**Minutes:** 04/11/2024 SBC Approved a revision in project scope and the EDP as recommended by the State Architect



TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Oneida, Oneida, Scott County, Tennessee

**Requested Action:** **Approval of a revision in project funding and the Early Design Phase** as recommended by the State Architect

**Project Title:** New Automotive and Collision Repair Building

**Project Description:** Construct a new automotive and collision repair building and expand parking areas. Project includes site and infrastructure improvements and demolition of select vacated buildings and abandoned utilities.

**SBC Number:** 166/078-01-2023

**Total Project Budget:** \$9,250,000.00

**Source of Funding:** \$9,250,000.00    23/24    CurrFunds-CapImp    (A)

**Comment:** This request moves funding from Movable Equipment, Pre-Construction, and Admin & Misc. to Construction to meet the designer's estimates for additional site construction costs. The campus has funding on hand to provide any other necessary equipment. This project is on schedule with construction anticipated to start fall of 2024 and with this funding modification is within budget.

**Previous Action:**

07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
07/25/2023	ESC	Approved designer selection (Cope Associates, Inc.)

**Minutes:**

04/11/2024	SBC	Approved a revision in project funding and the EDP as recommended by the State Architect
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TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Ripley, Ripley, Lauderdale County, Tennessee

**Requested Action:** Approval of the Early Design Phase as recommended by the State Architect

**Project Title:** New Academic Building and Renovations

**Project Description:** Construct new academic building, renovate and repurpose existing spaces, and expand parking areas. Project includes site and infrastructure improvements.

**SBC Number:** 166/082-01-2023

**Total Project Budget:** \$13,500,000.00

**Source of Funding:** \$13,500,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** The project is on schedule and in budget with construction anticipated to start fall of 2024.

**Previous Action:**

07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023	ESC	Approved designer selection (ANF Architects, Inc.)
01/22/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (Batten Shaw Construction)

**Minutes:** 04/11/2024 SBC Approved the EDP as recommended by the State Architect

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Pickett State Park, Jamestown, Pickett County, Tennessee

**Requested Action:** **Approval of a revision in project scope and of the Early Design Phase** as recommended by the State Architect

**Project Title:** Pickett CCC Memorial State Park ADA Upgrades

**Project Description:** ADA improvements that meet federal standards at Pickett CCC Memorial State Park, including a new campground bathhouse, demolition of an existing non-ADA compliant bathhouse, and all required related work.

**SBC Number:** 126/078-01-2022

**Total Project Budget:** \$3,540,000.00

**Source of Funding:** \$3,540,000.00 22/23 CurrFunds-CapMaint (A)

**Comment:** This project is on schedule and in budget with construction anticipated to start late 2024.

A revision in project description is requested to clarify the complete project scope. The bathhouse structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

**Previous Action:** 10/13/2022 SBC Approved project and to select a designer  
10/24/2022 ESC Approved designer selection (Sparkman & Associates Architects, Inc.)

**Minutes:** 04/11/2024 SBC Approved a revision in project scope and the EDP as recommended by the State Architect



DEPARTMENT OF GENERAL SERVICESSouth Central Regional Health Office, Columbia, Maury County, Tennessee

**Requested Action:** **Approval of the Early Design Phase** as recommended by the State Architect

**Project Title:** South Central Regional Health Office (SCRHO) Replacement Facility

**Project Description:** Construction of a regional health office with clinic facility and all required related work.

**SBC Number:** 408/012-01-2022

**Total Project Budget:** \$17,500,000.00

**Source of Funding:** \$17,500,000.00 Federal Funds (ARP) (F)

**Comment:** This project is on schedule and in budget with construction anticipated to start late summer 2024.

**Previous Action:**

11/10/2022	SBC	Approved project, to select a designer and utilizing the CM/GC alternative delivery method
11/21/2022	ESC	Approved designer selection (TMPartners, PLLC)
07/13/2023	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Skanska USA)

**Minutes:** 04/11/2024 SBC Approved the EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

**Requested Action:** Approval of a procurement and proceeding with the process to select multiple consultants

**Project Title:** STREAM Consultants

**Project Description:** The selection of various consultants to provide professional services to STREAM and various agencies through STREAM.

**SBC Number:** 529/000-01-2024

**Total Project Budget:** \$13,000,000.00

**Current Project Funding:** \$ 3,000,000.00

**Source of Funding:** \$ 1,500,000.00 Various Agency Funds (A)  
1,500,000.00 Various Project Funds (A)

**Comment:** An initial pool of twenty-eight qualified consultants will be sought across the disciplines listed below. The proposed contract term will be for five years.

- Architectural Services (6)
- Civil Engineering Services (4)
- Structural Engineering Services (4)
- Estimating Services (1)
- Healthcare Architectural Services (2)
- Historical Architectural Services (2)
- Mechanical, Electrical, and Plumbing Services (5)
- Envelope Services (3)
- Institutional Security Services (1)

**Minutes:** 04/11/2024 SBC Approved procurement and to select multiple consultants

Approved:

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Tre Hargett  
Secretary, State Building Commission  
Secretary of State