

MINUTES
STATE BUILDING COMMISSION
October 12, 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. Speaker Sexton called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Cameron Sexton, Speaker of the House of Representatives
Tre Hargett, Secretary of State
David Lillard, State Treasurer
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Vice-Chairman Randy McNally, Lieutenant Governor
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- Department of General Services
- Department of Intellectual & Developmental Disabilities
- Department of Correction
- University of Tennessee
- State Building Commission

PRESENTER

Commissioner Christi Branscom
Commissioner Brad Turner
Assistant Commissioner Bobby Straughter
Assistant Vice President of Capital Projects Austin Oakes
State Architect Ann McGauran

OTHER PARTICIPANTS

Ned Stacy, Thomas & Litton, Inc.
Mickey Sutliff, Sanders Pace Architecture, LLC
Kelly Headden, Barber McMurry Architects, LLC

CONSENT AGENDA

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

1. Agency: **University of Memphis**
Project Title: Campus Consultants
SBC Project No: 367/000-01-2023
Requested Action: Approval of a procurement and proceeding with the process to select consultants

2. Agency: **Tennessee Board of Regents / Motlow State Community College**
Project Title: Master Plan
SBC Project No: 166/021-03-2023
Requested Action: Approval of a project and to issue a Request for Proposal for master planning services

3. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Athens**
Project Title: Polk County Facility
SBC Project No: 166/040-02-2023
Requested Action: Approval of a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method

4. Agency: **Tennessee Technological University**
Project Title: Craft Center HVAC Upgrades
SBC Project No: 364/031-01-2022
Requested Action: Approval to cancel a project

5. Agency: **Tennessee Technological University**
Project Title: Craft Center Generator and Fire Pump Upgrades
SBC Project No: 364/031-02-2022
Requested Action: Approval to cancel a project

6. Agency: **Tennessee Technological University**
Project Title: Craft Center Upgrades
SBC Project No: 364/031-01-2023
Requested Action: Approval of a revision in project budget, funding, and scope

7. Agency: **University of Tennessee – Chattanooga**
Project Title: Building Envelope Repairs
SBC Project No: 540/005-03-2023
Requested Action: Approval of a project and proceeding with the process to select a designer

8. Agency: **University of Tennessee – Chattanooga**
Project Title: University Center Renovations
SBC Project No: 540/005-03-2022
Requested Action: Approval of a revision in project budget and funding

9. Agency: **University of Tennessee Institute of Agriculture**
 Project Title: ARP – Protein Innovation Center
 SBC Project No: 540/001-21-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

10. Agency: **University of Tennessee**
 Project Title: Professional Consultants
 SBC Project No: 540/000-01-2020
 Requested Action: Approval of a revision in project budget and funding, and selecting additional consultants for the remaining two years.

11. Agency: **University of Tennessee – Knoxville**
 Project Title: Elevator Upgrades (23/24)
 SBC Project No: 540/009-14-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

12. Agency: **University of Tennessee – Knoxville**
 Project Title: Buehler Hall Structural Repairs
 SBC Project No: 540/009-02-2022
 Requested Action: Approval of a revision in project scope, budget, and funding

13. Agency: **University of Tennessee – Knoxville**
 Project Title: Neyland Thompson Sports Center Renovation
 SBC Project No: 540/009-31-2022
 Requested Action: Approval of a revision in project funding, and utilizing System Procurement for a portion of the work

14. Agency: **Department of Environment & Conservation**
 Project Title: Rocky Fork State Park Visitor Center
 SBC Project No: 126/088-02-2017
 Requested Action: Approval of a revision in project budget, scope, and funding

15. Agency: **Department of Environment & Conservation**
 Project Title: Middle Fork Bottoms Visitor Center, Maintenance Facility, and Amenities
 SBC Project No: 126/053-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

16. Agency: **Tennessee State Veterans Homes Board**
 Project Title: West TN Veterans Nursing Home
 SBC Project No: 680/006-01-2014
 Requested Action: Approval of a revision in funding

17. Agency: **Department of General Services**
 Project Title: TN Tower Office Space Consolidation – TDOT
 SBC Project No: 529/079-02-2022
 Requested Action: Approval of a revision in project funding

18. Agency: **Department of General Services**
Project Title: Andrew Johnson Tower Office Space Consolidation – DHS
SBC Project No: 529/078-01-2022
Requested Action: Approval of a revision in project funding

DEPARTMENT OF GENERAL SERVICES

Nashville Supreme Court Building, Nashville, Davidson 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: Old Library and Archives and Supreme Court Building Renovation

Project Description: Interior and exterior renovations to include replacement of the stacks with office space and a level of added parking, addition of a connector between the buildings, and all required related work.

SBC Number: 529/074-01-2023

Total Project Budget: \$130,540,000.00

Current Project Funding: \$ 7,300,000.00

Source of Funding: \$ 7,300,000.00 23/24 FRF CurrFunds-CapImp (A)

Comment: This is a FY 23/24 line-item project in the capital budget (Old Library and Archives and Supreme Court Building Design \$7,300,000.00).

The Tennessee Historical Commission requests to look at the design drawings for this alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

The use of CM/GC alternative delivery method is requested due to complexity and historic nature of the project. CMs with experience in renovations to historic structures will be sought.

Minutes: 10/12/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method

DEPARTMENT OF GENERAL SERVICES

Tennessee Performing Arts Center, Nashville, Davidson County, Tennessee

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

Project Title: Tennessee Performing Arts Center Relocation Grant

Project Description: Grant to provide for the design and construction of a new performing arts center.

SBC Number: 529/000-02-2023

Total Project Budget: \$200,000,000.00

Source of Funding: \$200,000,000.00 23/24 CurrFunds-CapImp (A)

Comment: This is a FY 23/24 line-item project in the capital budget and has been determined to be for a public purpose.

Grant funds are subject to a 20% match by the grantee. The duration of the grant will be until the state grant is disbursed or on July 1, 2028.

Minutes: 10/12/2023 SBC Approved a grant agreement

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

East Tennessee Regional Office, Greeneville, Greene County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by Thompson & Litton, Inc.

Project Title: New DIDD East Tennessee Regional Office Facility

Project Description: Construct a new facility that includes office, clinic, warehouse, and maintenance space; selective demolition of existing structures to accommodate the new facility; and all required related work.

SBC Number: 346/007-01-2022

Total Project Budget: \$53,740,000.00

Source of Funding: \$53,740,000.00 Federal Funds (ARP) (F)

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

Previous Action: 04/14/2022 SBC Approved project and to select a designer and utilizing CM/GC alternative delivery method
05/23/2022 ESC Approved designer selection (Thompson & Litton, Inc.)
01/12/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Messer Construction Company)

Minutes: 10/12/2023 SBC Commissioner Turner introduced Mr. Ned Stacy with Thompson & Litton, Inc. Mr. Stacy gave the presentation stating that the project is in budget and on schedule with a projection to be complete by April 2026.

Secretary Hargett asked about the difference between the total project budget and the cost shown in the presentation. State Architect McGauran replied that presentation was just indicating the construction cost and construction contingency however the total project budget also includes the designer fee, equipment, furniture, owners contingency, and any other cost to complete the project in addition to the construction cost.

Commissioner Bryson stated that his mother-in-law, who passed away, was a registered nurse and spent most of her life in Greeneville, TN and worked for several years at Greene Valley. Commissioner Bryson stated that she loved the mountains and the people and she would be really proud of this facility, the way it looks and that it is there to serve the people. He appreciated the presentation and the design for the new facility. He stated that it will be very beneficial to the people in that area. Mr. Stacy replied that the community is very excited and welcoming to the new age of the Greene Valley campus and appreciates the opportunity to build this beautiful place.

The Commission approved the EDP as presented by Thompson & Litton, Inc.

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: **Approval of a project and to utilize an agency consultant for design**

Project Title: SCCF HVAC and Building Automation System Upgrades

Project Description: Upgrade HVAC equipment, building automation systems, and all required related work.

SBC Number: 142/018-02-2023

Total Project Budget: \$18,070,000.00

Source of Funding: \$18,070,000.00 23/24 CurrFunds-CapMaint (A)

Comment: This is a combination of two FY 23/24 line-item projects in the capital budget (SCCF HVAC Replacement for Support Buildings \$5,000,000 and SCCF HVAC Upgrades for Housing Units \$13,070,000).

The use of an agency consultant (Dewberry Engineers, Inc.) is requested due to their involvement in the programming effort at this facility and the need to expedite the project schedule.

Minutes: 10/12/2023 SBC Approved project and utilizing an agency consultant (Dewberry Engineers, Inc.) for design

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: **Approval of a project and to utilize a previously selected designer**

Project Title: SCCF Domestic Water Piping Phase 2

Project Description: Replace domestic water piping, equipment, and all required related work.

SBC Number: 142/018-01-2023

Total Project Budget: \$4,700,000.00

Source of Funding:	\$2,500,000.00	23/24	CurrFunds-CapMaint	(A)
	\$2,200,000.00	22/23	TDOC Op Funds	(A)

Comment: This is a FY 23/24 line-item project in the Capital Budget (\$2,500,000.00). The cost estimate increased upon completion of the programming work for this phase, after the budget information was submitted, and TDOC is adding their operations funding to make up the difference.

The use of a previously selected designer (Smith Seckman Reid, Inc.) is requested due to their design efforts on the Phase 1 project (SBC# 142/018-02-2013 SCCF Water Piping Replacement) and their programming efforts on this Phase 2 project. The Phase 1 project replaced the domestic water lines for Buildings 10C, 10D, and portions of the Annex Building. This Phase 2 project will replace the remaining domestic water piping at Buildings 10A, 10B, and 10E; the medium security housing buildings; and the outstanding portions of the Annex Building.

Minutes: 10/12/2023 SBC Approved project and utilizing a previously selected designer (Smith Seckman Reid, Inc.)

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Sanders Pace Architecture, LLC

Project Title: Carousel Theatre Replacement

Project Description: This project will replace the Ula Love Doughty Carousel Theatre with a new theatre. The new structure will enable the Department of Theater to accommodate greater flexibility in not only the types of performances but also solve safety and code issues which were major obstacles in the existing structure. It will provide a new performance hall, theater support, shops, and patron support spaces.

SBC Number: 540/009-08-2021

Total Project Budget: \$25,100,000.00

Source of Funding: \$21,875,231.00 Plant Funds (Non-Aux) (A)
 \$ 3,224,769.00 Gifts (A)

Previous Action: 04/08/2021 SBC Approved project and to select a designer
 04/19/2021 ESC Approved designer selection (Sanders Pace Architecture, LLC)
 05/24/2021 ESC Approved utilizing CM/GM as alternative delivery method.
 11/10/2021 SBC Approved CM/GC contract award to Blaine Construction Corporation
 02/10/2022 SBC Approved a revision in project budget and funding
 11/10/2022 SBC Approved a revision in project budget and funding

Minutes: 10/12/2023 SBC Assistant Vice President of Capital Project Austin Oakes introduced Mr. Mickey Sutliff with Sanders Pace Architecture, LLC. Mr. Sutliff gave the presentation stating that the project is in budget and on schedule for completion in late spring/early summer of 2025.

The Commission approved the EDP as presented by Sanders Pace Architecture, LLC.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Barber McMurry Architects, LLC

Project Title: Lindsey Nelson Stadium Renovation

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

SBC Number: 540/009-43-2022

Total Project Budget: \$95,800,000.00

Source of Funding:	\$85,000,000.00	TSSBA	(A)
	\$ 1,403,000.00	Plant Funds (Aux-athletics)	(A)
	\$ 9,397,000.00	Gifts	(O)

Previous Action:	12/12/2022	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method
	12/15/2022	ESC	Approved designer selection (Barber McMurry Architects, LLC)
	08/10/2023	SBC	Approved a revision in project budget and funding

Minutes: 10/12/2023 SBC Assistant Vice President of Capital Project Austin Oakes introduced Mr. Kelly Headden with Barber McMurry Architects, LLC. Mr. Headden gave the presentation stating that the project is in budget and on schedule with phase one in February 2024 and phase two in February 2025.

Commissioner Bryson asked if both construction phases were included in the cost of the project. Mr. Headden replied that was correct.

The Commission approved the EDP as presented by Barber McMurry Architects, LLC.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on September 14, 2023.

Report of Items Approved by Office of the State Architect

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

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|--|---|
| <p>1) State Procurement Agency: Austin Peay State Univ.
Location: Clarksville, Tennessee
Project Title: Lot 7 Improvements
SBC Project No: 373/003-01-2022
Designer: Hurst-Rosche, Inc.
Construction Completion %: 85%
Change Order No. 3
Change Order Amount: \$76,575.46
Change Order Percentage: 8.5%
Cumulative Percentage: 19.86%</p> <p><u>Approved Project Funding</u>
Original Bid Target: \$1,100,000.00
Base Contract Amount: \$900,817.00
Contingency: \$55,000.00</p> | <p>User Agency: Austin Peay State University</p> <p>Approval Date: 09/14/2023
Contractor: Tugsun Group, Inc.
Targeted Substantial Completion: 10/08/2023
Comment: Hidden Conditions
This change order addresses the need to remediate unsuitable subsoil conditions.</p> <p><u>After This Change Order</u>
Revised Contract Amount: \$1,079,799.13
Remaining Undedicated Funds: \$196,401.00</p> |
| <p>2) State Procurement Agency: TN Board of Regents
Location: Covington, Tennessee
Project Title: Welding & Machine Tool Addition
SBC Project No: 166/000-01-2022
Designer: Clark + Assoc. Arch.
Construction Completion %: 60%
Change Order No. 2
Change Order Amount: (\$85,023.30)
Change Order Percentage: (13.61%)
Cumulative Percentage: (12.22%)</p> <p><u>Approved Project Funding</u>
Original Bid Target: \$624,600.00
Base Contract Amount: \$624,600.00
Contingency: \$62,400.00</p> | <p>User Agency: TCAT Covington</p> <p>Approval Date: 09/11/2023
Contractor: Jayco Development Corp.
Targeted Substantial Completion: 10/02/2023
Comment: Error/Cost Efficiencies
This change order addresses the need to credit the project for the removal of an epoxy floor in lieu of a concrete sealer which are identified as cost efficiencies and countertop finish work which is identified as a designer error.</p> <p><u>After This Change Order</u>
Revised Contract Amount: \$548,259.90
Remaining Undedicated Funds: \$62,400.00</p> |

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT Covington
Location: Covington, Tennessee
Project Title: Welding & Machine Tool Addition
SBC Project No: 166/000-01-2022 **Approval Date:** 09/12/2023
Designer: Clark + Assoc. Arch. **Contractor:** Jayco Development Corp.
Construction Completion %: 60% **Targeted Substantial Completion:** 10/02/2023
Change Order No. 3 **Comment: Added Scope**
Change Order Amount: \$736.40 This change order addresses the need to replace deteriorated door components.
Change Order Percentage: .12%
Cumulative Percentage: (12.10%)
Approved Project Funding
Original Bid Target: \$624,600.00
Base Contract Amount: \$624,600.00 **After This Change Order**
Contingency: \$62,400.00 **Revised Contract Amount:** \$548,996.74
Remaining Undedicated Funds: \$62,400.00
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT McKenzie
Location: McKenzie, Tennessee
Project Title: Plumbing Repairs
SBC Project No: 166/066-01-2021 **Approval Date:** 08/30/2023
Designer: HNA Engineering PLLC **Contractor:** Billy Rogers Plumbing Heating & AC
Construction Completion %: 50% **Targeted Substantial Completion:** 09/19/2023
Change Order No. 2 **Comment: Cost Efficiencies**
Change Order Amount: (\$34,076.84) This change order addresses the need to credit the project for piping work that is not needed.
Change Order Percentage: (15.78%)
Cumulative Percentage: (12.16%)
Approved Project Funding
Original Bid Target: \$220,000.00 **After This Change Order**
Base Contract Amount: \$216,000.00 **Revised Contract Amount:** \$189,724.99
Contingency: \$20,000.00 **Remaining Undedicated Funds:** \$24,000.00
- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Education
Location: Nashville, Tennessee
Project Title: TN School for the Blind TN Centralized Operations Bldg.
SBC Project No: 168/005-01-2017 **Approval Date:** 09/11/2023
Designer: Kline Swinney Assoc. **Contractor:** Boger Construction, LLC
Construction Completion %: 99% **Targeted Substantial Completion:** 09/07/2023
Change Order No. 14 **Comment: Hidden Conditions**
Change Order Amount: \$15,102.79 This change order addresses the need to add a new electrical circuit. This change order adds 45 days to the project schedule.
Change Order Percentage: .47%
Cumulative Percentage: 24.23%
Approved Project Funding
Original Bid Target: \$3,900,000.00 **After This Change Order**
Base Contract Amount: \$3,203,350.00 **Revised Contract Amount:** \$3,979,408.22
Contingency: \$195,000.00 **Remaining Undedicated Funds:** \$310,417.97

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Education
Location: Nashville, Tennessee
Project Title: TN School for the Blind TN Centralized Operations Bldg.
SBC Project No: 168/005-01-2017 **Approval Date:** 09/25/2023
Designer: Kline Swinney Assoc. **Contractor:** Boger Construction, LLC
Construction Completion %: 99% **Targeted Substantial Completion:** 09/07/2023
Change Order No. 15 **Comment: Hidden Conditions**
Change Order Amount: \$8,392.83 This change order addresses the need to relocate existing fiber cables. This change order adds 14 days to the schedule.
Change Order Percentage: .26%
Cumulative Percentage: 24.49% **After This Change Order**
Approved Project Funding
Original Bid Target: \$3,900,000.00
Base Contract Amount: \$3,203,350.00 **Revised Contract Amount:** \$3,987,801.05
Contingency: \$195,000.00 **Remaining Undedicated Funds:** \$310,417.97
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Sparta, Tennessee
Project Title: Sparta Readiness Center Structural Repairs
SBC Project No: 361/087-01-2021 **Approval Date:** 09/12/2023
Designer: Hurst-Rosche, Inc. **Contractor:** King Construction Group, Inc.
Construction Completion %: 78% **Targeted Substantial Completion:** 02/05/2024
Change Order No. 1 **Comment: Hidden Conditions**
Change Order Amount: \$44,429.53 This change order addresses the need to replace deteriorated framing and roof panels, flashing, sealants and brickwork and also replace a concrete landing and add protective bollards. This change order adds 10 days to the project schedule.
Change Order Percentage: 11.75% **After This Change Order**
Cumulative Percentage: 11.75%
Approved Project Funding
Original Bid Target: \$450,000.00
Base Contract Amount: \$378,235.00 **Revised Contract Amount:** \$422,664.53
Contingency: \$45,000.00 **Remaining Undedicated Funds:** \$81,723.47
- 8) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Office Consolidation for Finance & Administration and Secretary of State
SBC Project No: 529/079-03-2021 **Approval Date:** 09/19/2023
Designer: HMK **Contractor:** Grace Contracting
Construction Completion %: 94% **Targeted Substantial Completion:** 09/29/2023
Change Order No. 3 **Comment: Hidden Conditions/Added Scope**
Change Order Amount: \$46,661.51 This change order addresses the need to modify an existing wall, relocate a card reader, install an additional thermostat, and install new door hardware.
Change Order Percentage: 9.72% **After This Change Order**
Cumulative Percentage: 19.02%
Approved Project Funding
Original Bid Target: \$700,000.00
Base Contract Amount: \$480,099.00 **Revised Contract Amount:** \$571,392.70
Contingency: \$70,000.00 **Remaining Undedicated Funds:** \$299,471.31

Initial and Revised Approvals of Capital Projects

- Reported the following three capital improvements 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:** University of Tennessee Institute of Agriculture
Location: Columbia, Tennessee
Project Title: Ridley 4-H Center Office Demolition
Project Description: Demolition of the Ridley 4-H Center Leader's Office including all related work.
SBC Project No. 540/001-20-2023
Total Project Budget: \$33,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Consultant (Orchard ,Hiltz & McCliment, Inc.) for design and System Procurement for construction
Approval Date: 10/11/2023
 - 2) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: 455 N. 2nd Street Demolition
Project Description: Demolition of 455 N. 2nd Street., and all related work.
SBC Project No. 373/003-05-2023
Total Project Budget: \$20,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Procurement for construction
Approval Date: 10/12/2023
 - 3) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: 738 Robb Avenue Demolition
Project Description: Demolition of 738 Robb Ave., and all related work.
SBC Project No. 373/003-06-2023
Total Project Budget: \$25,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Procurement for construction
Approval Date: 10/11/2023
- 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:** Tennessee Board of Regents / Columbia State Community College
Location: Columbia, Tennessee
Project Title: HVAC and Restroom Upgrades – Lewisburg Campus
Project Description: Replace HVAC units and upgrade two restrooms to serve as a single user ADA restroom. Project includes minor interior repairs and all related work.
SBC Project No. 166/015-01-2023
Total Project Budget: \$457,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a Statewide Consultant (Gresham Smith) for design and Campus Procurement for construction
Approval Date: 09/25/2023

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Integrated Health Services Building
Project Description: Construction of a new Integrated Health Services Building on the Innovation Park Campus. Renovation of space for the College of Nursing, College of Clinical and Rehabilitative Health Sciences, the Student/University Health Clinic, a portion of Nicks Hall, and the Dental Hygiene area of Lamb Hall.
SBC Project No. 369/005-05-2022
Total Project Budget: \$43,900,000.00
Source of Funding: \$40,844,600.00 22/23 CurrFunds-CapImp (A)
\$ 3,055,400.00 Gifts (O)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (BurWil Construction Company, Inc.)
Approval Date: 09/20/2023

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:** Austin Peay State University
Transaction Description: Transaction No. 21-08-008
Location: Austin Peay State University
Montgomery County – 0.38 acres – 455 N. 2nd Street, Clarksville, TN
Owner(s): Austin Peay State University Foundation (APSUF)
Estimated Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved acquisition in fee with waiver of appraisal
Approval Date: 09/25/2023

- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 23-03-003
Location: Warriors' Path State Park (WPSP)
Sullivan County 0.80 ± acres permanent utility easement – 490 Hemlock Road, Kingsport, TN
Grantee: City of Kingsport
Estimated Sale Price: Mutual Benefit
Source of Funding: 22/23 State Lands Acquisition Fund (A)
Approval: Approved disposal by easement with waiver of advertisement and appraisal
Approval Date: 09/25/2023

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Arena Renovations and Systems Improvements
SBC Project No. 540/009-07-2017
Designer: Studio Four Design
Amount: \$60,034.53
Explanation: This ASR is for additional design services as requested by the owner which is identified as a project programming request.
Approval Date: 09/21/2023
OSA Receipt Date: 09/19/2023
 - 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Hodges Library Rooms Renovation
SBC Project No. 540/009-26-2021
Designer: Randolph Architecture
Amount: \$6,437.00
Explanation: This ASR is for additional redesign services as requested by the owner which is identified as a project programming request.
Approval Date: 09/12/2023
OSA Receipt Date: 09/19/2023
 - 3) **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Franklin, Tennessee
Project Title: Carter House New Visitor Center
SBC Project No. 160/008-01-2017
Designer: The Orcutt Winslow LLLP
Amount: \$400.00
Explanation: This ASR is for hydrant flow testing services required for the successful execution of the project.
Approval Date: 08/18/2023
OSA Receipt Date: 08/18/2023
 - 4) **State Procurement Agency:** STREAM / Department of Military
Location: Covington, Tennessee
Project Title: Covington Readiness Center Re-Roof and Facility Update
SBC Project No. 361/016-01-2022
Designer: Archimania, P.C.
Amount: \$25,310.00
Explanation: This ASR is for a storm damage assessment of the building required for the successful execution of the project.
Approval Date: 09/18/2023
OSA Receipt Date: 09/18/2023

Other Business

There being no further business, the meeting adjourned at 11:38 a.m.

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

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

Project Title: Campus Consultants

Project Description: Campus-wide professional services with consultants for Architecture, Mechanical Engineering, Electrical Engineering, and Structural/Civil Engineering.

SBC Number: 367/000-01-2023

Total Project Budget: \$500,000.00

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

Comment: This project will serve Campus needs for professional consultant services for a term of five years.

Minutes: 10/12/2023 SBC Approved procurement and to select consultants

TENNESSEE BOARD OF REGENTSMotlow State Community College, Lynchburg, Moore 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 Master Plan.

SBC Number: 166/021-03-2023

Total Project Budget: \$200,000.00

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

Comment: Current Master Plan was completed in 2012.

Minutes: 10/12/2023 SBC Approved project and issuing an RFP for master planning services

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Athens, Athens, McMinn County, Tennessee **

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

Project Title: Polk County Facility

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

SBC Number: 166/040-02-2023

Total Project Budget: \$17,000,000.00

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

Comment: This adds a portion of a FY23/24 line-item in the capital budget (Statewide TCAT New Campus Locations \$17,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

Minutes: 10/12/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

** Work to be done in Polk County

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

Requested Action: Approval to cancel a project

Project Title: Craft Center HVAC Upgrades

Project Description: Replace air handlers and fan coil units in the Administration & Gallery building, and replace pipe insulation in Administration & Gallery, Glass & Metals, Cool Wing and Clay buildings, and all related work.

SBC Number: 364/031-01-2022

Total Project Budget: \$1,140,000.00

Project Expenditures: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,140,000.00	(\$1,140,000.00)	\$ 0.00	22/23	CurrFunds-CapMaint (MP) (A)
Original Project Funding:	\$1,140,000.00				
Change in Funding:		(\$1,140,000.00)			
Revised Project Funding:			\$ 0.00		

Comment: This scope and funding are being transferred to SBC 364/031-01-2023 Craft Center Upgrades.

Previous Action: 07/13/2022 SBC Approved project and to select a designer
08/22/2022 ESC Approved designer selection (Maffett Loftis Engineering)

Minutes: 10/12/2023 SBC Approved cancellation of the project

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Smithville, Dekalb County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Craft Center Generator and Fire Pump Upgrades

Project Description: Install a generator to provide power to the sprinkler system fire pump during power outages. Relocate the fire pump and bring it up to present day codes, and all related work.

SBC Number: 364/031-02-2022

Total Project Budget: \$550,000.00

Project Expenditures: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$550,000.00	(\$550,000.00)	\$ 0.00	22/23 CurrFunds-CapMaint (MP) (A)
Original Project Funding:	\$550,000.00			
Change in Funding:		(\$550,000.00)		
Revised Project Funding:			\$ 0.00	

Comment: This scope and funding are being transferred to SBC364/031-01-2023 Craft Center Upgrades.

Previous Action: 07/25/2022 SBC Approved project and to select a designer
07/25/2022 ESC Approved designer selection (Maffett Loftis Engineering)

Minutes: 10/12/2023 SBC Approved cancellation of the project

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Smithville, DeKalb County, Tennessee

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

Project Title: Craft Center Upgrades

Project Description: This project will provide for upgrades, repairs and system replacements at the Joe L. Evins Appalachian Center for Crafts, and all related work to the following buildings: Administration & Gallery, Glass & Metals, Cool Wing and Clay Studio Buildings, and related electrical infrastructure. ~~The central chiller and cooling tower will be replaced.~~ *Replace the existing chiller with an air-cooled chiller and demolish the cooling tower. Install phase loss monitoring on the incoming electrical service. Relocate and replace the domestic water booster pump. Install a generator to provide power to the sprinkler system fire pump and the domestic water booster pump. Bring the fire pump up to present day codes. This includes all related work.*

SBC Number: 364/031-01-2023

Total Project Budget: \$4,530,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,840,000.00	\$ 0.00	\$2,840,000.00	Plant Funds (Non-Aux)	(A)
	0.00	1,690,000.00	1,690,000.00	22/23 CurrFunds-CapMaint (MP)	(A)
Original Project Funding:	\$2,840,000.00				
Change in Funding:		\$1,690,000.00			
Revised Project Funding:			\$4,530,000.00		

Comment: This increases the project budget from \$2,840,000.00 to \$4,530,000.00 and transfers the scope of work and funding from SBC projects 364/031-01-2022 Craft Center HVAC Upgrades and 364/031-02-2022 Craft Center Generator and Fire Pump Upgrades. Combining this work into a single project is recommended by the designer to allow for the appropriate construction bidding and contractor accountability.

Previous Action: 02/09/2023 SBC Approved project and to select a designer
02/27/2023 ESC Approved designer selection (Maffett Loftis Engineering)

Minutes: 10/12/2023 SBC Approved a revision in project budget, funding, and scope

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action:	Approval of a project and proceeding with the process to select a designer			
Project Title:	Building Envelope Repairs			
Project Description:	Repair and maintenance of exterior building components for facades, roofing systems of multiple buildings, and all related work.			
SBC Number:	540/005-03-2023			
Total Project Budget:	\$7,350,000.00			
Source of Funding:	\$3,700,000.00	23/24	CurrFunds-CapMaint	(A)
	\$3,650,000.00	23/24	CurrFunds-CapMaint(MP)	(A)
Comment:	<p>This is an FY 23/24 <u>line-item</u> project in the capital budget (Phases 1 and 2). The project title has been modified for clarity. Priority buildings for this work are Challenger, 801 McCallie Ave, Grote Hall, Jones Observatory, Music Annex, Hooper Hall, Founders Hall, Danforth Chapel, Patten Chapel, and the Hunter Hall Colonnade.</p> <p>The Tennessee Historical Commission has determined that this project will not adversely affect Grote Hall, Music Annex, Founders Hall, and Hunter Hall Colonnade, and no further action is necessary.</p> <p>The Tennessee Historical Commission requests to look at the design drawings of the alterations impacting 801 McCallie Avenue, Jones Observatory, Hooper Hall, Danforth Chapel, and Patten Chapel, prior to issuing for construction, to insure that work is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historical Properties.</p>			
Minutes:	10/12/2023	SBC	Approved project and to select a designer	

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: University Center Renovations

Project Description: Renovations of the building service and electrical systems; HVAC system, plumbing, lighting, ceilings, building finishes, doors, hardware, windows, roof system; upgrade restrooms; upgrade food service systems; correct drainage problems; repair building envelope; asbestos abatement; and ADA and life safety code upgrades. A new entrance with elevator is also included. There will be wall reconfigurations changing layout, and accommodating system and code upgrades.

SBC Number: 540/005-03-2022

Total Project Budget: \$38,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,250,000.00	\$ 0.00	\$2,250,000.00	Plant Funds (Aux-Dining/Retail)	(A)
	\$ 3,450,000.00	2,000,000.00	5,450,000.00	Plant Funds (Non-Aux)	(A)
	\$ 100,000.00	0.00	100,000.00	Gifts	(O)
	<u>\$27,200,000.00</u>	<u>3,000,000.00</u>	<u>30,200,000.00</u>	TSSBA	(A)
Original Project Budget:	\$33,000,000.00				
Change in Funding:		\$5,000,000.00			
Revised Project Budget:			\$38,000,000.00		

Comment: This request increases the budget from \$33,000,000.00 to \$38,000,000.00 primarily due to market escalation in the overall project and additional furniture needs and is based on the designer and CM/GC's estimate.

Previous Action:

06/21/2022	SBC	Approved project and to select a designer
06/21/2022	ESC	Approved designer selection (MBI Companies, Inc.)
07/13/2022	SBC	Approved utilizing CM/GC alternative delivery method
10/13/2022	SBC	Approved CM/GC contract award to Hoar Construction, LLC

Minutes: 10/12/2023 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Alcoa, Blount County, Tennessee

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

Project Title: ARP – Protein Innovation Center

Project Description: Construction of a Protein Innovation Center for teaching, research, and processing. Includes all related work.

SBC Number: 540/001-21-2023

Total Project Budget: \$15,000,000.00

Source of Funding:	\$12,500,000.00	Federal Funds (ARP)	(F)
	\$ 2,500,000.00	Plant Funds (Non-Aux)	(A)

Comment: This request is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026. This request is a supplement to the FY 22/23 designated ARP funds for UT.

The CM/GC procurement method is requested due to the need for assistance in project budgeting and scheduling. Desired team attributes include ability to schedule the project to meet deadlines as required for the funding and accommodate long lead items in association with this schedule.

Minutes: 10/12/2023 SBC Approved project and to select a designer, and utilizing CM/GC alternative delivery method

UNIVERSITY OF TENNESSEE

University of Tennessee, Statewide, Tennessee

Requested Action: **Approval of a revision in project budget and funding, and selecting additional consultants for the remaining two years**

Project Title: Professional Consultants

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

SBC Number: 540/000-01-2020

Total Project Budget: \$7,777,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$7,174,000.00	\$603,000.00	\$7,777,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$7,174,000.00			
Change in Funding:		\$603,000.00		
Revised Project Budget:			\$7,777,000.00	

Comment: This increases the budget from \$7,174,000.00 to \$7,777,000.00 providing for the remaining two years of the contracts. Services where additional consultants are being requested are shown with a TBD below.

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

Minutes: 10/12/2023 SBC Approved a revision in project budget and funding, and selecting additional consultants for the remaining two years

Professional Consultant Contract Dates

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

Specialty	Firm	Start Date	End Date
Architectural - Knoxville	Architects Weeks Ambrose McDonald, Inc.	11/01/2020	10/31/2021
Architectural - Knoxville	Dollar & Ewers Architecture, Inc.	11/01/2020	10/31/2022
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2020	10/31/2021
Architectural - Knoxville	Brewer, Ingram & Fuller Architects, Inc.	11/01/2021	10/31/2022
Architectural - Knoxville	The Architectural Collaborative, LLC	11/01/2021	10/31/2022
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2022	10/31/2023
Architectural - Knoxville	MBI Companies, Inc.	11/01/2022	10/31/2023
Architectural - Knoxville	Thomas Caldwell, Architect	11/01/2022	10/31/2023
Architectural - Knoxville	TBD	11/01/2023	10/31/2025
Architectural - Knoxville	TBD	11/01/2023	10/31/2025
Architectural - Knoxville	TBD	11/01/2023	10/31/2025
Architectural - Chattanooga	Franklin Associates Architects	11/01/2020	10/31/2021
Architectural - Chattanooga	Workshop Architecture, LLC	11/01/2020	10/31/2021
Architectural - Chattanooga	Tinker Ma, Inc.	11/01/2020	10/31/2025
Architectural - Chattanooga	Derthick Henley & Wilkerson Architects, PLLC	11/01/2021	10/31/2025
Architectural - Chattanooga	Billingsley Architecture	11/01/2021	10/31/2025
Architectural - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2025
Architectural - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022
Architectural - Memphis/Martin	Renaissance Group, Inc.	11/01/2020	10/31/2022
Architectural - Memphis/Martin	Haizlip Studio, PLLC	11/01/2022	10/31/2025
Architectural - Memphis/Martin	ANF Architects, Inc.	11/01/2022	10/31/2025
Architectural - Nashville	AECOM Technical Services, Inc.	11/01/2020	10/31/2022
Architectural - Nashville	The Orcutt/Winslow, LLLP	11/01/2022	10/31/2025
Architectural - Nashville	ProjX, LLC	11/01/2022	10/31/2025
Bldg. Envelope - Knoxville	Roof Design & Consulting Services, Inc.	11/01/2020	10/31/2025
Bldg. Envelope - Chattanooga	Building Management Consultants	11/01/2020	10/31/2021
Bldg. Envelope - Chattanooga	Hefferlin + Kronenberg Architects, PLLC	11/01/2021	10/31/2022
Bldg. Envelope - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2022
Bldg. Envelope - Nashville	Professional Service Industries	11/01/2020	10/31/2025
Civil - Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022
Civil - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2022
Civil - Knoxville	Harold Brown Design, LLC	11/01/2022	10/31/2025
Civil - Knoxville	Orchard, Hiltz & McCliment, Inc.	11/01/2022	10/31/2025
Civil - Chattanooga	Croy Engineering, LLC	11/01/2020	10/31/2025
Civil - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Civil - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022
Civil - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2025
Civil - Memphis/Martin	Cannon & Cannon, Inc.	11/01/2022	10/31/2025
Civil - Nashville	Collier Engineering Co, Inc.	11/01/2020	10/31/2025
Civil - Nashville	James + Associates Engineers & Planners, Inc.	11/01/2022	10/31/2025
Electrical - Knoxville	West Welch Reed Engineers, Inc.	11/01/2020	10/31/2025
Electrical - Knoxville	Facility Systems Consultants, LLC	11/01/2020	10/31/2025

Electrical – Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2025
Electrical - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Electrical - Memphis/Martin	OGCB, Inc.	11/01/2020	10/31/2025
Electrical - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2025
Electrical - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022
Electrical - Nashville	IC Thomasson Associates	11/01/2022	10/31/2025
Electrical - Nashville	Community Solutions be Design, LLC	11/01/2022	10/31/2025
Electrical-Pwr Dist - Knoxville	Allen & Hoshall, Inc.	11/01/2020	10/31/2022
Electrical-Pwr Dist - Chattanooga	MBI Companies, Inc.	11/01/2020	10/31/2021
Electrical-Pwr Dist - Chattanooga	CMTA, Inc.	11/01/2021	10/31/2022
Electrical-Pwr Dist - Chattanooga	McGill Associates, P.A., Inc.	11/01/2022	10/31/2023
Electrical-Pwr Dist - Chattanooga	TBD	11/01/2023	10/31/2025
Environmental - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2021
Environmental – Knoxville	Quantum Environmental & Engineering Services, LLC	11/01/2020	10/31/2025
Environmental - Knoxville	Geoservices, LLC	11/01/2021	10/31/2025
Environmental - Chattanooga	S&ME, Inc.	11/01/2020	10/31/2021
Environmental - Chattanooga	Barge Design Solutions, Inc.	11/01/2020	10/31/2021
Environmental - Chattanooga	Professional Environmental Consulting, Inc.	11/01/2021	10/31/2025
Environmental - Chattanooga	Jacobs Engineering Group, Inc.	11/01/2021	10/31/2025
Environmental - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022
Environmental - Memphis/Martin	Tioga Environmental Consultants, Inc.	11/01/2022	10/31/2025
Environmental - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2025
Geotechnical – Knoxville	Shield Engineering, Inc.	11/01/2020	10/31/2023
Geotechnical – Knoxville	Geoservices, LLC	11/01/2020	10/31/2023
Geotechnical – Knoxville	TBD	11/01/2023	10/31/2025
Geotechnical – Knoxville	TBD	11/01/2023	10/31/2025
Geotechnical – Memphis/Martin	Terracon Consultants, Inc.	11/01/2020	10/31/2025
Geotechnical – Nashville	ECS Southeast, LLP	11/01/2020	10/31/2025
Interior Design – Knoxville	Z Creative Group, Inc.	11/01/2020	10/31/2025
Interior Design – Knoxville	Lauderdale Design Group, Inc.	11/01/2020	10/31/2025
Landscape - Knoxville	Ross/Fowler, PC	11/01/2020	10/31/2025
Landscape - Knoxville	Hedstrom Landscape Architecture	11/01/2020	10/31/2025
Landscape - Chattanooga	Ross/Fowler, PC	11/01/2020	10/31/2025
Landscape - Chattanooga	Croy Engineering, LLC	11/01/2020	10/31/2025
Landscape - Memphis/Martin	Dalhoff Thomas Design, LLC	11/01/2020	10/31/2022
Landscape - Nashville	Hodgson and Douglas, LLC	11/01/2020	10/31/2025
Mechanical - Knoxville	IC Thomasson Associates	11/01/2020	10/31/2025
Mechanical - Knoxville	Engineering Services Group	11/01/2020	10/31/2025
Mechanical - Chattanooga	Compass Commissioning & Design	11/01/2020	10/31/2025
Mechanical – Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2025
Mechanical - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2025
Mechanical - Memphis/Martin	Barham/Cain/Mynatt, Inc.	11/01/2020	10/31/2022
Mechanical - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022
Mechanical - Memphis/Martin	OGCB, Inc.	11/01/2022	10/31/2025
Mechanical - Nashville	Edmonds Engineering, Inc.	11/01/2020	10/31/2022
Mechanical - Nashville	Dewberry Engineers, Inc.	11/01/2022	10/31/2025

Mechanical - Nashville	Community Solutions be Design, LLC	11/01/2022	10/31/2025
Structural - Knoxville	Allen & Hoshall, Inc.	11/01/2020	10/31/2021
Structural - Knoxville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022
Structural - Knoxville	Bennett & Pless, Inc.	11/01/2021	10/31/2022
Structural - Knoxville	Ross Bryan Associates, Inc.	11/01/2022	10/31/2025
Structural - Knoxville	MBI Companies, Inc.	11/01/2022	10/31/2025
Structural - Chattanooga	Bennett & Pless, Inc.	11/01/2020	10/31/2025
Structural - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Structural - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2025
Structural - Memphis/Martin	Burr & Cole Consulting Engineers	11/01/2020	10/31/2025
Structural - Nashville	Ross Bryan Associates, Inc.	11/01/2020	10/31/2025
Survey – Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022
Survey – Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2025
Survey – Knoxville	Orchard, Hiltz & McCliment, Inc.	11/01/2022	10/31/2025

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

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

Project Title: Elevator Upgrades (23/24)

Project Description: Upgrades and repairs to some education and general building elevators as needed across campus and includes all related work.

SBC Number: 540/009-14-2023

Total Project Budget: \$5,000,000.00

Current Project Funding: \$1,500,000.00

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

Comment: This is a FY 23/24 **disclosed** project in the capital budget. This initial funding will provide upgrades to the McClung Tower elevators.

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

Minutes: 10/12/2023 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Buehler Hall Structural Repairs

Project Description: Structural stabilization will be provided for Buehler Hall, including wall stabilization and anchoring system, stiffening reinforcement of the Penthouse, *and bridge repair at the entrance for Dabney/Buehler*. It includes all related work to complete the project.

SBC Number: 540/009-02-2022

Total Project Budget: \$2,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	Plant Funds (Non-Aux) (A)
	\$ 860,000.00	\$1,140,000.00	\$2,000,000.00	
Original Project Budget:	\$ 860,000.00			
Change in Funding:		\$1,140,000.00		
Revised Project Budget:			\$2,000,000.00	

Comment: This request increases the budget from \$860,000.00 to \$2,000,000.00 for more extensive building stabilization efforts, added scope for entrance bridge repairs, and is based on the designer’s estimate following a recent inspection.

Previous Action: 01/13/2022 SBC Approved project and to select a designer
 01/24/2022 ESC Approved designer selection (The Lewis Group Architects, Inc., P.C.)

Minutes: 10/12/2023 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 System Procurement for a portion of the work**

Project Title: Neyland Thompson Sports Center Renovation

Project Description: Renovation of the Neyland Thompson Sports Complex to provide administrative offices and support areas. Includes envelope improvements and all related work to complete the project.

SBC Number: 540/009-31-2022

Total Project Budget: \$4,100,000.00

Current Project Funding: \$1,020,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 500,000.00	\$520,000.00	\$1,020,000.00	Plant Funds (Aux-Athletics) (A)
Original Project Budget:	\$ 500,000.00			
Change in Funding:		\$520,000.00		
Revised Project Budget:			\$1,020,000.00	

Comment: This request increases the funding from \$500,000.00 to \$1,020,000.00 for flooring around the indoor football practice field. System Procurement is requested for this portion of the work due to the simplicity of the work.

Previous Action:

07/13/2022	SBC	Approved project and to select a designer
07/25/2022	ESC	Approved designer selection (The Lewis Group Architects, Inc., P.C.)
10/13/2022	SBC	Approved a revision in project scope

Minutes: 10/12/2023 SBC Approved a revision in project funding, and utilizing System Procurement for a portion of the work

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Rocky Fork State Park, Rocky Fork, Unicoi County, Tennessee

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

Project Title: Rocky Fork State Park Visitor Center

Project Description: Construct a visitor center, maintenance building, picnic shelters, driveway, pedestrian bridge, road access, utility infrastructure, and all required related work.

SBC Number: 126/088-02-2017

Total Project Budget: \$5,358,524.79

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 0.00	\$1,068,524.79	\$1,068,524.79	13/14	CurrFunds-CapImprov	(R)
	<u>4,290,000.00</u>	<u>0.00</u>	<u>4,290,000.00</u>	17/18	CurrFunds-CapImprov	(A)
Original Project Budget:	\$4,290,000.00					
Change in Funding:		\$1,068,524.79				
Revised Project Budget:			\$5,358,524.79			

Comment: The project budget and funding are increasing from \$4,290,000.00 to \$5,358,524.79 to incorporate the additional scope. The designer fee will be adjusted accordingly.

Previous Action: 07/13/2017 SBC Approved project and to select a designer using Best Value
 07/27/2017 ESC Approved designer selection (Reedy & Sykes Architecture & Design)

Minutes: 10/12/2023 SBC Approved a revision in project budget, scope, and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATIONMiddle Fork Bottoms State Park, Three Way, Madison County, Tennessee

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

Project Title: Middle Fork Bottoms Visitor Center, Maintenance Facility, and Amenities

Project Description: Construct new visitor center, maintenance facility, boardwalk, boat ramp, trail bridges, utility infrastructure, amenities, and all required related work.

SBC Number: 126/053-01-2023

Total Project Budget: \$22,520,000.00

Source of Funding: \$22,520,000.00 23/24 CurrFunds-CapImp (A)

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

Minutes: 10/12/2023 SBC Approved project and to select a designer

TENNESSEE STATE VETERANS HOMES BOARD

Veterans Home – West TN, Arlington, Shelby County, Tennessee

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

Project Title: West TN Veterans Nursing Home

Project Description: Construct a 126-bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include site diligence, land acquisition and all required related work.

SBC Number: 680/006-01-2014

Total Project Budget: \$68,846,485.24

Source of Funding:	\$	600,000.00	14/15	CurrFunds-CapImp	(A)
		50,000.00	14/15	TDVA Op Funds	(A)
		2,980,000.00		Gift	(O)
		50,000.00		Gift (City of Germantown)	(O)
		30,000.00		Gift (Tipton County)	(O)
		18,000,000.00	22/23	CurrFunds-CapImp	(A)
		38,136,485.24		Federal Grant	(F)
		5,167,445.29	2006	GO Bonds-CapImp	(R)
		2,832,554.71	2007	GO Bonds-CapImp	(R)
		714,804.55	10/11	CurrFunds-CapImp	(R)
		285,195.45	11/12	CurrFunds-CapImp	(R)

Comment: This request moves funding from Movable Equipment and Admin & Misc. to the Construction cost for specialty furniture and equipment that will be specified by the designer and procured by the contractor. The designer fee will be adjusted accordingly.

Previous Action:	08/21/2014	SBC	Approved project for preplanning
	11/13/2014	SBC	Approved using consultant for site investigation
	12/11/2014	SBC	Approved a revision in funding
	08/09/2018	SBC	Approved a revision in project budget, scope, and funding
	10/29/2018	ESC	Approved designer selection (The Orcutt Winslow LLP)
	12/13/2018	SBC	Approved utilizing CM/GC
	12/13/2018	SBC	Approved a revision in project budget and funding
	04/11/2019	SBC	Approved a revision in scope and proceeding with a previously approved preplanning project
	06/13/2019	SBC	Approved awarding a CM/GC contract (EMJ)
	12/20/2021	SBC	Approved a revision in project budget and funding to award a contract

Minutes: 10/12/2023 SBC Approved a revision in funding

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: TN Tower Office Space Consolidation - TDOT

Project Description: Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

SBC Number: 529/079-02-2022

Total Project Budget: \$12,010,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 525,000.00	\$11,485,000.00	\$12,010,000.00	FRF Reserves (A/R)
Original Project Funding:	\$ 525,000.00			
Change in Funding:		\$11,485,000.00		
Revised Project Funding:			\$12,010,000.00	

Comment: This is a portion of a FY23/24 line-item (2024 Office Space Reduction Plan \$11,485,000.00) in the capital budget.

A revision in project funding is requested to add the remaining funding for the construction of the project. The previous funding was for the design.

Previous Action: 05/12/2022 SBC Approved project and to select a designer
 05/23/2022 ESC Approved designer selection (BHDG Architects, Inc.)

Minutes: 10/12/2023 SBC Approved a revision in project funding

DEPARTMENT OF GENERAL SERVICES

Andrew Johnson Tower, Nashville, Davidson County, Tennessee

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

Project Title: Andrew Johnson Tower Office Space Consolidation - DHS

Project Description: Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

SBC Number: 529/078-01-2022

Total Project Budget: \$12,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 650,000.00	\$11,350,000.00	\$12,000,000.00	FRF Reserves	(A/R)
Original Project Funding:	\$ 650,000.00				
Change in Funding:		\$11,350,000.00			
Revised Project Funding:			\$12,000,000.00		

Comment: This is a portion of a FY23/24 line-item (2024 Office Space Reduction Plan \$11,350,000.00) in the capital budget.

A revision in project funding is requested to add the remaining funding for the construction of the project. The previous funding was for the design.

Previous Action: 08/11/2022 SBC Approved project and to select a designer
 08/19/2022 ESC Approved designer selection (HMK Architects, PLLC)

Minutes: 10/12/2023 SBC Approved a revision in project funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State