

MINUTES
STATE BUILDING COMMISSION
December 14, 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. Secretary of State Tre Hargett called the meeting to order at 11:08 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Tre Hargett, Secretary of State
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Cameron Sexton, Speaker of the House of Representatives

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- University of Memphis
- Department of General Services
- State Building Commission

PRESENTER

President Randy Boyd
Chancellor Dr. Flora Tydings
Interim Chief Financial Officer Greg Dubois
Deputy Commissioner John Hull
State Architect Ann McGauran

OTHER PARTICIPANTS

Marshall Duncan with Lyle Cook Martin Architects
Kim Chamberlin with Upland Design Group, Inc
David Johnson with Johnson Johnson Crabtree Architects, P.C.
Dr. Philip Oldham, President of Tennessee Technological University
Will Radford, Tennessee State University, Assistant Vice President of Planning, Design and Construction

CONSENT AGENDA

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

1. Agency: **University of Memphis**
Project Title: Wilson School Roof Replacement
SBC Project No: 367/007-06-2023
Requested Action: Approval of a project and proceeding with the process to select a designer

2. Agency: **University of Tennessee – Knoxville**
Project Title: ADA Compliance UTK & UTIA
SBC Project No: 540/000-03-20217
Requested Action: Approval of a revision in project budget and funding, and utilizing System Procurement for a portion of the work

3. Agency: **University of Tennessee – Knoxville**
Project Title: Art & Architecture HVAC Upgrades
SBC Project No: 540/009-16-2023
Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing System Procurement for construction

4. Agency: **University of Tennessee – Knoxville**
Project Title: Classroom Upgrades (23/24)
SBC Project No: 540/009-17-2023
Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Campus Resources and System Procurement for construction

5. Agency: **University of Tennessee – Knoxville**
Project Title: Walters Renovation – Cinema Studies
SBC Project No: 540/009-20-2021
Requested Action: Approval of a revision in project budget and funding in order to award a contract

6. Agency: **University of Tennessee – Knoxville**
Project Title: Arena Renovations and Systems Improvements
SBC Project No: 540/009-07-2017
Requested Action: Approval of a revision in project scope, budget, and funding

7. Agency: **University of Tennessee – Knoxville**
Project Title: Lab Renovations
SBC Project No: 540/009-37-2022
Requested Action: Approval of a revision in project funding, and utilizing Campus Resources and System Procurement for a portion of the work

8. Agency: **University of Tennessee – Knoxville**
Project Title: Engineering Services Facility
SBC Project No: 540/009-05-2016
Requested Action: Approval to utilize services of a specialized consultant

9. Agency: **University of Tennessee – Knoxville**
Project Title: Panhellenic Improvements
SBC Project No: 540/009-28-2019
Requested Action: Approval to cancel the project

10. Agency: **Department of Military**
Project Title: VTS Milan Cantonment Area Additional Emergency Generators
SBC Project No: 368/031-04-2022
Requested Action: Approval of a revision in project funding

11. Agency: **Department of Military**
Project Title: VTS Smyrna Building 200 Re-Roof and Facility Update
SBC Project No: 361/079-01-2021
Requested Action: Approval of a revision in project funding

12. Agency: **Department of Environment & Conservation**
Project Title: Montgomery Bell State Park Four Mile Creek Campground Renovation
SBC Project No: 126/054-01-2022
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

13. Agency: **Department of General Services**
Project Title: TN Tower Plaza Waterproofing
SBC Project No: 529/079-01-2019
Requested Action: Approval to cancel a project

14. Agency: **Andrew Jackson Foundation**
Project Title: New Site Operations Facility
SBC Project No: 900/001-01-2023
Requested Action: Approval of a project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: College of Business

Project Description: Construction of an additional facility in the College of Business to accommodate program growth. The new building site requires the demolition of Dunford, Greve, and Henson Halls. The project also includes renovation and leasing for temporary surge space.

SBC Number: 540/009-01-2023

Total Project Budget: \$227,350,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$100,000,000.00	\$ 7,564,286.00	\$107,564,286.00		Plant Funds (Non-Aux) (A)
	0.00	83,000,000.00	83,000,000.00	22/23	CurrFunds-CapImp (A)
	0.00	36,785,714.00	36,785,714.00		Gifts (O)
Original Project Budget	\$100,000,000.00				
Change in Funding		\$127,350,000.00			
Revised Project Budget			\$227,350,000.00		

Comment: This adds a FY 22/23 line-item project in the capital budget. This request increases the funding from \$100,000,000 to \$227,350,000.00. This request provides full funding for the project.

Previous Action: 01/12/2023 SBC Approved project and to select a designer and utilizing CM/GC alternative delivery method
 01/23/2023 ESC Approved designer selection (McCarty Holsaple McCarty Architects, Inc.)
 05/11/2023 SBC Approved CM/GC contract award to Blaine Construction Corporation

Minutes: 12/14/2023 SBC Approved a revision in project funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval to issue a Request for Proposal for Public-Private Partnership with waiver of disclosure**

Project Title: Neyland Entertainment P3 Development

Project Description: Development of a mixed-use hotel and entertainment district on the UT Knoxville campus through a Public Private Partnership.

SBC Number: 540/009-18-2023

Comment: This RFP will seek to engage a developer to design, build, finance, and maintain an entertainment development for UT Knoxville. This development will deliver a hotel and condotel facility and entertainment district adjacent to Neyland Stadium. The proposals will be evaluated based on the firms experience with similar projects, financial capability, and project approach (including proposed program, site plan, schedule, and operating and financial plan). This could potentially include future phases to expand this type of development on the UTK campus. The initial available site is ± 8 acres and potential total development could be up to ± 30 acres. The University will return to request approval for subsequent agreements.

Minutes: 12/14/2023 SBC Approved issuing an RFP for Public-Private Partnership with waiver of disclosure

UNIVERSITY OF TENNESSEE

Disposal – Lease (Land)

Requested Action: **Approval of disposal by ground lease with waiver of advertisement and appraisal**

Transaction Description: Transaction No. 22-12-001

- **Location:** University of Tennessee – Knoxville
Knoxville, Knox County, TN – 99,922 +/- square feet – Two (2) sites including 1) the NW quadrant of Andy Holt Ave. @ 20th Street and 2) along northern side Caledonia Avenue between 1900 – 1974 Caledonia Avenue
- **Tenant:** Provident Group – UTK Properties, LLC
- **Term:** A term of 40 years commencing upon the full-execution of the ground lease, unless sooner terminated, or until the Tenant’s tax-exempt bonds funding the project are fully repaid (not to exceed 50 years)
- **Area / Costs:** 2.29 +/- acres in two (2) sites; Ground Rents to UTK will be the surplus cash flow from the project revenues remaining after payment of all project expenses, debt service, and required reserves

Comment: The University proposes to add approximately 1,900 on-campus beds for UTK students pursuant to the proposed ground lease, without the University financing, financially backstopping or guaranteeing the project in any way in connection with UTK’s multi-phase student housing public-private partnership (“P3”). The proposed ground lease is for two (2) sites located on UTK’s campus, referred to as the “Campus Core” sites, or “Phase I.” Since the P3 and the proposed ground lease are the product of an SBC-approved RFP process, waiver of advertisement and appraisal is requested. The University anticipates annual rental income from Tenant in the form of the cash flow surplus of the project once all project expenses, debt service, and required reserves are funded from the project’s gross revenues. The project will be managed throughout the term pursuant to a management agreement between Tenant and the University by which UTK Student Life will manage all student life functions related to the project. Additionally, there will be a committee comprised of Tenant and University representatives that will review, monitor and make recommendations regarding annual budgets for maintenance and upkeep of the project facilities on an ongoing basis throughout the term. At the end of the term, the student housing project improvements will become the property of the University. The University has a right to buy out the ground lease and project improvements at any time during the term after the first 5 years for the cost of the full repayment of the outstanding indebtedness to the bondholders and pro-rata management fees for lease years 6-10.

Waiver of termination for convenience is requested, as that will be necessary to make the bonds which are financing the lessee’s obligations to construct the student housing project marketable. Should the University become dissatisfied with the ground lease arrangement, it will have the ability to buy out the remaining term after the first 5 years, as described above, or it will have typical lease remedies, which it may seek to employ should the tenant remain in default after notice and opportunity to cure.

Previous Action:	12/12/2022	SBC	Approved issuing an RFP for Public Private Partnership
	05/11/2023	SBC	Approved awarding to best evaluated proposer (RISE Real Estate) for Public Private Partnership
	06/08/2023	SBC	Approved Pre-Development Services Agreement
Minutes:	12/14/2023	SBC	Approved disposal by ground lease with waiver of advertisement and appraisal

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee **

Requested Action:	Approval of the Early Design Phase as presented by Lyle Cook Martin Architects		
Project Title:	Clarksville Campus Expansion		
Project Description:	Renovate existing building and construct a second building on the Clarksville Campus to create a Center of Higher Education and all related work.		
SBC Number:	166/034-01-2022		
Total Project Budget:	\$35,500,000.00		
Source of Funding:	\$34,080,000.00	22/23	CurrFunds-CapImp (A)
	1,420,000.00		Plant Funds (Non-Aux) (A)
Comment:	This project is on schedule and in budget with construction anticipated to start spring of 2024.		
Previous Action:	07/13/2022	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
	08/19/2022	ESC	Approved designer selection (LCMA, LLC dba Lyle-Cook Martin Architects)
	06/08/2023	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (T.W. Frierson Contractor, Inc.)
Minutes:	12/14/2023	SBC	Chancellor Tydings introduced Marshall Duncan with Lyle Cook Martin Architects. Mr. Duncan gave the presentation stating that the project is in budget and on schedule. The Commission approved the EDP as presented by Lyle Cook Martin Architects.

** Work will be done in Montgomery County

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee **

Requested Action: **Approval of the Early Design Phase** as presented by Upland Design Group, Inc.

Project Title: Fentress County Higher Education Center

Project Description: Construct a new facility in Fentress County to support RSCC Allied Health programs and TCAT Oneida Automotive and Diesel Technology, Allied Health, Building Construction, and Manufacturing Technology programs. Project includes all related work.

SBC Number: 166/027-01-2022

Total Project Budget: \$25,000,000.00

Source of Funding: \$25,000,000.00 22/23 CurrFunds-CapImp (A)

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

Previous Action: 07/13/2022 SBC Approved project and to select a designer
08/19/2022 ESC Approved designer selection (Upland Design Group, Inc.)
03/09/2023 SBC Approved a revision in scope and utilizing CM/GC alternative delivery method
05/11/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Denark Construction, Inc.)

Minutes: 12/14/2023 SBC Chancellor Tydings and Secretary Hargett recognized the Mayor of Fentress County, Jimmy Johnson, and the President of Roane State, Dr. Chris Whaley, who were in the audience and supportive of this project. Chancellor Tydings then introduced Kim Chamberlin with Upland Design Group, Inc. Before Mr. Chamberlin gave the presentation stating that the project is in budget and on schedule, Lt. Governor McNally and the other members of the Commission recognized that Sen. Yager is supportive of this project and had contacted their offices to express his support.

The Commission approved the EDP as presented by Upland Design Group, Inc..

** Work will be done in Fentress County

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Nashville, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in scope and the Early Design Phase** as presented by Johnson Johnson Crabtree Architects, P.C.

Project Title: Allied Health Building

Project Description: New Allied Health Building to include programs in Nursing, Dental Assisting, *Dental Technology*, Phlebotomy, and EMT. Building includes classrooms, nursing sim lab, dental exam spaces, *dental technology lab spaces*, EMT ambulance bay, offices, and support spaces. *Renovations to spaces vacated by Allied Health (nursing) for the Aesthetics Program. Renovations to spaces vacated by Dental Program for HVACR, Diesel Power Equipment, Automotive, Building Construction, Computer Information Technology and Robotics. Refacing and modernization of the front of the campus to enhance the appearance.* Project includes all related work.

SBC Number: 166/064-01-2022

Total Project Budget: \$28,000,000.00

Source of Funding: \$21,000,000.00 22/23 CurrFunds-CapImp (A)
 7,000,000.00 18/19 CurrFunds-CapImp (A)

Comment: This project is on schedule and in budget with construction anticipated to start spring of 2024. The scope is being revised because a portion of the renovation will be in a future project.

Previous Action: 07/13/2022 SBC Approved project and to select a designer
 09/21/2022 ESC Approved designer selection (Johnson Johnson Crabtree Architects, P.C.)
 11/10/2022 SBC Approved using CM/GC alternative delivery method
 06/08/2023 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (Turner Construction Company)

Minutes: 12/14/2023 SBC Chancellor Tydings recognized that the President of TCAT Nashville, Nathan Garrett, was in the audience and introduced David Johnson with Johnson Johnson Crabtree Architects, P.C. Mr. Johnson gave the presentation stating that the project is in budget and on schedule.

Commissioner Bryson asked if all of the new buildings and the demolition shown in the site plan were included in the Master Plan approved by the Commission and funded last year. Mr. Johnson responded that they all were.

The Commission approved the EDP as presented by Johnson Johnson Crabtree Architects, P.C.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam 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: J.J. Oakley Innovation Center and Residence Hall

Project Description: Construct a new residence hall that will provide up to 800 beds and 15,000 to 20,000 square feet of ground level space dedicated to a learning community for entrepreneurship and technology.

SBC Number: 166/011-01-2023

Total Project Budget: \$153,200,000.00

Current Project Funding: \$ 4,000,000.00

Source of Funding: \$ 4,000,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is a FY 23/24 **disclosed** project in the capital budget and is in the 2022 TTU Master Plan. It is anticipated the project will be constructed in two phases and include two residence halls with the Innovation Center. This request is to start the design for the first phase which includes a 400-bed residence hall and the Innovation Center. This funding will enable the campus to start the project and obtain an estimated project budget in anticipation of TSSBA funding.

The Construction Manager/General Contractor delivery method is requested because the project requires construction team involvement for design alternatives, advice regarding budget, and schedule implications of various design solutions. Contractors experienced with preconstruction services, budgeting, and scheduling will be pursued.

Minutes: 12/14/2023 SBC Chancellor Tydings recognized Dr. Oldham, President of Tennessee Tech, who was in the audience. Comptroller Mumpower thanked the Chancellor and TBR for their involvement in this and other LGI projects. He stated that he understood that TTU had sent a letter saying that there were local plant funds available to pay for this work and asked for confirmation that no contracts would be signed until the funds had been transferred from TTU to a LGIP account to pay for the work. Chancellor Tydings and President Oldham confirmed that would be the case.

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

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in scope**

Project Title: Strategic Initiative-Davis and Boswell Halls

Project Description: Project will address building envelope systems including masonry restoration, roofing, windows, doors, and waterproofing. Project will also include upgrades to MEP, fire alarms, security systems, repair/replacement of damaged and/or deteriorated interior finishes and all related work *limited to Davis Hall. Project will also include a study of Boswell Hall.*

SBC Number: 166/001-04-2022

Total Project Budget: \$29,700,000.00

Source of Funding: \$29,700,000.00 22/23 CurrFunds-CapImp (A)

Comment: This request is to limit renovations to Davis Hall based upon the designer's estimate. The project will include a study of Boswell Hall for a potential future capital project.

Previous Action: 07/13/2022 SBC Approved project and to select a designer
08/08/2022 SBC Approve utilizing CM/GC alternative delivery method
10/24/2022 ESC Approved designer selection (Bauer Askew Architecture, PLLC)
06/08/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)

Minutes: 12/14/2023 SBC Lt. Governor McNally asked why the disconnect between the scope and the budget wasn't discovered initially. Chancellor Tydings asked Mr. Radford to respond to the question. Mr. Radford explained that when the Strategic Initiative Funds were first released, TSU was asked to identify its most problematic buildings and TSU proposed this \$30,000,000 project of its two worst buildings without having done any programming. Once the project was approved, a designer, Mr. Barry Askew, was brought on board and quickly determined that the budget that had been presented was not aligned with the scope. Mr. Radford acknowledged that the budget was set before the program was developed, but that this was done before he came to TSU. This revision in scope will allow TSU to renovate Davis Hall and perform a study on Boswell Hall to develop a program to support a project for Boswell Hall in the future.

Lt. Governor McNally asked what the plan is for Boswell Hall. Mr. Radford answered that the plan is to study Boswell Hall and execute a full 30-year program. He stated that TSU has conducted a preliminary cost benefit analysis of whether to renovate or replace Boswell Hall and that a full analysis will be included in this project if the action is approved. Lt. Governor McNally asked when the study would be complete and Mr. Radford responded, with input from Mr. Askew, that the study should be complete in 8-12 months. Lt. Governor McNally

then asked about the cost of the study and was told \$4,000,000 was budgeted for it since the scope of the Davis Hall work is estimated to be \$25,000,000. Commissioner Bryson asked whether the \$4,000,000 budgeted for Boswell Hall would cover any work and was told that the budgeted amount was to cover the study and program only. The Secretary received confirmation from Mr. Radford that there is no construction cost included in the \$4,000,000. In response to the Secretary's question and a subsequent question from Treasurer Lillard regarding funding for Boswell Hall, State Architect Ann McGauran stated that she understood that TSU's plan was to complete the study and then request that funds from an appropriation or the Strategic Initiative be added to this project to complete the work that would be identified in the Boswell Hall study. Mr. Radford confirmed that this was correct.

The Commission approved a revision in scope.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: New Engineering Classroom Building

Project Description: Construction of new Engineering Building to include classroom and laboratory spaces. Project includes demolition of Torrence Hall and site restoration and all related work. *This project will include a study of a larger Engineering complex.*

SBC Number: 166/001-03-2022

Total Project Budget: \$62,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$56,880,000.00	\$ 0.00	\$56,880,000.00	22/23	CurrFunds-CapImp	(A)
	3,120,000.00	2,000,000.00	5,120,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$60,000,000.00					
Change in Funding:		\$2,000,000.00				
Revised Project Budget:			\$62,000,000.00			

Comment: This request is to increase the project budget from \$60,000,000.00 to \$62,000,000.00. The revised project budget is for the total anticipated scope while the current funding will allow for Phase 1 to be completed.

Previous Action: 07/13/2022 SBC Approved project and to select a designer, and utilizing CM/GC alternative delivery method
 08/19/2022 ESC Approved designer selection (Bauer Askew Architecture, PLLC)

Minutes: 12/14/2023 SBC Comptroller Mumpower stated that he understood that TSU had sent a letter saying that there were local plant funds available to pay for this work and asked for confirmation that no contracts would be signed until the funds had been transferred from TSU to a LGIP account to pay for the work. Chancellor Tydings and Mr. Radford confirmed that would be the case.

Lt. Governor McNally asked if the Engineering Building was included in TSU's Master Plan. Mr. Radford responded that it was in the 2016 Master Plan and would be included in the new Master Plan. Commissioner Bryson asked for confirmation that the new Master Plan would be delivered in February. Mr. Radford said that the new Master Plan would be completed and start being presented through the approval process in February.

The Commission approved a revision in project budget, funding, and scope.

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: **Approval of the Predevelopment Agreement for Public-Private Partnership**

Project Title: Public-Private Partnership for Park Avenue Campus Student Housing

Project Description: Development of student housing facilities on the Park Avenue campus.

SBC Number: 367/072-01-2023

Potential Liability: \$1,167,493.00

Comment: This agreement engages the developer to perform Architecture and Engineering activities including surveys, environmental testing, geotechnical analysis, renderings, permits and legal consulting leading to development of the overall project. The best evaluated proposer (Annex Group, LLC) is an affiliate of the company named in the agreement (Union Development Holdings, LLC).

Previous Action: 05/11/2023 SBC Approved issuing an RFP for Public Private Partnership
 11/09/2023 SBC Approved awarding to the best evaluated proposer for Public Private Partnership (The Annex Group)

Minutes: 12/14/2023 SBC Approved the Predevelopment Agreement for Public Private Partnership

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: Approval to award contracts to the best evaluated proposers and to issue a Request for Qualifications

Project Title: Energy Savings Performance Contracting Master Contract

Project Description: Selection of multiple Energy Service Companies (ESCO) for multiple energy savings performance contracting projects.

SBC Number: 529/000-01-2023

Comment: Fourteen proposals were received on May 31, 2023. The Notice of Intent to award was sent on June 28, 2023 naming the following companies as the best evaluated proposers:

- Ameresco, Inc.
(Knoxville, TN)
- CEG Solutions, LLC
(Arlington, VA)
- CMTA, Inc.
(Brentwood, TN)
- Energy Systems Group (ESG), LLC
(Newburgh, IN)
- NORESKO
(Buffalo Valley, TN)
- Path Company, LLC
(Brentwood, TN)
- Schneider Electric Buildings Americas, Inc.
(Franklin, TN)
- Siemens Industry, Inc.
(Nashville, TN)

The protest period expired on July 5, 2023. A secondary procurement is being requested.

Previous Action: 01/12/2023 SBC Referred to ESC with authority to act
04/24/2023 ESC Approved project and issuing an RFQ for Energy Service Companies

Minutes: 12/14/2023 SBC Approved awarding contracts to the best evaluated proposers and issuing an RFQ

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 9, 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*)

- 1) **State Procurement Agency:** University of TN **User Agency:** UT Knoxville
Location: Oak Ridge, Tennessee
Project Title: JICS Roof Replacement
SBC Project No: 540/009-01-2022 **Approval Date:** 10/30/2022
Designer: Community Tectonics Architects **Contractor:** Eskola, LLC
- Construction Completion %:** 17% **Targeted Substantial Completion:** 03/30/2024
Change Order No. 1 **Comment: Added Scope**
Change Order Amount: \$110,651.83 This change order addresses the need to replace metal wall panels on a roof structure and adds 21 days to the schedule.
Change Order Percentage: 13.66%
Cumulative Percentage: 13.66%
Approved Project Funding **After This Change Order**
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$808,725.00 **Revised Contract Amount:** \$919,376.83
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$1,390,000.00
- 2) **State Procurement Agency:** University of TN **User Agency:** UT Knoxville
Location: Oak Ridge, Tennessee
Project Title: JICS Roof Replacement
SBC Project No: 540/009-01-2022 **Approval Date:** 10/30/2023
Designer: Community Tectonics Architects **Contractor:** Eskola, LLC
- Construction Completion %:** 17% **Targeted Substantial Completion:** 04/06/2024
Change Order No. 2 **Comment: Added Scope**
Change Order Amount: \$31,103.11 This change order addresses the need to replace metal roof drainage components and adds 7 days to the schedule.
Change Order Percentage: 3.85%
Cumulative Percentage: 17.53%
Approved Project Funding **After This Change Order**
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$808,725.00 **Revised Contract Amount:** \$950,479.94
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$1,359,000.00

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** TN State University
Location: Nashville, Tennessee
Project Title: Campus Bldg. Envelope & Structure Repairs
SBC Project No: 166/001-04-2018 **Approval Date:** 11/14/2023
Designer: American **Contractor:** Century Construction Group
Structurepoint
Construction Completion %: 100% **Targeted Substantial Completion:** 01/18/2023
Change Order No. 4 **Comment: Hidden Conditions**
Change Order Amount: \$736,634.58 This change order addresses the need to replace existing
curtain wall trim and sill plate, repair deteriorated mortar
Change Order Percentage: 30.23% joints, provide weep holes above the curtain wall, replace
an existing curtain wall, provide subgrade drainage, and
Cumulative Percentage: 28.82% water proofing to the foundation including existing soil
regrading and adds 90 days to the schedule.
After This Change Order
Approved Project Funding
Original Bid Target: \$2,437,000.00
Base Contract Amount: \$2,437,000.00 **Revised Contract Amount:** \$3,139,425.37
Contingency: \$163,000.00 **Remaining Undedicated Funds:** \$259,124.63
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Nashville, Tennessee
Project Title: DSNF Life Safety Upgrades
SBC Project No: 142/011-01-2017 **Approval Date:** 10/23/2023
Designer: DeBerry/Edmonds **Contractor:** Anderson Piping Company, Inc.
Construction Completion %: 99% **Targeted Substantial Completion:** 11/09/2023
Change Order No. 7 **Comment: Hidden Conditions/Unavoidable Delays**
Change Order Amount: \$29,299.86 This change order addresses the need replace existing
HVAC equipment and electrical circuitry and adds 165
Change Order Percentage: 0.68% days to the project schedule.
Cumulative Percentage: 27.17% **After This Change Order**
Approved Project Funding
Original Bid Target: \$5,091,496.00
Base Contract Amount: \$4,298,000.00 **Revised Contract Amount:** \$5,465,892.86
Contingency: \$494,710.00 **Remaining Undedicated Funds:** \$25,162.00
- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Knoxville, Tennessee
Project Title: Knoxville-Sutherland RC Renovation
SBC Project No: 361/047-01-2016 **Approval Date:** 10/26/2023
Designer: Design House 1411, **Contractor:** Jenkins & Stiles, LLC
LLC
Construction Completion %: 96% **Targeted Substantial Completion:** 08/28/2023
Change Order No. 12 **Comment: Hidden Conditions/Value Added**
Change Order Amount: \$25,680.43 This change order addresses the need to provide new
signage throughout the facility which is identified as a
Change Order Percentage: 0.60% value-added change and to replace an existing sewer
pipe which is identified as a hidden condition.
Cumulative Percentage: 23.41% **After This Change Order**
Approved Project Funding
Original Bid Target: \$5,581,000.00
Base Contract Amount: \$4,257,700.00 **Revised Contract Amount:** \$5,254,516.39
Contingency: \$279,050.00 **Remaining Undedicated Funds:** \$659,443.12

6) State Procurement Agency:	STREAM	User Agency:	Department of General Services
Location:	Nashville, Tennessee		
Project Title:	Nashville Parking and Site Repairs		
SBC Project No.:	529/000-04-2017	Approval Date:	10/23/2023
Designer:	Hurst-Rosche, Inc.	Contractor:	Sessions
Construction Completion %:	100%	Targeted Substantial Completion:	08/30/2021
Change Order No.:	10	Comment: Cost Efficiencies	
Change Order Amount:	(\$93,950.48)	This change order addresses the need to credit the project for work not performed at the request of the owner.	
Change Order Percentage:	2.86%		
Cumulative Percentage:	(14.32%)		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$3,281,200.00		
Base Contract Amount:	\$3,285,186.00	Revised Contract Amount:	\$2,814,671.86
Contingency:	\$328,120.00	Remaining Undedicated Funds:	\$952,658.14

- **Subcontractor Replacement** (in accordance with Item 6.09 of the *SBC By-Laws, Policy & Procedures*)

1) State Procurement Agency:	University of Tennessee – Martin
Project Title:	Hall-Moody Building Systems and Chiller Upgrade
SBC Project No.:	540/011-04-2018
General Contractor:	Allen Searcy Builder-Contractor, Inc.
Subcontractor:	White Plumbing & Mechanical
Replacement Sub(s):	Billy Rogers Plumbing, Heating, and A/C, Inc.

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: 455 N. 2nd Street Demolition
Project Description: Demolition of 455 N. 2nd St., and all related work.
SBC Project No.: 373/003-05-2023
Total Project Budget: \$30,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increase of \$10,000.00)
Approval Date: 12/14/2023

- Reported the following seven 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: Knoxville, Tennessee
Project Title: SERF Cooling Tower Upgrades
Project Description: Upgrades of the cooling towers at the Science & Engineering Building (SERF) chilled water plant. Includes all work to complete the project.
SBC Project No. 540/009-13-2022
Total Project Budget: \$180,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increase of \$30,000.00)
Approval Date: 11/13/2023

- 2) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: Perry Children Center Pavilion
Project Description: Construction of a new pavilion and replacement of an existing storage building. Project includes all related work.
SBC Project No. 540/011-03-2023
Total Project Budget: \$135,000.00
Source of Funding: \$ 75,000.00 Grant (TDHS) (O)
\$ 60,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increase of \$60,000.00)
Approval Date: 11/16/2023

- 3) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Emergency Phone Towers
Project Description: Construction and upgrading of Emergency Phone Towers at multiple locations on campus. Upgrades include site work, low voltage or cellular needs, and all components in the emergency phone ecosystem. Project includes all related work.
SBC Project No. 540/013-07-2022
Total Project Budget: \$448,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding in order to award a contract (Genesis Building Contractors, LLC) (increase of \$73,000.00)
Approval Date: 11/13/2023

- 4) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Goodwill Manor and Harned Hall Exterior Renovation
Project Description: Renovate building exterior components at Goodwill Manor and Harned Hall, including all related work. Scope of work includes repairs and replacement of flooring, windows, doors, wood trim and architectural features, gratings and addressing water infiltration at exterior surfaces.
SBC Project No. 166/001-01-2021
Total Project Budget: \$480,000.00
Source of Funding: \$400,000.00 21/22 CurrFunds-CapMaint (A)
\$ 80,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding to award a contract (Grace Contracting, LLC) (increase of \$80,000.00)
Approval Date: 11/21/2023
- 5) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Gateway Entrance
Project Description: Construct a ceremonial gateway entrance on John Merritt Boulevard to include all associated work.
SBC Project No. 166/001-07-2023
Total Project Budget: \$800,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 11/21/2023
- 6) **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: Branch Center HVAC Replacement
Project Description: Replace HVAC system's equipment, controls, and associated work.
SBC Project No. 166/012-05-2023
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 11/21/2023
- 7) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Pan Hellenic Memorial Plaza
Project Description: Construct Pan Hellenic Memorial Plaza, and all related work.
SBC Project No. 373/003-03-2023
Total Project Budget: \$189,000.00
Source of Funding: \$ 51,000.00 Gift (O)
\$138,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding to award a contract (Ryzec Building Group) (increase of \$13,000.00)
Approval Date: 11/21/2023

Approvals of Revisions to Existing Capital Projects

- Reported the following four approvals of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Multiple Buildings Envelope Repairs
Project Description: Funds are provided for masonry repair, windows, exterior doors, exterior store front systems, and roof system replacement for the Fine Arts Center, Founders Hall, Grote Hall and Jones Observatory. Project includes all related work.

SBC Project No. 540/005-09-2021
Total Project Budget: \$4,480,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (A)
Approval: Approved utilizing Best Value alternative delivery method
Approval Date: 11/09/2023
 - 2) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Multiple Buildings Roof Replacement
Project Description: This project will replace roofs and parapets at multiple buildings including masonry repairs and all related work.

SBC Project No. 540/005-12-2021
Total Project Budget: \$5,030,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (MP) (A)
Approval: Approved utilizing Best Value alternative delivery method
Approval Date: 11/09/2023
 - 3) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: EPS Building Systems Upgrades
Project Description: Funds are provided for upgrades of building systems in the Engineering Physical Sciences Building. Upgrades include the replacement of the existing 2 pipe system, addition of ductwork for the new VAV system, replacement of plumbing, electrical secondary panels, and asbestos abatement. A new mechanical room will be required to support the work. Project includes upgrades to finishes and all related work.

SBC Project No. 540/011-07-2021
Total Project Budget: \$9,870,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (A)
Approval: Approved utilizing System Procurement for a portion of the work
Approval Date: 11/17/2023

4) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: Clement Building Systems Upgrade
Project Description: Upgrades the 3rd and 4th floor buildings systems, replacement of windows, finishes, and correction of drainage issues. Also addresses code deficiencies, abates hazardous material as necessary, and all related work.
SBC Project No. 540/011-09-2022
Total Project Budget: \$4,160,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
Approval: Approved utilizing System Procurement for a portion of the work
Approval Date: 11/17/2023

- Reported the following approval of a guaranteed maximum price (no change in total project budget) in accordance with Item 2.04(B)(4) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
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 Project No. 540/009-16-2021
Total Project Budget: \$108,200,000.00
Source of Funding: \$ 56,810,000.00 21/22 CurrFunds-CapImp (A)
\$ 49,190,000.00 Plant Funds (Non-Aux) (A)
\$ 2,200,000.00 Plant Funds (Aux-Dining) (A)
Approval: Approved a Guaranteed Maximum Price (GMP) to perform the work
Approval Date: 11/21/2023

Approvals of Contract Amendments

- Reported the following approval of a capital grant amendment in accordance with Item 2.04(C)(3) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TPAC Annual Maintenance Grant
Project Description: Grant to provide maintenance assistance.
SBC Project No. 529/000-04-2022
Total Project Budget: \$600,000.00
Source of Funding: \$300,000.00 22/23 CurrFunds-CapMaint (A)
\$300,000.00 23/24 CurrFunds-CapMaint (A)
Approval: Approved a revision in project budget and funding and an amendment to the grant agreement (increase of \$300,000.00)
Approval Date: 11/13/2023

Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Martin
Transaction Description: Transaction No. 21-07-006
Location: Weakley County – 0.99 ± acres – 610 Lee Street and 108 Jeffress Dr, Martin, TN
Owner(s): Tennessee Kappa Alumni & Volunteer Corp
Estimated Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved acquisition in fee with waiver of advertisement
Approval Date: 11/16/2023
- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Transaction Description: Transaction No.23-11-002
Location: Greene County – 0.12 ± acres – 4-H Lane, Greeneville, TN
Grantee: Greeneville Energy Authority
Estimated Sale Price: Mutual Benefit
Source of Funding: Plant Funds (Non-Aux) (REM Fees) (A)
Approval: Approved disposal by easement with waiver of advertisement and appraisal
Approval Date: 11/16/2023

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 Health Science Center
Location: Knoxville, Tennessee
Project Title: Audiology and Speech Pathology
SBC Project No. 540/013-06-2021
Designer: Lindsay & Maples, Architects, Inc.
Amount: \$89,701.50
Explanation: This ASR is for furniture, fixtures and equipment (FF&E) consulting services required for the successful execution of the project and for acoustical consulting services which are identified as above basic services.
Approval Date: 10/31/2023
OSA Receipt Date: 11/01/2023

- 2) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: ETSU Academic Building
SBC Project No. 369/005-07-2021
Designer: Clark Nexsen
Amount: \$162,600.00
Explanation: This ASR is for commissioning services which is identified as above basic services.
Approval Date: 11/08/2023
OSA Receipt Date: 11/08/2023
- 3) **State Procurement Agency:** STREAM / Department of Agriculture
Location: Delano, Tennessee
Project Title: East TN Nursey Seedling Drainage System Upgrades
SBC Project No. 100/010-02-2021
Designer: AECOM
Amount: \$19,000.00
Explanation: This ASR is for environmental permitting services required for the successful execution of the project.
Approval Date: 10/26/2023
OSA Receipt Date: 10/26/2023
- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Erwin, Tennessee
Project Title: Rocky Fork State Park Visitor Center
SBC Project No. 126/088-02-2017
Designer: Reedy & Sykes
Amount: \$13,080.00
Explanation: This ASR is for surveying services required for the successful execution of the project.
Approval Date: 11/16/2023
OSA Receipt Date: 11/16/2023
- 5) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Beersheba Springs, Tennessee
Project Title: SCSP Stone Door Annex Visitor Center Campground
SBC Project No. 126/116-01-2022
Designer: CTI Engineers, Inc.
Amount: \$103,730.00
Explanation: This ASR is for a detailed topographical survey required for the successful execution of the project.
Approval Date: 10/25/2023
OSA Receipt Date: 11/06/2023
- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)

Other Business

There being no further business, the meeting adjourned at 11:42 a.m.

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

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

Project Title: Wilson School Roof Replacement

Project Description: This project will replace the deteriorated roof system on the Wilson School of Hospitality and Resort Management and all related work.

SBC Number: 367/007-06-2023

Total Project Budget: \$2,250,000.00

Source of Funding: \$2,250,000.00 Plant Funds (Aux-Other) (A)

Comment: This is a 07/01/2023 **disclosed** project by the University of Memphis. The existing roof is original to the building which was constructed in 2000.

Minutes: 12/14/2023 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville and Institute of Agriculture

Requested Action: **Approval of a revision in project budget and funding, and utilizing System Procurement for a portion of the work**

Project Title: ADA Compliance UTK & UTIA

Project Description: Provide for ongoing Accessibility Improvements for the disabled to campus facilities.

SBC Number: 540/000-03-2017

Total Project Budget: \$2,744,453.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 21,011.59	\$ 0.00	\$ 21,011.59	98/99	CurrFunds-CapMaint	(R)
	129,748.43	0.00	129,748.43	03/04	CurrFunds-CapMaint	(R)
	30,817.96	0.00	30,817.96	07/08	CurrFunds-CapMaint	(R)
	244,875.02	0.00	244,875.02	14/15	CurrFunds-CapMaint	(R)
	480,000.00	0.00	480,000.00	15/16	CurrFunds-CapMaint	(R)
	480,000.00	0.00	480,000.00	16/17	CurrFunds-CapMaint	(R)
	480,000.00	0.00	480,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	858,000.00	0.00	858,000.00	19/20	CurrFunds-CapMaint (ADA)	(A)
	0.00	20,000.00	20,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$2,724,453.00					
Change in Funding:		\$20,000.00				
Revised Project Budget:			\$2,744,453.00			

Comment: This request increases the budget from \$2,724,453.00 to \$2,744,453.00 enabling UTK to achieve additional complementary service needs adjacent to ADA improvements in the Bailey Education Complex. System Procurement is requested due to the simplicity of the work in the Student Union Breezeway.

Previous Action: 07/13/2017 SBC Approved project and to select a designer
 09/12/2019 SBC Approved revision in project budget and funding
 09/23/2019 ESC Approved designer (UTIA: AECOM Technical Service, Inc.) (UTK: MBI Companies, Inc.)
 08/12/2021 SBC Approved a revision in budget and funding
 10/25/2021 ESC Approved a revision in project funding

Minutes: 12/14/2023 SBC Approved a revision in project budget and funding, and utilizing System Procurement for a portion of the work

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 System Procurement for construction

Project Title: Art & Architecture HVAC Upgrades

Project Description: Upgrades the HVAC systems in the Art & Architecture Building. Includes all related work.

SBC Number: 540/009-16-2023

Total Project Budget: \$1,536,000.00

Source of Funding: \$1,536,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a November 14, 2023 **disclosed** project reported by UT. System Procurement is requested due to the simplicity of the work and to expedite the project.

Minutes: 12/14/2023 SBC Approved project and to select a designer, and utilizing System Procurement for construction

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

Requested Action: **Approval of a project and proceeding with the process to select a designer, and utilizing Campus Resources and System Procurement for construction**

Project Title: Classroom Upgrades (23/24)

Project Description: Upgrades for classroom technology, finishes, furnishings, building systems, safety improvements, and includes all related work to complete the project.

SBC Number: 540/009-17-2023

Total Project Budget: \$5,000,000.00

Current Project Funding: \$1,241,000.00

Source of Funding: \$1,241,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 23/24 **disclosed** project in the capital budget. Campus Resources and System Procurement are requested due to the simplicity of the work. The buildings include: Brehm Animal Sciences, Bailey Education Complex, Dabney/Buehler, Ferris Hall, Health Physical Education and Recreation (HPER) Building, Stokely Management Center, Tickle Engineering, and Walters Academic Building.

The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources, Dabney/Buehler, Ferris Hall, Health Physical Education and Recreation (HPER) Building, Stokely Management Center, and Walters Academic Building, and no further action is necessary.

Minutes: 12/14/2023 SBC Approved project and to select a designer, and utilizing Campus Resources and System Procurement for construction

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

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

Project Title: Walters Renovation - Cinema Studies

Project Description: This project will renovate space for the Cinema Studies Program. Renovations will include redistribution of existing spaces along with all related modifications to the building systems for this new use.

SBC Number: 540/009-20-2021

Total Project Budget: \$1,800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,230,000.00	\$570,000.00	\$1,800,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$1,230,000.00			
Change in Funding:		\$570,000.00		
Revised Project Budget:			\$1,800,000.00	

Comment: This request increases the budget from \$1,230,000.00 to \$1,800,000.00. Five bids were received on October 24, 2023. An increase is needed to award a contract to Wright Contracting, Inc. for the base bid only. The increase is primarily due to acoustical materials and electrical costs. There will be no additional designer fees.

Previous Action:

08/12/2021	SBC	Approved project and to select a designer.
08/23/2021	ESC	Approved designer selection (The Architecture Collaborative, LLC)
10/13/2022	SBC	Approved a revision in project budget and funding

Minutes:

12/14/2023	SBC	Approved a revision in project budget and funding in order to award a contract (Wright Contracting, Inc.)
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UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Arena Renovations and Systems Improvements

Project Description: This project *will renovate portions of Thompson Boling Arena including* dressing rooms, meeting rooms, media center, building systems, *exterior signage, bleachers,* and security. Also included are replacement of interior door hardware and exterior doors, and additional space for concession sales. *Project includes all related work.*

SBC Number: 540/009-07-2017

Total Project Budget: \$13,800,000.00

Source of Funding:	Original	Change	Revised		
	\$12,700,000.00	\$(1,200,000.00)	\$11,500,000.00	TSSBA	(A)
	0.00	2,300,000.00	2,300,000.00	Plant Funds (Aux-Athletics)	(A)
Original Project Budget:	\$12,700,000.00				
Change in Funding:		\$1,100,000.00			
Revised Project Budget:			\$13,800,000.00		

Comment: This request increases the budget from \$12,700,000.00 to \$13,800,000.00. The increase in funding of \$1,100,000.00 is for the additional scope for bleachers and exterior signage.

Previous Action: 07/13/2017 SBC Approved project and to select a designer
12/12/2016 SBC Approved a revision in project budget, scope, and funding
12/16/2019 ESC Approved designer selection (Studio Four Design, Inc.)

Minutes: 12/14/2023 SBC Approved a revision in project scope, budget, and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in project funding, and utilizing Campus Resources and System Procurement for a portion of the work**

Project Title: Lab Renovations

Project Description: Renovations of multiple lab spaces in multiple buildings including upgrades to lab services and stations, technology, finishes, furnishings, building systems, and code improvements. Project includes all related work.

SBC Number: 540/009-37-2022

Total Project Budget: \$5,000,000.00

Current Project Funding: \$2,600,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,313,000.00	\$287,000.00	\$2,600,000.00	Plant Funds (Non-Aux)	(A)
Original Project Funding:	\$2,313,000.00				
Change in Funding:		\$287,000.00			
Revised Project Budget:			\$2,600,000.00		

Comment: This request increases the funding from \$2,313,000.00 to \$2,600,000 for additional work in the Hesler Building. Campus Resources and System Procurement are requested due to the simplicity of the work and to expedite the project.

Previous Action:

10/13/2022	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method for a portion of the work
10/24/2022	ESC	Approved designer selection (The Lewis Group Architects, Inc.)
04/13/2023	SBC	Approved a revision in project budget and funding, and utilizing Campus Resources and System Procurement for a portion of the work
09/14/2023	SBC	Approved a revision in project budget and funding, and utilizing Campus Resources and System Procurement for a portion of the work
11/09/2023	SBC	Approved a revision in project budget and funding, and utilizing Campus Resources and System Procurement for a portion of the work

Minutes: 12/14/2023 SBC Approved a revision in project funding, and utilizing Campus Resources and System Procurement for a portion of the work

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

Requested Action: **Approval to utilize services of a specialized consultant**

Project Title: Engineering Services Facility

Project Description: This project will provide spaces for student services for the College of Engineering and research and instructional space for the Nuclear Engineering Department. The building location will be in the vicinity of Berry Hall (1939), Estabrook Hall (1898), Pasqua (1925), and Neyland Dr. Biology Annex (2001) buildings and may require demolition of these buildings.

SBC Number: 540/009-05-2016

Total Project Budget: \$129,000,000.00

Source of Funding:	\$ 90,250,000.00	17/18	CurrFunds-CapImp	(A)
	10,000,000.00		Gifts	(O)
	10,750,000.00		Plant Funds (Non-Aux)	(A)
	18,000,000.00		TSSBA	(A)

Comment: This request is to enable the hiring of Consolidated Nuclear Security, LLC (CNS) for oversight and assistance with accreditation with the Department of Energy. This firm selection was based upon specialized services and their ongoing experience with Y-12 National Security Complex on similar accreditation needs. Majority of the facility is operational and is in use.

Previous Action:	04/18/2016	SBC	Approved preplanning a project with process to select a designer
	01/26/2017	ESC	Approved designer selection (McCarty Holsaple McCarty, Inc.)
	07/13/2017	SBC	Approved a revision in project budget and funding to fully fund the project.
	12/14/2017	SBC	Approved utilizing Construction Manager/General Contractor alternative delivery method.
	04/12/2018	SBC	Approved awarding a contract to the best evaluated proposer for a Construction Manager/General Contractor (Blaine Construction Corporation)
	06/14/2018	SBC	Approved EDP presentation
	04/11/2019	SBC	Approved a revision in scope

Minutes:	12/14/2023	SBC	Approved utilizing services of a specialized consultant
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UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Panhellenic Improvements

Project Description: This project will provide new furniture and finishes to the two lower floors at the Panhellenic Building for use by graduate students. Improvements will include flooring, lighting, and ceilings; painting; replacing toilet partitions, fixtures, doors, and counter tops; waste and supply line repairs; and abatement. IT upgrades will also be provided to enhance use by graduate students.

SBC Number: 540/009-28-2019

Original Project Budget: \$755,000.00

Project Expenditures: \$ 13,855.55

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$755,000.00	\$(741,144.45)	\$13,855.55	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$755,000.00			
Change in Funding:		\$(741,144.45)		
Revised Project Budget:			\$13,855.55	

Comment: Project is no longer needed as the Panhellenic Building is approved for demolition (Panhellenic Demolition SBC No. 540/009-15-2023).

Previous Action: 11/14/2019 SBC Approved project and utilizing Campus Consultant for design, Campus Resources and System Procurement for construction

Minutes: 12/14/2023 SBC Approved cancellation of the project

DEPARTMENT OF MILITARY

Volunteer Training Site - Milan, Lavinia, Gibson County, Tennessee

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

Project Title: VTS Milan Cantonment Area Additional Emergency Generators

Project Description: Install new generators with fuel storage tanks, conduit, conductors, switches, and all required related work.

SBC Number: 368/031-04-2022

Total Project Budget: \$1,380,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 85,112.00	\$1,294,888.00	\$1,380,000.00	Federal Funds (NGB) (F)
Original Project Funding:	\$ 85,112.00			
Change in Funding:		\$1,294,888.00		
Revised Project Funding:			\$1,380,000.00	

Comment: Construction funding is being added to complete the project.

Previous Action: 11/10/2022 SBC Approved project and to select a designer
 12/15/2022 ESC Approved designer selection (Building Systems Group Engineering, LLC)

Minutes: 12/14/2023 SBC Approved a revision in project funding

DEPARTMENT OF MILITARY

Volunteer Training Site - Smyrna, Smyrna, Rutherford County, Tennessee

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

Project Title: VTS Smyrna Building 200 Re-Roof and Facility Update

Project Description: Replace roof system, doors, and windows; perform repairs to structural masonry, exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/079-01-2021

Total Project Budget: \$2,415,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 213,311.00	\$2,201,689.00	\$2,415,000.00	Federal Funds (NGB)	(F)
Original Project Funding:	\$ 213,311.00				
Change in Funding:		\$2,201,689.00			
Revised Project Funding:			\$2,415,000.00		

Comment: Construction funding is being added to complete the project.

Previous Action:

05/13/2021	SBC	Approved project and to select a designer
05/24/2021	ESC	Approved designer selection (Tinker Ma, Inc.)
03/10/2022	SBC	Approved a revision in project scope, budget, and funding

Minutes: 12/14/2023 SBC Approved a revision in project funding

DEPARTMENT OF ENVIRONMENT & CONSERVATIONMontgomery Bell State Park, Burns, Dickson County, Tennessee

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

Project Title: Montgomery Bell State Park Four Mile Creek Campground Renovation

Project Description: Renovate Four Mile Creek campground and all required related work.

SBC Number: 126/054-01-2022

Total Project Budget: \$8,950,000.00

Source of Funding: \$8,950,000.00 22/23 CurrFunds-CapImp (A)

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

Previous Action: 08/11/2022 SBC Approved project and to select a designer
 08/19/2022 ESC Approved designer selection (Hurst-Rosche, Inc.)

Minutes: 12/14/2023 SBC Approved EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass TN Tower, Nashville, Davidson County, Tennessee

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

Project Title: TN Tower Plaza Waterproofing

Project Description: Waterproofing of the 4th floor exterior entrance plaza, monumental stair, and all required related work.

SBC Number: 529/079-01-2019

Original Project Budget: \$2,400,000.00

Project Expenditures: \$ 125,683.47

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,400,000.00	\$(2,274,316.53)	\$125,683.47	18/19	FRF CurrFunds-CapMaint (MP) (A)
Original Project Budget:	\$2,400,000.00				
Change in Funding:		\$(2,274,316.53)			
Revised Project Budget:			\$125,683.47		

Comment: Cancellation is requested due to the need for additional scope identified in a recent consultant assessment. The complete scope will be repackaged in a future project. Expenditures were for design services through the Construction Document phase.

Previous Action: 07/11/2019 SBC Approved project and to select a designer and utilizing Best Value
 07/22/2019 ESC Approved designer selection (Johnson + Associates Architects)

Minutes: 12/14/2023 SBC Approved cancellation of the project

ANDREW JACKSON FOUNDATIONThe Hermitage, Hermitage, Davidson County, Tennessee**Requested Action:** Approval of a project**Project Title:** New Site Operations Facility**Project Description:** This facility will consist of two pre-engineered metal buildings with one providing for grounds, garden and maintenance needs and the other supporting general site, museum and archeological storage needs.**SBC Number:** 900/001-01-2023**Total Project Budget:** \$1,225,300.00**Source of Funding:** \$1,225,300.00 AJF Operating Funds**Comment:** This facility will consist of two, approximately 5,000 s.f. pre-engineered metal buildings on concrete pads. These structures will replace the current deteriorating buildings which comprise the overall function. The current structures are located in the historic core of the grounds and this area is envisioned by AJF to be repurposed to better educate the public about Jackson. These two new structures are proposed to be located on the site of the demolished Director's Residence because it is outside the historic core, serviced by utilities, has no archeological concerns, and is well screened by trees from the historic core.

The two existing structures that currently serve these functions will remain until further research is developed by the AJF.

Minutes: 12/14/2023 SBC Approved project

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State