

MINUTES
STATE BUILDING COMMISSION
August 10, 2023

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor McNally called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Cameron Sexton, Speaker of the House of Representatives
Tre Hargett, Secretary of State
David Lillard, State Treasurer

MEMBERS ABSENT

Chairman Bill Lee, Governor
Jason Mumpower, Comptroller of the Treasury
Jim Bryson, Commissioner, Department of Finance and Administration

ORGANIZATION

- University of Tennessee
- Department of Environment & Conservation
- Department of General Services
- State Building Commission

PRESENTER

President Randy Boyd
Commissioner David Salyers
Commissioner Christi Branscom
State Architect Ann McGauran

CONSENT AGENDA

Approved the following items which had been reviewed and recommended for approval by Commission staff:

1. Agency: **University of Memphis**
Project Title: Mynders Hall Renovation
SBC Project No: 367/007-05-2023
Requested Action: Approval of a project, proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternative delivery method

2. Agency: **University of Memphis**
Project Title: Wilder Tower 11th Floor Modifications
SBC Project No: 367/007-02-2022
Requested Action: Approval of a revision in project budget and funding

3. Agency: **Tennessee Technological University**
Project Title: Derryberry Hall Upgrades
SBC Project No: 364/011-05-2021
Requested Action: Approval of a revision in project budget and funding

4. Agency: **Tennessee Technological University**
Project Title: Multiple Buildings Elevator Upgrades
SBC Project No: 364/011-02-2023
Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **Tennessee Technological University**
Project Title: Roaden University Center HVAC Upgrades
SBC Project No: 364/011-03-2023
Requested Action: Approval of a project and proceeding with the process to select a designer

6. Agency: **Tennessee Technological University**
Project Title: New Hall South HVAC Upgrades
SBC Project No: 364/011-13-2021
Requested Action: Approval of a revision in project budget, funding, and scope

7. Agency: **Tennessee Technological University**
Project Title: Baseball and Softball Artificial Turf
SBC Project No: 364/011-02-2022
Requested Action: Approval of a revision in project budget and funding

8. Agency: **University of Tennessee Southern**
Project Title: Master Plan – Southern
SBC Project No: 540/006-02-2023
Requested Action: Approval to award a contract to the best evaluated proposer

9. Agency: **University of Tennessee**
 Project Title: Professional Consultants
 SBC Project No: 540/000-01-2020
 Requested Action: Approval of a revision in project budget and funding

10. Agency: **University of Tennessee – Martin**
 Project Title: Hall-Moody Building Systems and Chiller Upgrade
 SBC Project No: 540/011-04-2018
 Requested Action: Approval of a revision in project budget and funding in order to award a contract

11. Agency: **University of Tennessee – Knoxville**
 Project Title: Nursing Building Reno & Add
 SBC Project No: 540/009-16-2021
 Requested Action: Approval of a revision in project budget and funding

12. Agency: **Department of Military**
 Project Title: VTS Milan New Sewer Line Connections
 SBC Project No: 368/031-02-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

13. Agency: **Tennessee Wildlife Resources Agency**
 Project Title: Region 1 New Herb Parsons Lake Boat Ramp Parking
 SBC Project No: 220/017-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

14. 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 a project and proceeding with the process to select a designer

15. Agency: **Department of Veterans Services**
 Project Title: Middle Tennessee State Veterans Cemetery Gravesite Improvements
 SBC Project No: 682/004-02-2022
 Requested Action: Approval of a revision in project budget and funding

16. Agency: **Department of Education**
 Project Title: TSD Schools Against Violence in Education (SAVE) Act Compliance Upgrades
 SBC Project No: 168/007-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

17. Agency: **Department of General Services**
 Project Title: Tennessee Bureau of Investigation Jackson Building Addition
 SBC Project No: 500/004-01-2023
 Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

18. Agency: **Department of General Services**
Project Title: Real Estate Master Plan
SBC Project No: 529/000-03-2019
Requested Action: Approval of an amendment to the contract

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: Melrose Hall Replacement

Project Description: Replacement of the existing Melrose Hall with new classrooms and administrative offices. Project includes all related work including demolition.

SBC Number: 540/009-12-2023

Total Project Budget: \$108,000,000.00

Source of Funding: \$108,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 22/23 **disclosed** project in the capital budget (Melrose Hall). The original disclosed amount was \$80,000,000.00 in the enacted budget; however, the current project estimate is based on the completed project program with increases primarily due to the need for a replacement building and escalation in the current market conditions. The facility will construct a new Division of Student Success facility for Honor Students, First Generation Initiatives, First Year Programs, Veterans, Faculty in Residence, Vol Study Center, and Ungraduated Research & Fellowships.

The CM/GC is requested due to coordination of multiple bid packages associated with the demolition / abatement and early release of building packages for long lead items. Desired CM/GC skills include site protection in the middle of an active campus and the ability to deliver the project within budget and on schedule.

The Tennessee Historical Commission has determined that the demolition or disposal of this property does adversely affect this State-owned resource and the THC encourages consultation with their office to explore alternatives that would avoid, minimize or mitigate the adverse effect. Mitigating actions are underway.

Minutes: 08/10/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Lindsey Nelson Stadium Renovation

Project Description: Construction of additional amenities and improvements to the facility along with expanded site improvements and reconfiguration of existing stadium functions. Renovations include enhancing existing spaces and expanding existing services. Includes all related work to complete the project.

SBC Number: 540/009-43-2022

Total Project Budget: \$95,800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 0.00	\$85,000,000.00	\$85,000,000.00	TSSBA	(A)
	0.00	1,403,000.00	1,403,000.00	Plant Funds (Aux-Athletics)	(A)
	<u>2,100,000.00</u>	<u>7,297,000.00</u>	<u>9,397,000.00</u>	Gifts	(O)
Original Project Funding:	\$ 2,100,000.00				
Change in Funding:		\$93,700,000.00			
Revised Project Budget:			\$95,800,000.00		

Comment: This request increases the budget from \$68,840,000.00 to \$95,800,000.00 and fully funds the project. This increase is primarily due to escalation within the current market conditions, increase of high amenity stadium seating, infrastructure, and expanded concessions spaces.

Previous Action:

12/12/2022	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method
12/15/2022	ESC	Approved designer selection (Barber McMurry Architects, LLC)
04/13/2023	SBC	Approved a revision in project budget and funding, and awarding a contract to the best evaluated proposer for CM/GC (Rouse Construction)

Minutes: 08/10/2023 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Neyland Stadium South Renovations

Project Description: This project will provide premium seating enhancements, renovations of the south ground and concourse levels and includes addressing life safety issues, improvements to the west bowl seating, and demolition of south hall, along with updating utilities. New amenities will include gates, videoboards, and specialty patron features. This is a phased project with planning for the total project included in the first phase.

SBC Number: 540/009-02-2017

Total Project Budget: \$337,000,000.00

Source of Funding:	Original	Change	Revised		
	\$232,600,000.00	\$46,700,000.00	\$279,300,000.00	TSSBA	(A)
	21,072,302.00	527,698.00	21,600,000.00	Plant Funds (Aux-Athletics)	(A)
	34,327,698.00	1,772,302.00	36,100,000.00	Gifts	(O)

Original Project Budget: **\$288,000,000.00**

Change in Funding: **\$49,000,000.00**

Revised Project Budget: **\$337,000,000.00**

Comment: This request increases the budget from \$288,000,000.00 to \$337,000,000.00 primarily due to west concourse premium amenities, skybox renovations, and enhanced southwest plaza patron experience.

Previous Action:

02/09/2017	SBC	Referred to ESC with authority to act
02/27/2017	ESC	Approved project and to select a programmer and consultant throughout design and construction phases
08/10/2017	SBC	Approved project and to select a designer
11/20/2017	ESC	Approved designer selection (Cope Associates Architecture)
12/14/2017	SBC	Approved a revision in project budget, funding, and to utilize CM/GC alternative delivery method
06/14/2018	SBC	Approved CM/GC award to The Christman Company
07/11/2019	SBC	Approved a revision in funding
06/10/2021	SBC	Approved a revision in scope and EDP presentation
09/09/2021	SBC	Approved a revision in scope
05/12/2022	SBC	Approved revision in scope and partial EDP
09/08/2022	SBC	Approved a revision in budget and funding
11/10/2022	SBC	Approved a revision in funding allocation and EDP presentation

Minutes: 08/10/2023 SBC Approved a revision in project budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Natchez Trace State Park, Wildersville, Henderson County, Tennessee

Requested Action: **Approval to cancel a project**

Project Title: Natchez Trace State Park Inn Refurbishing Phase II

Project Description: Refurbishing and maintaining the inn facility, including interior and exterior painting; flooring and siding repairs; relocating and replacing furniture, fixtures, equipment, and all required related work.

SBC Number: 126/057-02-2020

Original Project Budget: \$2,800,000.00

Project Expenditures: \$ 5,382.39

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,800,000.00	(\$2,794,617.61)	\$5,382.39	20/21 CurrFunds-CapMaint (MP) (A)
Original Project Funding:	\$2,800,000.00			
Change in Funding:	(\$2,794,617.61)			
Revised Project Funding:	\$5,382.39			

Comment: Project cancellation is requested that a new project may be brought forward. Expenditures made for a portion of design fees.

Previous Action: 12/10/2020 SBC Approved project and to select a designer
 12/18/2020 ESC Approved designer selection (Clark + Associates, Architects)

Minutes: 08/10/2023 SBC Approved cancellation of the project

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Natchez Trace State Park, Wildersville, Henderson County, Tennessee

Requested Action: **Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: Natchez Trace State Park Inn Reconstruction

Project Description: Demolish existing inn; construct new inn to include guestrooms, conference and meeting space, restaurant, pool, parking; and all required related work.

SBC Number: 126/057-02-2023

Total Project Budget: \$65,950,000.00

Source of Funding: \$65,950,000.00 23/24 CurrFunds-CapImp (A)

Comment: This is a FY 23/24 line-item project in the capital budget. The project description has been modified for clarity.

Construction Manager/General Contractor alternative delivery method is requested due to the specialized nature and complexity of the project and for experience in hospitality construction.

The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Minutes: 08/10/2023 SBC Speaker Sexton asked how well the new Inn at Fall Creek Falls and other areas are doing with the number of visitors compared to ten years ago. Commissioner Salyers stated that he doesn't have the exact numbers but looking at pre-demolition and construction they are seeing much higher numbers even with less rooms particularly in Paris Landing and Fall Creek Falls.

Speaker Sexton asked how many rooms this park would have. Commissioner Salyers replied that there will be sixty-five rooms. Speaker Sexton asked if there is a certain quantity of rooms needed to make the inn work. Commissioner Salyers stated that there is a balance with the capital costs but there were studies done on the expected market need.

Speaker Sexton asked for the revenue numbers showing before and now for Fall Creek Falls in Van Buren County to show how it is helping the community. Most park centers in rural communities are an economic driver that attracts visitors and increases revenue to area businesses. Commissioner Salyers stated that he knows the numbers have been really good so far but will get that information to the Commission.

The Commission approved the project, to select a designer, and utilizing CM/GC alternative delivery method.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Henry Horton State Park, Chapel Hill, Marshall County, Tennessee

Requested Action: **Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: Henry Horton State Park Inn Reconstruction

Project Description: Demolish existing inn and motor lodge; construct new inn to include guestrooms, conference and meeting space, restaurant, pool, parking; and all required related work.

SBC Number: 126/051-01-2023

Total Project Budget: \$89,990,000.00

Source of Funding: \$27,130,000.00 22/23 CurrFunds-CapImp (A)
 62,860,000.00 23/24 CurrFunds-CapImp (A)

Comment: This is a combination of the FY 22/23 (Henry Horton Lodge Renovations \$27,130,000.00) and FY 23/24 (Henry Horton State Park Inn Reconstruction, \$62,860,000.00) **line-item** projects in the capital budget. The project description has been modified for the combination and clarity. The existing Inn will remain open until the new Inn is complete.

Construction Manager/General Contractor alternative delivery method is requested due to the specialized nature and complexity of the project and for experience in hospitality construction.

The Tennessee Historical Commission has determined that the demolition or disposal of this property does adversely affect this State-owned resource and the THC encourages consultation with their office to explore alternatives that would avoid, minimize or mitigate the adverse effect.

Minutes: 08/10/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

Requested Action: Approval of a project and utilizing Central Procurement Office contracts to perform the work

Project Title: Statewide Swimming Pool Conversion

Project Description: Demolish swimming pools and construct replacement amenities which may include pavilions, playgrounds, parking facilities, restrooms, and similar park amenities at up to nine state parks and all required related work.

SBC Number: 126/000-01-2023

Total Project Budget: \$9,000,000.00

Source of Funding: \$9,000,000.00 23/24 TDEC Op Funds (A)

Comment: The use of Central Procurement Office contracts are requested because the scope of the project is limited to demolishing and filling in pools and installation of park amenities.

The demolition of the swimming pools is to occur at Cove Lake State Park, David Crockett State Park, Harrison Bay State Park, Norris Dam State Park, Paris Landing State Park, Roan Mountain State Park, Tims Ford State Park, David Crockett Birth Place, and Warriors Path State Park. Roan Mountain State Park is still under review to determine if a private operator can be found to manage and maintain the pool and may be removed from the scope.

The Tennessee Historical Commission has determined that the demolition of the pool structures at Cove Lake State Park, Paris Landing State Park, and Warriors Path State Park will not adversely affect these State-owned resources and no further action is necessary.

The pool structures at the other facilities are less than 50 years old and do not require review by the Tennessee Historical Commission.

Previous Action: 02/09/2023 SBC TDEC requested to refer to a future meeting.

Minutes: 08/10/2023 SBC Lieutenant Governor McNally stated that Senator Rusty Crowe wants an update on Roan Mountain State Park. He stated he would like an update on Norris Dam State Park.

Commissioner Salyers stated that there have been ongoing discussions with the county for the past year in regards to Roan Mountain and now they are working with a private individual and considering issuing a grant that would allow a private entity to reconstruct and operate the pool. Those discussions are going pretty well and should have more information within the next two to three weeks. Lieutenant Governor McNally asked Commissioner Salyers to

let Senator Crowe know and the Commissioner stated that they would let him know.

Lieutenant Governor McNally stated that there was originally a splash pad on the list of things they could replace the pool with for Norris Dam. Commissioner Salyers stated that there is a nature scape playground, and they are looking at adding some water features to that playground, whether they are splash pads or other plug-in water amenities associated with that playground. Lieutenant Governor McNally stated that the people in that area would appreciate a splash pad or something, particularly because of the hot weather, where they could take their kids out for an hour or two and let them play in the water. Commissioner Salyers stated that they are excited about the conversions and feel like they have a much longer window of use.

The Commission approved a project and utilizing Central Procurement Office contracts to perform the work.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend, Nashville, Davidson County, Tennessee

Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

Project Title: MALETA Firing Range Complex Expansion

Project Description: Provide additional outdoor ranges and an indoor training facility and all required related work.

SBC Number: 529/017-01-2023

Total Project Budget: \$2,300,000.00

Source of Funding: \$2,300,000.00 Gift-in-Place (O)

Comment: This request is to allow the Federal Bureau of Investigation to construct additional ranges adjacent to the Firing Range Complex being constructed by the State as a part of the MALETA project (SBC # 529/017-01-2021). Design and construction will be handled through federal procurement methods.

Minutes: 08/10/2023 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on July 13, 2023.

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*)

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| 1) | State Procurement Agency: TN Board of Regents
Location: Nashville, Tennessee
Project Title: Power Plant Eq. & Lighting Upgrade
SBC Project No: 166/001-05-2019
Designer: I.C. Thomasson Assoc
Construction Completion %: 95%
Change Order No. 4
Change Order Amount: \$7,580.33
Change Order Percentage: 2.84%
Cumulative Percentage: 19.88%
<u>Approved Project Funding</u>
Original Bid Target: \$303,000.00
Base Contract Amount: \$267,300.00
Contingency: \$24,191.56 | User Agency: Tennessee State University

Approval Date: 06/29/2023
Contractor: Williams Mechanical
Targeted Substantial Completion: 07/31/2023
Comment: Hidden Conditions
This change order addresses the need to replace a defective valve and to repair an existing condensate purifying tank and adds 122 days to the project schedule.
<u>After This Change Order</u>

Revised Contract Amount: \$320,430.72
Remaining Undedicated Funds: \$6,042.05 |
| 2) | State Procurement Agency: STREAM
Location: Memphis, Tennessee
Project Title: MLTC Renovations to Transition Center
SBC Project No: 140/005-01-2017
Designer: ETFC
Construction Completion %: 98%
Change Order No. 26
Change Order Amount: \$15,938.94
Change Order Percentage: 0.18%
Cumulative Percentage: 11.31%

<u>Approved Project Funding</u>
Original Bid Target: \$9,300,000.00
Base Contract Amount: \$8,653,000.00
Contingency: \$481,480.64 | User Agency: Department of Correction

Approval Date: 06/29/2023
Contractor: Zellner Construction Services, LLC
Targeted Substantial Completion: 07/07/2023
Comment: Hidden Conditions/Omission
This change order addresses the need to replace an existing wall which is identified as a hidden condition and also addresses the need to install electronic door lock components which is identified as an omission.
<u>After This Change Order</u>

Revised Contract Amount: \$9,632,020.55
Remaining Undedicated Funds: \$837,751.07 |

- 3) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Memphis, Tennessee
Project Title: MLTC Renovations to Transition Center
SBC Project No: 140/005-01-2017 **Approval Date:** 07/17/2023
Designer: ETFC **Contractor:** Zellner Construction Services, LLC
Construction Completion %: 99% **Targeted Substantial Completion:** 09/13/2023
Change Order No. 27 **Comment: Hidden Conditions**
Change Order Amount: \$35,148.07 This change order addresses the need to provide an allowance for extended General Conditions and adds a maximum of 68 days to the project on a not exceed basis.
Change Order Percentage: 0.41% **After This Change Order**
Cumulative Percentage: 11.71%
Approved Project Funding
Original Bid Target: \$9,300,000.00
Base Contract Amount: \$8,653,000.00 **Revised Contract Amount:** \$9,667,168.62
Contingency: \$481,480.64 **Remaining Undedicated Funds:** \$802,603.00
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Transportation
Location: Nashville, Tennessee
Project Title: Region 3 Aerial Survey & Wireless Communications Building
SBC Project No: 243/020-01-2020 **Approval Date:** 07/20/2023
Designer: OHM Advisors **Contractor:** W.E. O'Neil Construction
Construction Completion %: 87.7% **Targeted Substantial Completion:** 11/11/2023
Change Order No. 3 **Comment: Hidden Conditions/Unavoidable Delays/**
Change Order Amount: \$344,093.10 **Added Scope/Cost Efficiencies**
Change Order Percentage: 11.41% This change order addresses the need to modify a storm water drain inlet height, which was identified as a hidden condition. A new main water line had to be added which was identified as added scope. Foundation waterproofing was not required for the building and was removed from the project scope which was identified as a cost efficiency. The addition of redundant HVAC equipment for the IT room and a revision to the floor plan of the IT room was requested by the owner and identified as added scope. This change order also extends general conditions for all work relating to added scope. Additional days were requested due to supply chain related delays for the HVAC equipment. This change order adds 216 days to the project schedule.
Cumulative Percentage: 13.82% **After This Change Order**
Approved Project Funding
Original Bid Target: \$3,015,000.00
Base Contract Amount: \$3,015,000.00 **Revised Contract Amount:** \$3,431,663.45
Contingency: \$150,750.00 **Remaining Undedicated Funds:** \$462,280.27

- 5) **State Procurement Agency:** STREAM **User Agency:** Dept. of Mental Health & Substance Abuse Services
- Location:** Nashville, Tennessee
Project Title: MTMHI – Mechanical Equipment Replacement
SBC Project No: 344/001-01-2020 **Approval Date:** 07/07/2023
Designer: Henderson Engineers, Inc. **Contractor:** The Whiting-Turner Contracting Co.
- Construction Completion %:** 75%
Change Order No. 2
Change Order Amount: \$134,813.49
Change Order Percentage: 5.15%
Cumulative Percentage: 10.18%
- Targeted Substantial Completion:** 08/08/2023
Comment: Hidden Conditions/Omission/Schedule Modifications
This change order addresses the need to provide an allowance for extended General Conditions which is identified as a schedule modification. This change order also addresses the need to separate two existing electrical circuits which is identified as a hidden condition. Finally, this change order addresses the need to provide an electrical circuit for the chiller which is identified as an omission. This change order adds a maximum of 105 days to the project on a not exceed basis.
- After This Change Order**
- Approved Project Funding**
Original Bid Target: \$3,065,000.00
Base Contract Amount: \$2,615,800.00
Contingency: \$306,500.00
- Revised Contract Amount:** \$2,882,011.89
Remaining Undedicated Funds: \$1,104,483.11
- 6) **State Procurement Agency:** STREAM **User Agency:** Dept. of Intellectual & Developmental Disabilities
- Location:** Nashville, Tennessee
Project Title: MTRO One Cannon Elevator Upgrades
SBC Project No: 346/003-01-2020 **Approval Date:** 07/20/2023
Designer: Smith Seckman Reid, Inc. **Contractor:** United Elevator Services, LLC
- Construction Completion %:** 63%
Change Order No. 1
Change Order Amount: \$72,379.46
Change Order Percentage: 22.99%
Cumulative Percentage: 22.99%
- Targeted Substantial Completion:** 11/25/2023
Comment: Codes
This change order addresses the need to add smoke detection equipment and/or fire suppression systems to the elevator shaft, elevator equipment room and elevator lobbies at each floor and adds 304 days to the project schedule.
- After This Change Order**
- Approved Project Funding**
Original Bid Target: \$315,000.00
Base Contract Amount: \$314,800.00
Contingency: \$84,000.00
- Revised Contract Amount:** \$387,179.46
Remaining Undedicated Funds: \$55,636.54

7) State Procurement Agency:	STREAM	User Agency:	Department of Military
Location:	Huntingdon, Tennessee		
Project Title:	Huntingdon RC Re-Roof & Facility Update		
SBC Project No:	361/087-01-2021	Approval Date:	07/20/2023
Designer:	TLM Associates, Inc.	Contractor:	Mid-South Business Construction, LLC
Construction Completion %:	87%	Targeted Substantial Completion:	01/26/2024
Change Order No.	2	Comment: Added Scope	
Change Order Amount:	\$78,728.34	This change order addresses the need to repair exterior masonry, replace roof flashing, window flashing, window trim, a floor drain, and exterior doors including re-sealing and painting building envelope openings.	
Change Order Percentage:	11.95%		
Cumulative Percentage:	14.65%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$1,010,000.00	Revised Contract Amount:	\$756,110.74
Base Contract Amount:	\$659,500.00	Remaining Undedicated Funds:	\$433,617.60
Contingency:	\$101,000.00		

Initial and Revised Approvals of Capital Projects

- Reported the following two 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 – Knoxville
Location: Tullahoma, Tennessee
Project Title: UTSI High Pressure Air Line
Project Description: Installation of a new underground compressed air line to support research in the hypersonic wind tunnels.
SBC Project No. 540/020-01-2022
Total Project Budget: \$200,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increase \$125,000.00)
Approval Date: 07/18/2023

 - 2) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Design Services for Lease Build-Out
Project Description: Development of tenant improvement construction documents for Disability Determination Services staff in Nashville.
SBC Project No. 529/000-02-2015
Original Project Budget: \$290,000.00
Project Expenditures: \$ 5,830.06
Source of Funding: 14/15 FRF Op Funds (501.03) (A)
Approval: Approved cancellation of the project
Approval Date: 07/19/2023

Approvals of Revisions to Existing Capital Projects

- Reported the following seven approvals of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technologies
Location: Chattanooga, Tennessee
Project Title: TCAT Chattanooga New Academic Building
Project Description: Construct a new academic building and expand parking areas. Project includes site and infrastructure improvements *and demolition of vacated buildings and abandoned utilities.*

SBC Project No. 166/012-03-2023
Total Project Budget: \$15,000,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved a revision in scope
Approval Date: 07/24/2023
 - 2) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technologies
Location: Elizabethton, Tennessee
Project Title: TCAT Elizabethton Carter County Higher Education Center
Project Description: Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements. *Project includes demolition of vacated buildings and abandoned utilities.*

SBC Project No. 166/052-01-2023
Total Project Budget: \$40,000,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved a revision in scope
Approval Date: 07/24/2023
 - 3) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technologies
Location: Jacksboro, Tennessee
Project Title: TCAT Jacksboro New Admin/Healthcare, Shop, & Transportation Buildings
Project Description: Construct a new administration and healthcare building, shop building, and transportation and logistics building. Project includes expansion of parking, site and infrastructure improvements *and demolition of vacated buildings and abandoned utilities.*

SBC Project No. 166/056-01-2023
Total Project Budget: \$55,500,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved a revision in scope
Approval Date: 07/24/2023

- 4) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technologies
Location: Knoxville, Tennessee
Project Title: TCAT Knoxville Replacement Campus
Project Description: Construct a replacement campus to include a 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.** 166/060-01-2023
Total Project Budget: \$77,000,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved a revision in scope
Approval Date: 07/24/2023
- 5) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technologies
Location: Livingston, Tennessee
Project Title: TCAT Livingston 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 vacated buildings and abandoned utilities.*
- SBC Project No.** 166/062-01-2023
Total Project Budget: \$17,000,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved a revision in scope
Approval Date: 07/24/2023
- 6) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technologies
Location: Nashville, Tennessee
Project Title: TCAT Nashville New Academic Buildings and Aviation Replacement Campus
Project Description: Construct new academic buildings and aviation hangar on the current main campus. Project includes parking, site, and infrastructure improvements, *and demolition of vacated buildings and abandoned utilities.*
- SBC Project No.** 166/064-01-2023
Total Project Budget: \$67,750,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved a revision in scope
Approval Date: 07/24/2023
- 7) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technologies
Location: McMinnville, Tennessee
Project Title: TCAT 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 a revision in scope
Approval Date: 07/24/2023

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:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Andy Holt Tower Renovations
SBC Project No. 540/009-23-2021
Designer: Brewer, Ingram & Fuller Architects
Amount: \$84,690.00
Explanation: This ASR is for FF&E consultant services required for the successful execution of the project.
Approval Date: 07/10/2023
OSA Receipt Date: 07/12/2023
 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Soddy-Daisy, Tennessee
Project Title: Justin P. Wilson Cumberland Trail State Park Facilities Upgrades
SBC Project No. 126/031-01-2022
Designer: Sparkman & Associates, Inc.
Amount: \$50,400.00
Explanation: This ASR is for a topographic survey required for the successful execution of the project.
Approval Date: 07/19/2023
OSA Receipt Date: 07/19/2023
 - 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton State Park ADA Renovations
SBC Project No. 126/051-01-2022
Designer: DKRS Architecture, PLLC
Amount: \$140,500.00
Explanation: This ASR is for a river study and permitting for a new walkway and wetland buffers by FEMA, TDEC and the US Army Corps of Engineers which are required for the successful execution of the project.
Approval Date: 06/27/2023
OSA Receipt Date: 06/27/2023
 - 4) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Multi Agency Law Enforcement Training Academy
SBC Project No. 529/017-01-2021
Designer: AECOM
Amount: \$250,836.00
Explanation: This ASR is for a biological and environmental study that is required for permitting requirements and is required for the successful execution of the project.
Approval Date: 06/30/2023
OSA Receipt Date: 06/30/2023

- 5) **State Procurement Agency:** STREAM / Department of Veterans Services
Location: Knoxville, Tennessee
Project Title: ETSVC Paving and Sidewalk Repairs
SBC Project No. 682/001-02-2022
Designer: S&ME
Amount: \$8,184.00
Explanation: This ASR is for a topographic survey and is required for the successful execution of the project.
Approval Date: 07/11/2023
OSA Receipt Date: 07/11/2023

Report Item

- Reported a correction in Source of Funding for Transaction No 22-11-002 for Acquisition of Land (Fee or Easement) for Tennessee Wildlife Resources Agency that was reported at the 02/09/2023 SBC meeting. The corrected Source of Funding is 23/24 Wetlands Acquisition Fund (REM Fees) (A).

Other Business

There being no further business, the meeting adjourned at 11:17 a.m.

* * * * *

UNIVERSITY OF MEMPHISUniversity of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a project, proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternative delivery method

Project Title: Mynders Hall Renovation

Project Description: Completely renovate Mynders Hall for academics and research functions.

SBC Number: 367/007-05-2023

Total Project Budget: \$25,000,000.00

Current Project Funding: \$ 1,500,000.00

Source of Funding: \$ 1,500,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a portion of a FY 22/23 line-item project in the capital budget (\$25,000,000.00). Remaining funding will be added at a later date after the match funds are available. Initial funding will allow for environmental testing/abatement, structural evaluation, demolition of non-load bearing interior partitions, and completion of contract documents through design development. CM/GC is requested to assure quality construction, accurate budgeting, and coordination of work to campus activities.

Minutes: 08/10/2023 SBC Approved project, to select a designer and utilizing CM/GC alternative delivery method

UNIVERSITY OF MEMPHISUniversity of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Wilder Tower 11th Floor Modifications

Project Description: Modify the 11th floor of Wilder Tower to accommodate the Benjamin J. Hooks Institute.

SBC Number: 367/007-02-2022

Total Project Budget: \$400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$250,000.00	\$150,000.00	\$400,000.00	Gift-in-Place	(O)
Original Project Funding:	\$250,000.00				
Change in Funding:		\$150,000.00			
Revised Project Budget:			\$400,000.00		

Comment: This action will increase the project budget from \$250,000.00 to \$400,000.00 to recognize the actual cost of the work after the bids were received.

Previous Action: 04/14/2022 SBC Approved accepting gift-in-place construction, with plans and specification to be approved by the State Architect

Minutes: 08/10/2023 SBC Approved a revision in project budget and funding

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Derryberry Hall Upgrades

Project Description: Evaluation, replacement, and updates of the MEP systems; addition of a sprinkler system; repairs to the building envelope; asbestos abatement and all related work.

SBC Number: 364/011-05-2021

Total Project Budget: \$12,910,000.00

Current Project Funding: \$ 4,581,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 1,691,000.00	0.00	\$1,691,000.00	21/22	CurrFunds-CapMaint (A)
	0.00	\$2,480,000.00	\$2,480,000.00	23/24	CurrFunds-CapMaint (MP) (A)
	0.00	\$ 410,000.00	\$ 410,000.00		Plant Funds (Non-Aux) (A)

Original Project Funding: \$ 1,691,000.00

Change in Funding: \$2,890,000.00

Revised Project Funding: \$4,581,000.00

Comment: This adds funding from a FY23/24 line-item in the capital budget (Phase One), and adds plant funds to increase the current funding from \$1,691,000.00 to \$4,581,000.00. This initial phase will complete renovations in the auditorium.

Previous Action:
 08/12/2021 SBC Approved project and to select a designer
 08/23/2021 ESC Approved designer selection (Gilbert McLaughlin Cassella Architects)

Minutes: 08/10/2023 SBC Approved a revision in project budget and funding

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Multiple Buildings Elevator Upgrades

Project Description: Upgrade or replacement of thirty-one elevators on campus and all related work.

SBC Number: 364/011-02-2023

Total Project Budget: \$4,900,000.00

Current Project Funding: \$ 870,000.00

Source of Funding: \$ 870,000.00 23/24 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY23/24 line-item project in the capital budget (Phase One). This is the first phase of a multi-phase project.

Minutes: 08/10/2023 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Roaden University Center HVAC Upgrades

Project Description: Replacement of air handlers one, three, and the air handler serving Which Wich; cleaning of the coils and ductwork on air handler two; and all related work.

SBC Number: 364/011-03-2023

Total Project Budget: \$1,150,000.00

Source of Funding: \$1,150,000.00 23/24 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY23/24 line-item project in the capital budget.

Minutes: 08/10/2023 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: New Hall South HVAC Upgrades

Project Description: Upgrade the existing fan coil units in New Hall South so they can operate in dehumidification mode. The work will include controls and control valve upgrades with wireless DDC controls. *Replace existing light fixtures with similar LED light fixtures.*

SBC Number: 364/011-13-2021

Total Project Budget: \$1,150,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 880,000.00	\$270,000.00	\$1,150,000.00	Plant Funds (Aux-Housing) (A)
Original Project Funding:	\$ 880,000.00			
Change in Funding:		\$270,000.00		
Revised Project Funding:			\$1,150,000.00	

Comment: This increases the project budget from \$880,000.00 to \$1,150,000.00 to add scope to replace the existing light fixtures. New LED fixtures shall be compatible with the existing electrical system. This work is expected to occur in the summer of 2024.

Previous Action: 10/14/2021 SBC Approval of project and to select a designer
10/25/2021 ESC Approved designer selection (Maffett Loftis Engineering, LLC)

Minutes: 08/10/2023 SBC Approved a revision in project budget, funding, and scope

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Baseball and Softball Artificial Turf

Project Description: Replace existing natural grass turf with artificial field turf on the baseball and softball fields, and all related work.

SBC Number: 364/011-02-2022

Total Project Budget: \$3,120,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,260,000.00	\$860,000.00	\$3,120,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$2,260,000.00			
Change in Funding:		\$860,000.00		
Revised Project Budget:			\$3,120,000.00	

Comment: This additional funding increases the total project budget from \$2,260,000.00 to \$3,120,000.00 due to an increase in contract pricing for procurement and installation of the turf, and all related work. The NCAA has changed some requirements that need to be addressed and there were some unforeseen conditions related to excavation and the storm water system which increased the cost of the work.

Previous Action: 07/13/2022 SBC Approved project utilizing campus consultant for design and procurement for portion of work (Civil Engineering & Surveying, LLC)

Minutes: 08/10/2023 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee Southern, Pulaski, Giles County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer

Project Title: Master Plan - Southern

Project Description: This project will provide a Campus Master Plan for the University of Tennessee Southern campus.

SBC Number: 540/006-02-2023

Total Project Budget: \$400,000.00

Source of Funding: \$400,000.00 Plant Funds (Non-Aux) (A)

Comment: Three proposals were received on May 16, 2023. The Notice of Intent to award was sent on July 11, 2023 naming Hastings Architecture as the best evaluated proposer. No protests were received in the protest period ending July 17, 2023.

Previous Action: 04/13/2023 SBC Approved project and to issue an RFQ for master planning services

Minutes: 08/10/2023 SBC Approved awarding a contract to the best evaluated proposer (Hastings Architecture)

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Statewide, Tennessee

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

Project Title: Professional Consultants

Project Description: This project will provide system-wide professional consulting services for various types of specialties.

SBC Number: 540/000-01-2020

Total Project Budget: \$7,174,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$7,039,000.00	\$135,000.00	\$7,174,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$7,039,000.00				
Change in Funding:		\$135,000.00			
Revised Project Budget:			\$7,174,000.00		

Comment: This increases the budget from \$7,039,000.00 to \$7,174,000.00 raising the two Knoxville region interior design amounts to \$100,000.00 each.

Previous Action:	10/08/2020	SBC	Approved procurement and to issue RFQs
	04/08/2021	SBC	Approved a revision in project budget and funding
	07/22/2021	SBC	Approved a revision in project budget and funding
	10/14/2021	SBC	Approved a revision in project budget and funding, extending current contracts an additional 12 months, and to select designers
	04/14/2022	SBC	Approved a revision in project budget and funding
	10/13/2022	SBC	Approved a revision in project budget and funding, extending current contracts an additional 36 months, and to select designers
	04/13/2023	SBC	Approved a revision in project budget and funding
Minutes:	08/10/2023	SBC	Approved a revision in project budget and funding

Professional Consultant Contract Dates

Contracts are extended and utilized up to five years based on State Building Commission Approvals.

Specialty	Firm	Start Date	End Date
Architectural - Knoxville	Architects Weeks Ambrose McDonald, Inc.	11/01/2020	10/31/2021
Architectural - Knoxville	Dollar & Ewers Architecture, Inc.	11/01/2020	10/31/2022
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2020	10/31/2021
Architectural - Knoxville	Brewer, Ingram & Fuller Architects, Inc.	11/01/2021	10/31/2022
Architectural - Knoxville	The Architectural Collaborative, LLC	11/01/2021	10/31/2022
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2022	10/31/2025
Architectural - Knoxville	MBI Companies, Inc.	11/01/2022	10/31/2025
Architectural - Knoxville	Thomas Caldwell, Architect	11/01/2022	10/31/2025
Architectural - Chattanooga	Franklin Associates Architects	11/01/2020	10/31/2021
Architectural - Chattanooga	Workshop Architecture, LLC	11/01/2020	10/31/2021
Architectural - Chattanooga	Tinker Ma, Inc.	11/01/2020	10/31/2025
Architectural - Chattanooga	Derthick Henley & Wilkerson Architects, PLLC	11/01/2021	10/31/2025
Architectural - Chattanooga	Billingsley Architecture	11/01/2021	10/31/2025
Architectural - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2025
Architectural - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022
Architectural - Memphis/Martin	Renaissance Group, Inc.	11/01/2020	10/31/2022
Architectural - Memphis/Martin	Haizlip Studio, PLLC	11/01/2022	10/31/2025
Architectural - Memphis/Martin	ANF Architects, Inc.	11/01/2022	10/31/2025
Architectural - Nashville	AECOM Technical Services, Inc.	11/01/2020	10/31/2022
Architectural - Nashville	The Orcutt/Winslow, LLLP	11/01/2022	10/31/2025
Architectural - Nashville	ProjX, LLC	11/01/2022	10/31/2025
Bldg. Envelope - Knoxville	Roof Design & Consulting Services, Inc.	11/01/2020	10/31/2025
Bldg. Envelope - Chattanooga	Building Management Consultants	11/01/2020	10/31/2021
Bldg. Envelope - Chattanooga	Hefferlin + Kronenberg Architects, PLLC	11/01/2021	10/31/2022
Bldg. Envelope - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2022
Bldg. Envelope - Nashville	Professional Service Industries	11/01/2020	10/31/2025
Civil - Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022
Civil - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2022
Civil - Knoxville	Harold Brown Design, LLC	11/01/2022	10/31/2025
Civil - Knoxville	Orchard, Hiltz & McCliment, Inc.	11/01/2022	10/31/2025
Civil - Chattanooga	Croy Engineering, LLC	11/01/2020	10/31/2025
Civil - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Civil - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022
Civil - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2025
Civil - Memphis/Martin	Cannon & Cannon, Inc.	11/01/2022	10/31/2025
Civil - Nashville	Collier Engineering Co, Inc.	11/01/2020	10/31/2025
Civil - Nashville	James + Associates Engineers & Planners, Inc.	11/01/2022	10/31/2025
Electrical - Knoxville	West Welch Reed Engineers, Inc.	11/01/2020	10/31/2025
Electrical - Knoxville	Facility Systems Consultants, LLC	11/01/2020	10/31/2025
Electrical - Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2025
Electrical - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Electrical - Memphis/Martin	OGCB, Inc.	11/01/2020	10/31/2025

Electrical - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2025
Electrical - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022
Electrical - Nashville	IC Thomasson Associates	11/01/2022	10/31/2025
Electrical - Nashville	Community Solutions be Design, LLC	11/01/2022	10/31/2025
Electrical-Pwr Dist - Knoxville	Allen & Hoshall, Inc.	11/01/2020	10/31/2022
Electrical-Pwr Dist - Chattanooga	MBI Companies, Inc.	11/01/2020	10/31/2021
Electrical-Pwr Dist - Chattanooga	CMTA, Inc.	11/01/2021	10/31/2022
Electrical-Pwr Dist - Chattanooga	McGill Associates, P.A., Inc.	11/01/2022	10/31/2025
Environmental - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2021
Environmental – Knoxville	Quantum Environmental & Engineering Services, LLC	11/01/2020	10/31/2025
Environmental - Knoxville	Geoservices, LLC	11/01/2021	10/31/2025
Environmental - Chattanooga	S&ME, Inc.	11/01/2020	10/31/2021
Environmental - Chattanooga	Barge Design Solutions, Inc.	11/01/2020	10/31/2021
Environmental - Chattanooga	Professional Environmental Consulting, Inc.	11/01/2021	10/31/2025
Environmental - Chattanooga	Jacobs Engineering Group, Inc.	11/01/2021	10/31/2025
Environmental - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022
Environmental - Memphis/Martin	Tioga Environmental Consultants, Inc.	11/01/2022	10/31/2025
Environmental - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2025
Geotechnical – Knoxville	Shield Engineering, Inc.	11/01/2020	10/31/2025
Geotechnical – Knoxville	Geoservices, LLC	11/01/2020	10/31/2025
Geotechnical – Memphis/Martin	Terracon Consultants, Inc.	11/01/2020	10/31/2025
Geotechnical – Nashville	ECS Southeast, LLP	11/01/2020	10/31/2025
Interior Design – Knoxville	Z Creative Group, Inc.	11/01/2020	10/31/2025
Interior Design – Knoxville	Lauderdale Design Group, Inc.	11/01/2020	10/31/2025
Landscape - Knoxville	Ross/Fowler, PC	11/01/2020	10/31/2025
Landscape - Knoxville	Hedstrom Landscape Architecture	11/01/2020	10/31/2025
Landscape - Chattanooga	Ross/Fowler, PC	11/01/2020	10/31/2025
Landscape - Chattanooga	Croy Engineering, LLC	11/01/2020	10/31/2025
Landscape - Memphis/Martin	Dalhoff Thomas Design, LLC	11/01/2020	10/31/2022
Landscape - Nashville	Hodgson and Douglas, LLC	11/01/2020	10/31/2025
Mechanical - Knoxville	IC Thomasson Associates	11/01/2020	10/31/2025
Mechanical - Knoxville	Engineering Services Group	11/01/2020	10/31/2025
Mechanical - Chattanooga	Compass Commissioning & Design	11/01/2020	10/31/2025
Mechanical – Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2025
Mechanical - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2025
Mechanical - Memphis/Martin	Barham/Cain/Mynatt, Inc.	11/01/2020	10/31/2022
Mechanical - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022
Mechanical - Memphis/Martin	OGCB, Inc.	11/01/2022	10/31/2025
Mechanical - Nashville	Edmonds Engineering, Inc.	11/01/2020	10/31/2022
Mechanical - Nashville	Dewberry Engineers, Inc.	11/01/2022	10/31/2025
Mechanical - Nashville	Community Solutions be Design, LLC	11/01/2022	10/31/2025
Structural - Knoxville	Allen & Hoshall, Inc.	11/01/2020	10/31/2021
Structural - Knoxville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022
Structural - Knoxville	Bennett & Pless, Inc.	11/01/2021	10/31/2022
Structural - Knoxville	Ross Bryan Associates, Inc.	11/01/2022	10/31/2025
Structural - Knoxville	MBI Companies, Inc.	11/01/2022	10/31/2025

Structural - Chattanooga	Bennett & Pless, Inc.	11/01/2020	10/31/2025
Structural - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Structural - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2025
Structural - Memphis/Martin	Burr & Cole Consulting Engineers	11/01/2020	10/31/2025
Structural - Nashville	Ross Bryan Associates, Inc.	11/01/2020	10/31/2025
Survey – Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022
Survey – Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2025
Survey – Knoxville	Orchard, Hiltz & McCliment, Inc.	11/01/2022	10/31/2025

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Hall-Moody Building Systems and Chiller Upgrade

Project Description: This project will replace air handlers, modify pipe system to a 4 pipe system; replace heat exchangers and pumps; replace a chiller; upgrade plumbing and electrical systems; remodel the attic for the mechanical room; and upgrade building finishes.

SBC Number: 540/011-04-2018

Total Project Budget: \$12,296,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$10,560,000.00	\$ 0.00	\$10,560,000.00	18/19	CurrFunds-CapMaint	(A)
	940,000.00	0.00	940,000.00	15/16	CurrFunds-CapMaint	(R)
	0.00	796,000.00	796,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$11,500,000.00					
Change in Funding:		\$796,000.00				
Revised Project Budget:			\$12,296,000.00			

Comment: This request increases the budget from \$11,500,000.00 to \$12,296,000.00. Two bids were received on June 28, 2023 for subproject 2. An increase in funding is needed to award a contract for \$8,490,845.00 to Allen Searcy for the base bid only and will complete the work. There will be no additional designer fees. The increase is primarily due to escalation within the current market conditions in mechanical and electrical.

Previous Action: 08/09/2018 SBC Approved project and to select a designer
 08/20/2018 ESC Approved designer selection (Pickering Firm, Inc.)
 10/13/2020 SBC Approved reallocation of funds

Minutes: 08/10/2023 SBC Approved a revision in project budget and funding in order to award a contract (Allen Searcy)

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Nursing Building Reno & Add

Project Description: Funds are provided for a new College of Nursing Building, and includes demolition of the existing building.

SBC Number: 540/009-16-2021

Total Project Budget: \$108,200,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 56,810,000.00	\$0.00	\$56,810,000.00	21/22	CurrFunds-CapImp	(A)
	49,190,000.00	0.00	49,190,000.00		Plant Funds (Non-Aux)	(A)
	761,000.00	1,439,000.00	2,200,000.00		Plant Funds (Aux-Dining)	(A)
Original Project Budget:	\$106,761,000.00					
Change in Funding:		\$1,439,000.00				
Revised Project Budget:			\$108,200,000.00			

Comment: This request increases the budget from \$106,761,000.00 to \$108,200,000.00 changing original “grab-n-go” concept to a full-service venue. Increase is based on the designer’s estimate.

Previous Action:

07/22/2021	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method
07/22/2021	ESC	Approved designer (McCarty Holsaple McCarty Architects, Inc.)
12/20/2021	SBC	Approved CM/GC contract award to Blaine Construction Corporation
02/10/2022	SBC	Approved a revision in project scope, budget and funding
09/08/2022	SBC	Approved a revision in project budget and funding
01/12/2023	SBC	Approved a revision in project budget and funding

Minutes: 08/10/2023 SBC Approved a revision in project budget and funding

DEPARTMENT OF MILITARYVolunteer Training Site - Milan, Lavinia, Gibson County, Tennessee

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

Project Title: VTS Milan New Sewer Line Connections

Project Description: Install new sanitary sewer line connections to existing buildings and all required related work

SBC Number: 368/031-02-2023

Total Project Budget: \$3,680,000.00

Current Project Funding: \$ 174,776.00

Source of Funding: \$ 174,776.00 Federal Funds (NGB) (F)

Comment: This request is 100% federally funded. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2023. Additional funds are anticipated once design is completed to cover to the cost of construction and project completion.

Minutes: 08/10/2023 SBC Approved project and to select a designer

TENNESSEE WILDLIFE RESOURCES AGENCYRegion 1 - West, Jackson, Madison County, Tennessee

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

Project Title: Region 1 New Herb Parsons Lake Boat Ramp Parking

Project Description: Provide new boat ramp parking and all required related work.

SBC Number: 220/017-01-2023

Total Project Budget: \$1,290,000.00

Source of Funding: \$1,290,000.00 23/24 TWRA Op Funds (A)

Comment: This is a FY 23/24 line-item project in the capital budget.

Minutes: 08/10/2023 SBC Approved project and to select a designer

DEPARTMENT OF VETERANS SERVICESWest Tennessee, Memphis, Shelby County, Tennessee

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

Project Title: West Tennessee State Veterans Cemetery Gravesite Improvements

Project Description: Construct expansion of the existing cemetery including in-ground crypts, columbarium, committal shelter, roads and irrigation system, and all required related work.

SBC Number: 682/007-01-2023

Total Project Budget: \$22,580,000.00

Current Project Funding: \$ 2,258,000.00

Source of Funding: \$ 2,258,000.00 23/24 CurrFunds-CapImp (A)

Comment: This is a FY23/24 line-item project in the capital budget.

This project will be a 100% Federally-funded project with the State providing startup funding of 10% of the total project cost for planning purposes. The startup costs will be reimbursed from Federal funds upon completion of the project.

Minutes: 08/10/2023 SBC Approved project and to select a designer

DEPARTMENT OF VETERANS SERVICES

Middle Tennessee, Nashville, Davidson County, Tennessee

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

Project Title: Middle Tennessee State Veterans Cemetery Gravesite Improvements

Project Description: Construct expansion of the existing cemetery including new gravesites and columbarium, and all required related work.

SBC Number: 682/004-02-2022

Total Project Budget: \$10,817,700.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 900,000.00	\$ 0.00	\$ 900,000.00	22/23	CurrFunds-CapImp	(A)
	0.00	\$9,917,700.00	9,917,700.00		Federal Grant	(F)
Original Project Funding:	\$ 900,000.00					
Change in Funding:		\$9,917,700.00				
Revised Project Funding:			\$10,817,700.00			

Comment: This request adds the Federal Funds to the project. The total project budget is being revised from \$9,000,000.00 to \$10,817,700.00 based on the grant and state funding amounts.

Previous Action:

09/08/2022	SBC	Approved project and to select a designer
09/21/2022	ESC	Approved designer selection (TLM Associates, Inc.)
01/12/2023	SBC	Approved a revision in project budget and funding
03/09/2023	SBC	Approved the EDP as recommended by the State Architect

Minutes: 08/10/2023 SBC Approved a revision in project budget and funding

DEPARTMENT OF EDUCATIONTennessee School for the Deaf, Knoxville, Knox County, Tennessee

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

Project Title: TSD Schools Against Violence in Education (SAVE) Act Compliance Upgrades

Project Description: Upgrade safety and security systems to comply with the SAVE Act and all required related work.

SBC Number: 168/007-01-2023

Total Project Budget: \$9,200,000.00

Source of Funding: \$9,200,000.00 23/24 CurrFunds-CapImp (A)

Comment: This is a FY23/24 line-item project in the capital budget.

The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Minutes: 08/10/2023 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESDe'Greun Frazier Crime Lab, Jackson, Madison County, Tennessee

Requested Action: **Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: Tennessee Bureau of Investigation Jackson Building Addition

Project Description: Provide building additions and renovations to the lab and associated spaces and all required related work.

SBC Number: 500/004-01-2023

Total Project Budget: \$13,980,000.00

Source of Funding: \$13,980,000.00 23/24 FRF CurrFunds-CapImp (A)

Comment: This is a FY23/24 line-item in the capital budget.

The use of CM/CG alternative delivery method is requested due to the complex nature of providing additions to an existing, functioning laboratory. CMs with experience in minimizing the impacts to building operations will be sought.

Minutes: 08/10/2023 SBC Lieutenant Governor McNally stated that Senator Ed Jackson is very interested in the project.

Approved project, to select a designer, and utilizing CM/GC alternative delivery method

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval of an amendment to the contract

Project Title: Real Estate Master Plan

Project Description: Development of real estate master plan and all required related work

SBC Number: 529/000-03-2019

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 19/20 Misc Op Funds (A)

Comment: The agreement for the current real estate master plan consultant will be amended to increase the contract amount from \$1,365,000.00 to \$1,604,500.00 for additional scope for the Tennessee Bureau of Investigation. This new contract amount combined with the prior contract will utilize the full \$3,000,000 in the project budget.

Previous Action:

10/10/2019	SBC	Approved project and issuing an RFQ for real estate master plan consultant
01/09/2020	SBC	Approved awarding a contract to best evaluated proposer for real estate master plan consultant (Ernst & Young)
12/10/2020	SBC	Approved an amendment to contract
08/12/2021	SBC	Approved awarding a new contract to a previously selected consultant (Ernst & Young)
10/13/2022	SBC	Approved an amendment to contract
03/09/2023	SBC	Approved an amendment to contract

Minutes: 08/10/2023 SBC Approved an amendment to contract

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State