

**MINUTES**  
**STATE BUILDING COMMISSION**  
June 8, 2023

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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 Randy McNally called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Chairman Bill Lee, Governor  
Cameron Sexton, Speaker of the House of Representatives  
Jason Mumpower, Comptroller of the Treasury

**ORGANIZATION**

- Department of General Services
- Department of Military
- University of Tennessee
- Department of Finance & Administration
- State Building Commission

**PRESENTER**

Commissioner Christi Branscom  
Facilities Manager Colonel Andrew Milligan  
Assistant Vice President Austin Oakes  
Deputy Commissioner Eugene Neubert  
State Architect Ann McGauran

**OTHER PARTICIPANTS**

Senator Bill Powers  
Representative Yusuf Hakeem  
Lane Lyle, Lyle Cook Martin Architects, Inc.  
Kevin Petersen, Ayers, Saint, Gross  
Krisan Osterby, DLR Group

## CONSENT AGENDA

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

1. Agency: **Middle Tennessee State University**  
Project Title: Renovations to KOM and Rutledge Hall  
SBC Project No: 366/009-05-2022  
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
  
2. Agency: **Austin Peay State University**  
Project Title: C. E. Harvill Food Venue Renovation  
SBC Project No: 373/003-08-2022  
Requested Action: Approval of a revision in project budget and funding
  
3. Agency: **University of Memphis**  
Project Title: Physical Plant Building  
SBC Project No: 367/072-02-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
4. Agency: **Tennessee Technological University**  
Project Title: Advanced Construction & Manufacturing Engineering Building  
SBC Project No: 364/011-05-2022  
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
  
5. Agency: **Tennessee Technological University**  
Project Title: Hooper Eblen Center Restroom Upgrades  
SBC Project No: 364/011-12-2021  
Requested Action: Approval of a revision in project budget and funding in order to award a contract
  
6. Agency: **University of Tennessee Health Science Center**  
Project Title: GMP Generator & HVAC Upgrades  
SBC Project No: 540/013-11-2021  
Requested Action: Approval to cancel the project
  
7. Agency: **Tennessee Board of Regents / Pellissippi State Community College**  
Project Title: Master Plan  
SBC Project No: 166/032-01-2023  
Requested Action: Approval of a project and to issue a Request for Proposal for master planning services
  
8. Agency: **Tennessee Board of Regents / Columbia State Community College**  
Project Title: Southern Regional Technology Center  
SBC Project No: 166/015-01-2022  
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

9. Agency: **Tennessee Board of Regents / Nashville State Community College**  
 Project Title: Clarksville Campus Expansion  
 SBC Project No: 166/034-01-2022  
 Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
  
10. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Nashville**  
 Project Title: Allied Health Building  
 SBC Project No: 166/064-01-2022  
 Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
  
11. Agency: **Tennessee Board of Regents / Tennessee State University**  
 Project Title: Strategic Initiative-Davis and Boswell Halls  
 SBC Project No: 166/001-04-2022  
 Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
  
12. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Livingston**  
 Project Title: Diesel Technology Facility  
 SBC Project No: 166/062-01-2022  
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect
  
13. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Oneida**  
 Project Title: Diesel Technology Facility  
 SBC Project No: 166/078-01-2022  
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect
  
14. Agency: **Tennessee Board of Regents / Middle Tennessee State University**  
 Project Title: Athletic Video Board Upgrades  
 SBC Project No: 166/009-01-2023  
 Requested Action: Approval of a project utilizing MTSU campus procurement for the work and utilizing a previously selected designer
  
15. Agency: **Department of Military**  
 Project Title: Ft. Campbell UTES General Purpose Bay  
 SBC Project No: 368/014-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
16. Agency: **Department of Military**  
 Project Title: Jackson Rotary Aircraft Unheated Storage Building  
 SBC Project No: 361/042-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
17. Agency: **Department of Military**  
 Project Title: Lebanon Field Maintenance Shop General Purpose Bay  
 SBC Project No: 361/050-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer

18. Agency: **Department of Correction**  
Project Title: DJRC HVAC System Upgrades  
SBC Project No: 142/009-01-2023  
Requested Action: Approval of a project and to utilize an Agency Consultant for design
19. Agency: **Department of Correction**  
Project Title: DJRC Health Services Renovations and Addition  
SBC Project No: 142/009-02-2023  
Requested Action: Approval of a project and to utilize an Agency Consultant for design
20. Agency: **Department of Transportation**  
Project Title: Region 4 District Garage Maintenance Bay Upgrades  
SBC Project No: 244/010-01-2023  
Requested Action: Approval of a project and to utilize an Agency Consultant for design

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend, Nashville, Davidson County, Tennessee

**Requested Action:**      **Approval to award a contract to the best evaluated proposer for Construction Manager/General Contractor**

**Project Title:**            Multi Agency Law Enforcement Training Academy (MALETA)

**Project Description:**    Construction of office, service centers and helipad, training, housing and support buildings; driver training track and related structures; firing ranges; campus infrastructure; and all required related work; incl. bldg. demolition and wetland remediation.

**SBC Number:**            529/017-01-2021

**Total Project Budget:**   \$415,134,726.34

<b>Source of Funding:</b>	\$ 23,000,000.00	21/22	FRF CurrFunds-CapImp	(A)
	355,660,000.00	22/23	FRF CurrFunds-CapImp	(A)
	5,000,000.00		DGS Op Funds (PrePlan)	(A)
	29,500,000.00		FRF Reserves	(R)
	1,974,726.34		FRF Reserves	(R)

**Comment:**                Five proposals were received for the Headquarters building on May 11, 2023. The Notice of Intent to award is intended to be issued on June 5, 2023.

**Previous Action:**

08/12/2021	SBC	Approved project, utilizing a previously selected consultant, utilizing a previously selected designer for a portion of the work, proceeding with the process to select a designer for a portion of the work, and to utilizing CM/GC alternative delivery method for a portion of the work for architectural design and planning including construction planning
08/23/2021	ESC	Approved designer selection (AECOM Technical Services, Inc. for Infrastructure)
12/20/2021	SBC	Approved proceeding with the process to select 6 additional designers and utilizing CM/GC alternative delivery method for the remainder of the work
12/20/2021	ESC	Approved designer selection (TMPartners, PLLC for Training Academy)
12/20/2021	ESC	Approved designer selection (Earl Swensson Associates, Inc. for Housing & Dining)
03/21/2022	ESC	Approved designer selection (Tuck Hinton Architects, PLC for Headquarters building)
05/12/2022	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves+Young)
08/11/2022	SBC	Deferred to a later meeting
12/12/2022	SBC	Approved a revision in project budget and funding and awarding a contract to the best evaluated proposers for two CM/GC (Housing & Dining building: Hoar Construction, LLC) (Academic building: Turner Construction Co)
12/15/2022	ESC	Approved designer selection (EVOC Track: Pickering Firm, Inc.)

**Minutes:**

06/08/2023 SBC Commissioner Branscom asked for this project be referred to ESC with authority to act. Commissioner Branscom stated they expect groundbreaking to be in early fall.

The Commission referred to ESC with authority to act.

DEPARTMENT OF MILITARY

**Volunteer Training Site - Fort Campbell, Fort Campbell, Christian County, Kentucky**

**Requested Action:**           **Approval of the Early Design Phase** as presented by Lyle-Cook Martin Architects, Inc.

**Project Title:**               New Ft. Campbell National Guard Readiness Center

**Project Description:**       Construction of a new Readiness Center and all required related work.

**SBC Number:**               368/014-01-2021

**Total Project Budget:**     \$19,560,000.00

**Current Project Funding:**   \$ 1,105,000.00

**Source of Funding:**         \$ 1,105,000.00                               Federal Funds (NGB)               (F)

**Comment:**                   This project is 100% federally funded. This project is on schedule and in budget with construction anticipated to start fall 2024.

**Previous Action:**           09/09/2021   SBC   Approved project and to select a designer  
01/24/2022   ESC   Approved designer selection (Coover-Clark & Associates, Inc.)  
07/25/2022   ESC   Approved designer selection (Lyle-Cook Martin Architects, Inc.)  
01/12/2023   SBC   Approved a revision in project budget and funding and utilizing CM/GC alternative delivery method  
04/13/2023   SBC   Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction)

**Minutes:**                   06/08/2023   SBC   Colonel Andrew Milligan introduced Mr. Lane Lyle with Lyle Cook Martin Architects, Inc. Mr. Lyle gave the presentation stating that the project is in budget.

Senator Bill Powers was present at the meeting in support of this project. Lieutenant Governor McNally told Senator Powers that it was good to have him in attendance and asked the Senator to let the Commission know when the groundbreaking and building dedication would be so the Commission members could try to attend. Senator Powers replied it was good to be there and he would let them know.

The Commission approved the Early Design Phase as presented by Lyle Cook Martin Architects, Inc.





UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:**      **Approval of a Master Plan** as presented by Ayers Saint Gross

**Project Title:**            Knoxville Master Plan

**Project Description:**    This project will provide a new Campus Master Plan for the University of Tennessee Knoxville, including the UTIA campus contiguous to UTK and the UTSI campus. Also includes the AgResearch and UT Extension locations.

**SBC Number:**            540/009-13-2021

**Total Project Budget:**   \$2,200,000.00

**Source of Funding:**    \$2,200,000.00            Plant Funds (Non-Aux)    (A)

**Comment:**                This Master Plan represents the Knoxville and UTIA contiguous campus locations and the UTSI campus. It was approved by THEC on May 11, 2023. The master plan for the AgResearch and UT Extension locations is underway and will be presented upon completion.

**Previous Action:**        05/13/2021    SBC    Approved project and to issue an RFQ  
   10/14/2021    SBC    Approved awarding a contract to the best evaluated proposer (Ayers Saint Gross)  
   07/13/2022    SBC    Approved Master Plan amendment  
   08/11/2022    SBC    Approved a revision in project scope, budget, and funding  
   01/12/2023    SBC    Approved Master Plan amendment  
   03/09/2023    SBC    Approved Master Plan amendment  
   04/13/2023    SBC    Approved Master Plan amendment

**Minutes:**                06/08/2023    SBC    Mr. Oakes introduced Mr. Kevin Petersen with Ayers Saint Gross. Mr. Petersen gave the presentation.

Commissioner Bryson asked if there are budget estimates included with this Master Plan. Mr. Petersen replied that there are budget estimates, in today's dollars, for the near term and medium term projects. Commissioner Bryson asked for that information.

Lieutenant Governor asked if Fraternity Row and Sorority Row are being moved. Mr. Petersen replied that there is growth and need in the fraternities. They have identified an area that can accommodate new fraternities or accommodate replacement of any of the houses needing to be moved, but new houses are not being contemplated as part of this master plan. Mr. Petersen added that new houses cannot be accommodated in the current area. The area along Caledonia is identified for growth of the fraternity facilities.

The Commission approved the Master Plan as presented by Ayers Saint Gross.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

**Requested Action:** Approval of a Master Plan as presented by DLR Group

**Project Title:** Master Plan Update

**Project Description:** This project will provide an update to the Campus Master Plan for the University of Tennessee Chattanooga.

**SBC Number:** 540/005-01-2019

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

**Source of Funding:** \$750,000.00 Plant Funds (Non-Aux) (A)

**Comment:** The Master Plan was approved by THEC on May 11, 2023. This is a new comprehensive Master Plan for this campus.

**Previous Action:**

05/09/2019	SBC	Approved project and to issue an RFQ
10/14/2021	SBC	Approved a revision in project budget and funding and to award a contract to the best evaluated proposer (DLR Group)
08/11/2022	SBC	Approved Master Plan amendment

**Minutes:** 06/08/2023 SBC Mr. Oakes introduced Ms. Krisan Osterby with DLR Group. Ms. Osterby gave the presentation.

Commissioner Bryson asked if there are budget estimates included with this Master Plan, particularly the first five years of the plan. Ms. Osterby replied that they have estimates for all three phases and estimated funding sources. Commissioner Bryson asked for that information.

Lieutenant Governor McNally stated that Representative Yusuf Hakeem was in attendance to support the project in his district and noted that Senator Watson's district includes that area as well.

The Commission approved the Master Plan as presented by DLG Group.

DEPARTMENT OF FINANCE AND ADMINISTRATION

Tennessee Titans Stadium, Nashville, Davidson County, Tennessee

**Requested Action:**        **Approval of a grant agreement**

**Project Title:**            New Titans Stadium and Site Improvements

**Project Description:**    Grant to construct a new domed sports stadium, including demolishing the existing Nissan Stadium, site improvements, and all required related work.

**SBC Number:**            529/095-01-2023

**Total Project Budget:**   \$500,000,000.00

**Source of Funding:**    \$500,000,000.00        22/23    GOBonds-CapImp        (A)

**Comment:**                This grant is a FY 22/23 line-item in the capital budget and has been determined to be for a public purpose for a covered stadium. The funds will be deposited in a construction trust and combined with Metro Nashville Revenue Bonds and Titans/NFL Private Funding. The funds in the construction trust will be used to fund the stadium construction.

**Minutes:**                 06/08/2023    SBC    Referred to ESC with authority to act

STATE BUILDING COMMISSION

**Minutes of Meeting of State Building Commission**

- 1) Approved the Minutes of the State Building Commission meeting held on May 11, 2023.
- 2) Approved the Minutes of the Specially Called State Building Commission meeting held on May 31, 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)

- |  |  |   |
|--|--|---|
| <b>1) State Procurement Agency:</b>    | University of Tennessee                        | <b>User Agency:</b> UT Knoxville  |
| <b>Location:</b>                       | Knoxville, Tennessee                           |   |
| <b>Project Title:</b>                  | Window Replacement & Masonry Repairs (20/21)   |   |
| <b>SBC Project No:</b>                 | 540/009-01-2021                                | <b>Approval Date:</b> 05/09/2023  |
| <b>Designer:</b>                       | Lindsay & Maples Arch                          | <b>Contractor:</b> McInerney & Associates, Inc.   |
| <b>Construction Completion %:</b>      | 100%   | <b>Targeted Substantial Completion:</b> 01/27/2023  |
| <b>Change Order No.</b>                | 2  | <b>Comment: Schedule Modifications</b>  |
| <b>Change Order Amount:</b>            | \$0.00   | This change order addresses the need to add 21 days to the project schedule.                  |
| <b>Change Order Percentage:</b>        | 0%   |   |
| <b>Cumulative Percentage:</b>          | (77.56%)                                       |   |
| <b><u>Approved Project Funding</u></b> |  | <b><u>After This Change Order</u></b>   |
| <b>Original Bid Target:</b>            | \$3,193,000.00                                 | <b>Revised Contract Amount:</b> 811,600.00  |
| <b>Base Contract Amount:</b>           | \$3,616,300.00                                 | <b>Remaining Undedicated Funds:</b> \$4,785,000.00  |
| <b>Contingency:</b>                    | \$319,300.00                                   |   |
|  |  |   |
| <b>2) State Procurement Agency:</b>    | TN Board of Regents                            | <b>User Agency:</b> TCAT McMinnville  |
| <b>Location:</b>                       | McMinn, Tennessee                              |   |
| <b>Project Title:</b>                  | TCAT Mechanical, Electrical & Plumbing Updates |   |
| <b>SBC Project No:</b>                 | 166/000-01-2020                                | <b>Approval Date:</b> 05/09/2023  |
| <b>Designer:</b>                       | Gresham Smith                                  | <b>Contractor:</b> CHC Mechanical Contractors, Inc.   |
| <b>Construction Completion %:</b>      | 49%  | <b>Targeted Substantial Completion:</b> 08/20/2023  |
| <b>Change Order No.</b>                | 3  | <b>Comment: Added Scope</b>   |
| <b>Change Order Amount:</b>            | \$36,870.19                                    | This change order addresses the need to replace a switchboard and an air handling unit (AHU). |
| <b>Change Order Percentage:</b>        | 11.40%   |   |
| <b>Cumulative Percentage:</b>          | 13.01%   |   |
| <b><u>Approved Project Funding</u></b> |  | <b><u>After This Change Order</u></b>   |
| <b>Original Bid Target:</b>            | \$323,327.00                                   | <b>Revised Contract Amount:</b> \$365,400.70  |
| <b>Base Contract Amount:</b>           | \$323,327.00                                   | <b>Remaining Undedicated Funds:</b> \$2,926.30  |
| <b>Contingency:</b>                    | \$45,000.00                                    |   |

3) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation  
**Location:** Spencer, Tennessee  
**Project Title:** Fall Creek Falls State Park Campground C Renovations  
**SBC Project No:** 126/036-01-2020 **Approval Date:** 05/19/2023  
**Designer:** CTI **Contractor:** RL Alvarez  
**Construction Completion %:** 98% **Targeted Substantial Completion:** 05/02/2023  
**Change Order No.** 6 **Comment: Hidden Conditions/Unavoidable Delays/Omission**  
**Change Order Amount:** \$36,652.44  
**Change Order Percentage:** 1.72%  
**Cumulative Percentage:** 10.44%

This change order addresses the need to provide an additional outlet to power the campground WIFI, upgrading the PVC cleanout, adding an outlet for the pump station and adding curb stops all of which were identified as an omission. This change order also addresses the need to cover the cost of sales tax for the CXT bathhouse which was not initially included on the invoice. This change order adds 65 days to the project schedule due to the delay of a transformer because of supply chain issues.

**Approved Project Funding**

**Original Bid Target:** \$3,143,300.00  
**Base Contract Amount:** \$2,125,072.00  
**Contingency:** \$314,000.00

**After This Change Order**

**Revised Contract Amount:** \$2,346,899.27  
**Remaining Undedicated Funds:** \$361,300.73

4) **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:** 05/19/2023  
**Designer:** ETFC **Contractor:** Zellner Construction Services, LLC  
**Construction Completion %:** 95% **Targeted Substantial Completion:** 06/27/2023  
**Change Order No.** 23 **Comment: Hidden Conditions**  
**Change Order Amount:** \$1,256.23  
**Change Order Percentage:** 0.01%  
**Cumulative Percentage:** 10.54%

This change order addresses the need to add a new electrical feed panel.

**Approved Project Funding**

**Original Bid Target:** \$9,300,000.00  
**Base Contract Amount:** \$8,653,000.00  
**Contingency:** \$481,480.64

**After This Change Order**

**Revised Contract Amount:** \$9,565,258.12  
**Remaining Undedicated Funds:** \$904,513.50

<b>5) State Procurement Agency:</b>	STREAM	<b>User Agency:</b>	Department of Children's Services
<b>Location:</b>	Dandridge, Tennessee		
<b>Project Title:</b>	Mountain View YDC Physical Security Upgrades		
<b>SBC Project No.:</b>	144/013-01-2015	<b>Approval Date:</b>	05/19/2023
<b>Designer:</b>	Engineering Services	<b>Contractor:</b>	Merit Construction, Inc.
<b>Construction Completion %:</b>	99%	<b>Targeted Substantial Completion:</b>	12/18/2022
<b>Change Order No.:</b>	3	<b>Comment: Hidden Conditions/Codes</b>	
<b>Change Order Amount:</b>	\$3,129.46	This change order addresses the need to provide polycarbonate glazing to door openings which is identified as a code requirement and addresses the need to remove ducting which is identified as a hidden condition.	
<b>Change Order Percentage:</b>	0.63%		
<b>Cumulative Percentage:</b>	111.10%		
<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
<b>Original Bid Target:</b>	\$1,040,000.00	<b>Revised Contract Amount:</b>	\$1,051,260.49
<b>Base Contract Amount:</b>	\$498,000.00	<b>Remaining Undedicated Funds:</b>	\$137,517.85
<b>Contingency:</b>	\$1,040,000.00		

**Initial and Revised Approvals of Capital Projects**

- Reported the following capital project 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:** STREAM / Department of Military  
**Location:** Lavinia, Tennessee  
**Project Title:** VTS Milan Water Supply Infrastructure Improvements  
**Project Description:** Install connections to existing 150,000 gallon water storage tank for improved fire suppression systems and vehicle wash rack, supply a line to Headquarters building and all required related work.  
  
**SBC Project No.:** 368/031-01-2023  
**Total Project Budget:** \$570,000.00  
**Current Project Funding:** \$ 45,188.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 05/19/2023

**Approvals of Revisions to Existing Capital Projects**

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** TN Residence Stormwater System Replacement Phase 1  
**Project Description:** Replacement of a portion of the stormwater system and all required related work.  
**SBC Project No.:** 529/028-01-2021  
**Total Project Budget:** \$310,000.00  
**Source of Funding:** FRF Reserves (R)  
**Approval:** Approved a revision in funding and to negotiate a bid in order to award a contract  
**Approval Date:** 05/18/2023

### 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:** STREAM / Tennessee Wildlife Resources Agency  
**Transaction Description:** Transaction No. 22-11-009  
**Location:** Middle Fork Forked Deer Refuge (MFFDR)  
Madison County – 78 ± acres – 0 Deloach Road, Madison County, TN  
**Owner(s):** The Nature Conservancy (TNC)  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** 22/23 Wetlands Acquisition Funds (A)  
**Approval:** Approved acquisition in fee  
**Approval Date:** 05/12/2023

### Report of Items Submitted to the SBC

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the “Transportation Reporting Act of 2001”.

### Other Business

Lieutenant Governor McNally welcomed special guests and asked Mr. Chase Johnson to introduce his two guests. Mr. Johnson introduced his sons, Royce Johnson age 5 and Adler Johnson age 2.

There being no further business, the meeting adjourned at 11:34 a.m.

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MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

<b>Requested Action:</b>	<b>Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor</b>			
<b>Project Title:</b>	Renovations to KOM and Rutledge Hall			
<b>Project Description:</b>	Renovate the Kirksey Old Main and Rutledge Hall buildings to include HVAC, plumbing, data/information technology, and electrical systems; re-design of building layouts to accommodate future use; accessibility improvements; window replacement; roofing and other exterior improvements. Funds are also provided for small additions to both buildings to allow for new entries and vertical circulation. Project includes demolition of the E. W. Midgett Building.			
<b>SBC Number:</b>	366/009-05-2022			
<b>Total Project Budget:</b>	\$54,300,000.00			
<b>Source of Funding:</b>	\$51,904,000.00	22/23	CurrFunds-CapImp	(A)
	1,458,000.00		Plant Funds (Non-Aux)	(A)
	790,000.00		TSSBA (Plant Funds)	(O)
	148,000.00		Gifts	(O)
<b>Comment:</b>	Six proposals were received on April 12, 2023. The Notice of Intent to award was sent on May 10, 2023, naming Messer Construction Co. as the best evaluated proposer. The protest period expired on May 17, 2023, with no formal protests.			
<b>Previous Actions:</b>	07/13/2022	SBC	Approved project and to select a designer, and utilizing CM/GC delivery method	
	07/25/2022	ESC	Approved designer selection (Tuck Hinton Architects PLC)	
<b>Minutes:</b>	06/08/2023	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Messer Construction Co.)	



AUSTIN PEAY STATE UNIVERSITYAustin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:** C. E. Harvill Food Venue Renovation

**Project Description:** Interior renovation of the Catherine E. Harvill building for new food venues, and all related work.

**SBC Number:** 373/003-08-2022

**Total Project Budget:** \$7,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$3,800,000.00	\$3,200,000.00	\$7,000,000.00	Gift-in-Place (Dining Vendor) (O)
<b>Original Project Budget:</b>	<b>\$3,800,000.00</b>			
<b>Change in Funding:</b>		<b>\$3,200,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$7,000,000.00</b>	

**Comment:** This request increases the budget from \$3,800,000.00 to \$7,000,000.00 to recognize the current value of the work being performed. This action will allow the work to proceed which was delayed due to supply chain challenges. APSU's food vendor will complete construction.

**Previous Action:** 09/08/2022 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

**Minutes:** 06/08/2023 SBC Approved a revision in project budget and funding

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:**               Physical Plant Building

**Project Description:**       Construct a new Physical Plant facility on the Park Avenue Campus for multipurpose functions.

**SBC Number:**               367/072-02-2023

**Total Project Budget:**     \$1,500,000.00

**Current Project Funding:**   \$ 100,000.00

**Source of Funding:**       \$ 100,000.00   22/23   Plant Funds (Non-Aux) (A)

**Comment:**                 This is a FY 22/23 **disclosed** project in the capital budget. This funding is for planning purposes and will complete design through the construction document phase.

                                      The current structures that house these functions are being demolished as part of the housing project.

**Minutes:**                 06/08/2023   SBC   Approved project and to select a designer

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

**Requested Action:** Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

**Project Title:** Advanced Construction & Manufacturing Engineering Building

**Project Description:** Construct an advanced construction and manufacturing engineering facility. The project scope includes the demolition of Lewis Hall and the Foundry, rerouting existing utilities, and returning the site to green space.

**SBC Number:** 364/011-05-2022

**Total Project Budget:** \$62,400,000.00

**Source of Funding:** \$57,408,000.00 22/23 CurrFunds-CapImp (A)  
\$ 4,992,000.00 Match - Plant Funds (Non-Aux) (A)

**Comment:** Three proposals were received on March 29, 2023. The Notice of Intent to Award was posted on May 15, 2023 naming Denark Construction Incorporated as the best evaluated proposer. No protests were received during the protest period.

**Previous Action:** 11/10/2022 SBC Approved project and use of CM/GC  
11/21/2022 ESC Approved designer selection (Upland Design Group, Inc.)

**Minutes:** 06/08/2023 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (Denark Construction Incorporated)

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

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

**Project Title:** Hooper Eblen Center Restroom Upgrades

**Project Description:** Upgrade the restrooms and bring them up to present day codes. Replace fixtures, finishes and equipment.

**SBC Number:** 364/011-12-2021

**Total Project Budget:** \$2,243,728.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,320,000.00	\$923,728.00	\$2,243,728.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	\$1,320,000.00				
<b>Change in Funding:</b>		\$923,728.00			
<b>Revised Project Budget:</b>			\$2,243,728.00		

**Comment:** This increases the total project budget from \$1,320,000.00 to \$2,243,728.00. Two bids were received on April 6, 2023. The low bid was rejected for non-conformance. An increase is needed to award the base bid to American Constructors. The increase in cost is due to material and labor cost escalation. There will be no increase in designer fees.

**Previous Action:**

10/14/2021	SBC	Approved project and to select designer
10/25/2021	ESC	Approved designer selection (Wier Boerner Allin Architecture, PLLC)
12/12/2022	SBC	Revised project budget, scope and funding

**Minutes:** 06/08/2023 SBC Approved a revision in project budget and funding in order to award a contract (American Constructors)

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

**Project Title:** GMP Generator & HVAC Upgrades

**Project Description:** This project will upgrade portions of the mechanical and electrical system of the Good Manufacturing Process (GMP) Facility. The existing emergency generator will be replaced to accommodate increased capacity along with a new switchgear and site changes for generator protection. Also, to meet FDA requirements new humidity and temperature-controlled roof top HVAC units are needed for the cleanroom environment.

**SBC Number:** 540/013-11-2021

**Original Project Budget:** \$1,110,000.00

**Project Expenditures:** \$ 0.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,110,000.00	\$(1,110,000.00)	\$0.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$1,110,000.00</b>				
<b>Change in Funding:</b>		<b>\$(1,110,000.00)</b>			
<b>Revised Project Budget:</b>			<b>\$0.00</b>		

**Comment:** This project is no longer needed due to a change in campus priority. The facility will continue limited operation and be reassessed at a future date. The current facility meets the needs for current uses.

**Previous Action:** 10/14/2021 SBC Approved project and to select a designer  
10/25/2021 ESC Approved designer selection (OGCB, Inc)

**Minutes:** 06/08/2023 SBC Approved cancellation of the project

TENNESSEE BOARD OF REGENTSPellissippi State Community College, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a project and to issue a Request for Proposal for master planning services

**Project Title:** Master Plan

**Project Description:** Develop a Master Plan for the main campus and satellite campus locations.

**SBC Number:** 166/032-01-2023

**Total Project Budget:** \$200,000.00

**Source of Funding:** \$200,000.00 Plant Funds (Non-Aux) (A)

**Comment:** Current Master Plan was completed in 2013.

**Minutes:** 06/08/2023 SBC Approved project and to issue a Request for Proposal for master planning services

TENNESSEE BOARD OF REGENTSColumbia State Community College, Columbia, Maury County, Tennessee

<b>Requested Action:</b>	<b>Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor</b>			
<b>Project Title:</b>	Southern Regional Technology Center			
<b>Project Description:</b>	Construction of a shared Health Sciences and Industrial Technologies Center on the Columbia Campus and all related work.			
<b>SBC Number:</b>	166/015-01-2022			
<b>Total Project Budget:</b>	\$50,212,000.00			
<b>Source of Funding:</b>	\$49,181,800.00	22/23	CurrFunds-CapImp	(A)
	1,030,200.00		Gifts	(O)
<b>Comment:</b>	Four proposals were received on April 11, 2023. The Notice of Intent to award was sent on May 17, 2023, naming Hoar Construction, LLC as the best evaluated proposer. No protests were received in the protest period.			
<b>Previous Action:</b>	07/13/2022	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method	
	08/19/2022	ESC	Approved designer selection (Tuck Hinton Architects, PLC)	
<b>Minutes:</b>	06/08/2023	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction, LLC)	

TENNESSEE BOARD OF REGENTS**Nashville State Community College, Nashville, Davidson County, Tennessee** \*\*

**Requested Action:** Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

**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:** Two proposals were received on April 11, 2023. One proposer withdrew. The Notice of Intent to award was sent on May 19, 2023, naming T.W. Frierson Contractor, Inc. as the best evaluated proposer. No protests were received in the protest period.

**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)

**Minutes:** 06/08/2023 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (T.W. Frierson Contractor, Inc.)

\*\* Work will be done in Montgomery County



TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Nashville. Nashville. Davidson County. Tennessee

<b>Requested Action:</b>	<b>Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor</b>		
<b>Project Title:</b>	Allied Health Building		
<b>Project Description:</b>	New Allied Health Building to include programs in Nursing, Dental Assisting, Phlebotomy, and EMT. Building includes classrooms, nursing sim lab, dental exam spaces, EMT ambulance bay, offices, and support spaces. 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.		
<b>SBC Number:</b>	166/064-01-2022		
<b>Total Project Budget:</b>	\$28,000,000.00		
<b>Source of Funding:</b>	\$21,000,000.00	22/23	CurrFunds-CapImp (A)
	7,000,000.00	18/19	CurrFunds-CapImp (A)
<b>Comment:</b>	Six proposals were received on April 11, 2023. One proposer withdrew. The Notice of Intent to award was sent on May 19, 2023, naming Turner Construction Company as the best evaluated proposer. No protests were received in the protest period.		
<b>Previous Action:</b>	07/13/2022	SBC	Approved project and to select a designer
	09/21/2022	ESC	Approved designer selection (Johnson Johnson Crabtree Architects, P.C.)
	10/24/2022	SBC	Approved utilizing CM/GC alternative delivery method
<b>Minutes:</b>	06/08/2023	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Turner Construction Company)

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

**Requested Action:** Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

**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.

**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:** Three proposals were received on April 11, 2023. The Notice of Intent to award was sent on May 17, 2023, naming Hoar Construction, LLC as the best evaluated proposer. No protests were received in the protest period.

**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)

**Minutes:**

06/08/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)
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TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Livingston, Livingston, Overton County, Tennessee

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

**Project Title:**           Diesel Technology Facility

**Project Description:**    Construct a new facility for Diesel Technology program. The new building will be located on the existing campus and shall include classrooms, repair bays, and associated support spaces. Project includes all related work.

**SBC Number:**            166/062-01-2022

**Total Project Budget:**   \$14,800,000.00

**Source of Funding:**     \$14,800,000.00    22/23   CurrFunds-CapImp    (A)

**Comment:**                This project is on schedule and in budget with construction anticipated to start fall of 2023.

**Previous Action:**        07/13/2022    SBC    Approved project and to select a designer  
    08/19/2022    ESC    Approved designer selection (Tinker Ma, LLC)

**Minutes:**                 06/08/2023    SBC    Approved EDP as recommended by the State Architect

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

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

**Project Title:**               Diesel Technology Facility

**Project Description:**       Construct a new facility for Diesel Powered Equipment Technology, Power Line Construction and Maintenance, and Truck Driving programs. Project includes all related work.

**SBC Number:**               166/078-01-2022

**Total Project Budget:**     \$7,800,000.00

**Source of Funding:**       \$7,800,000.00     22/23   CurrFunds-CapImp     (A)

**Comment:**                 This project is on schedule and in budget with construction anticipated to start fall of 2023.

**Previous Action:**         07/13/2022     SBC    Approved project and to select a designer  
                                   08/19/2022     ESC    Approved designer selection (Tinker Ma, LLC)

**Minutes:**                 06/08/2023     SBC    Approved EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTSMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:** Approval of a project utilizing MTSU campus procurement for the work and utilizing a previously selected designer

**Project Title:** Athletic Video Board Upgrades

**Project Description:** Replace video boards, related audio systems and control boards at Floyd Stadium and the Murphy Center that are at the end of their useful life.

**SBC Number:** 166/009-01-2023

**Total Project Budget:** \$4,500,000.00

<b>Source of Funding:</b>	\$3,900,000.00	TSSBA	(A)
	\$ 600,000.00	Gifts	(O)

**Comment:** This is a FY 21/22 **disclosed** project (\$3,900,000.00) in the capital budget. The total project budget amount is more than the disclosed amount due to price escalation with electrical semiconductor components and brought forward at this time to coordinate with the current Student Athlete Performance Center Project (SBC# 166/009-02-2021).

Scope of work includes equipment purchase and installation of new video boards to replace existing video boards that are at the end of their useful life.

Use of a previously selected Designer (Goodwyn, Mills and Cawood, Inc.) is requested to ensure proper coordination with the ongoing work to facilitate athletic video board installation being carried out with the TBR/MTSU Student Athlete Performance Center (SBC# 166/009-02-2021) and provide construction administration to help ensure work is carried out per agreement with equipment vendor.

**Minutes:** 06/08/2023 SBC Approved project utilizing MTSU campus procurement for the work and utilizing a previously selected designer (Goodwyn Mills and Cawood, Inc.)

DEPARTMENT OF MILITARYVolunteer Training Site - Fort Campbell, Fort Campbell, Christian County, Kentucky

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

**Project Title:** Ft. Campbell UTES General Purpose Bay

**Project Description:** Construct a general-purpose bay, including all site work, utilities, access aprons, pneumatic connections, lifting equipment, vehicle exhaust systems, and all related work.

**SBC Number:** 368/014-01-2023

**Total Project Budget:** \$2,600,000.00

**Current Project Funding** \$ 131,113.00

**Source of Funding:** \$ 131,113.00 Federal Funds (NGB) (F)

**Comment:** This request is 100% federally funded. 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 through project completion.

**Minutes:** 06/08/2023 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYJackson Readiness Center, Jackson, Madison County, Tennessee

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

**Project Title:**               Jackson Rotary Aircraft Unheated Storage Building

**Project Description:**       Construct an unheated aircraft storage building, including all site work, utilities, access aprons, and all related work.

**SBC Number:**               361/042-01-2023

**Total Project Budget:**     \$1,210,000.00

**Current Project Funding:**   \$ 76,034.00

**Source of Funding:**       \$ 76,034.00                   Federal Funds (NGB)                   (F)

**Comment:**                   This request is 100% federally funded. 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 through project completion.

**Minutes:**                   06/08/2023   SBC   Approved project and to select a designer

DEPARTMENT OF MILITARYLebanon Readiness Center, Lebanon, Wilson County, Tennessee

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

**Project Title:**               Lebanon Field Maintenance Shop General Purpose Bay

**Project Description:**       Construct a general purpose bay, including all site work, utilities, access aprons, pneumatic connections, lifting equipment, vehicle exhaust systems, and all related work.

**SBC Number:**               361/050-01-2023

**Total Project Budget:**     \$3,060,000.00

**Current Project Funding:**   \$ 152,023.00

**Source of Funding:**       \$ 152,023.00                   Federal Funds (NGB)                   (F)

**Comment:**                   This request is 100% federally funded. 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 through project completion

**Minutes:**                   06/08/2023    SBC    Approved project and to select a designer



DEPARTMENT OF CORRECTIONDebra K. Johnson Rehabilitation Center, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project and to utilize an Agency Consultant for design

**Project Title:** DJRC HVAC System Upgrades

**Project Description:** Provide and replace necessary HVAC units, provide and install ultraviolet air purifiers, controls, and all required related work.

**SBC Number:** 142/009-01-2023

**Total Project Budget:** \$1,440,000.00

**Current Project Funding:** \$ 122,000.00

**Source of Funding:** \$ 122,000.00 Federal Grant (ELC Confinement Facilities) (F)

**Comment:** The use of an agency consultant (I. C. Thomasson Associates, Inc.) is requested due to their programming involvement and the need for an accelerated schedule due to the current Grant term expiration of July 31, 2024. Future funding for the construction phase will come from either an extension of the Grant that the agency is currently working on or through the capital budget process.

**Minutes:** 06/08/2023 SBC Approved project and utilizing an Agency Consultant (I.C. Thomasson Associates, Inc.) for design

DEPARTMENT OF CORRECTIONDebra K. Johnson Rehabilitation Center, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project and to utilize an Agency Consultant for design

**Project Title:** DJRC Health Services Renovations and Addition

**Project Description:** Renovate Health Services areas in Buildings 4 and 6, construct an addition for Building 4 Health Services, and all required related work.

**SBC Number:** 142/009-02-2023

**Total Project Budget:** \$4,750,000.00

**Current Project Funding:** \$ 378,000.00

**Source of Funding:** \$ 378,000.00 Federal Grant (ELC Confinement Facilities) (F)

**Comment:** The use of an agency consultant (A2H Inc.) is requested due to their programming involvement and the need for an accelerated schedule due to the current Grant term expiration of July 31, 2024. Future funding for the construction phase will come from either an extension of the Grant that the agency is currently working on or through the capital budget process.

**Minutes:** 06/08/2023 SBC Approved project and utilizing an Agency Consultant (A2H, Inc.) for design

DEPARTMENT OF TRANSPORTATIONRegion 4 - West TN, Jackson, Madison County, Tennessee

**Requested Action:** Approval of a project and to utilize an Agency Consultant for design

**Project Title:** Region 4 District Garage Maintenance Bay Upgrades

**Project Description:** Replace rear window with overhead garage door, upgrade lighting to LED, construct building extension for maintenance pit, and all required related work.

**SBC Number:** 244/010-01-2023

**Total Project Budget:** \$1,500,000.00

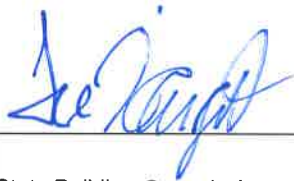
**Source of Funding:** \$1,500,000.00      22/23      TDOT Plant Construction Funds      (A)

**Comment:** This is a FY 22/23 line-item project (District Garage Maintenance Bay Upgrades) in the capital budget.

The use of Smith Seckman & Reid Inc. for this project is requested due to their completion of standardized prototypical design documents and their specific knowledge of seismic engineering required for this region.

**Minutes:** 06/08/2023    SBC    Approved project and utilizing an Agency Consultant (Smith Seckman & Reid, Inc.) for design

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State