

MINUTES
STATE BUILDING COMMISSION
December 12, 2022

The State Building Commission met this day at 1:00 p.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Speaker Cameron Sexton called the meeting to order at 1:04 p.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Cameron Sexton, Speaker of the House of Representatives
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Randy McNally, Lieutenant Governor

ORGANIZATION

- University of Tennessee
- Department of General Services
- State Building Commission

PRESENTER

President Randy Boyd
Commissioner Christi Branscom
State Architect Ann McGauran

CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**
Project Title: Commissioning Services
SBC Project No: 364/000-01-2022
Requested Action: Approval of a procurement and to issue a Request for Qualifications for commissioning services

2. 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, scope and funding

3. Agency: **University of Tennessee – Chattanooga**
Project Title: Football/Athletic Facility
SBC Project No: 540/005-04-2016
Requested Action: Approval of a revision in project budget and funding

4. Agency: **University of Tennessee – Martin**
Project Title: Indoor Batting Facility
SBC Project No: 540/011-04-2021
Requested Action: Approval of a revision in project budget and funding, and the Early Design Phase as recommended by the State Architect

5. Agency: **University of Tennessee – Knoxville**
Project Title: Steam Plant Boiler Replacement
SBC Project No: 540/009-42-2022
Requested Action: Approval of a project and proceeding with the process to select a designer

6. Agency: **Department of Environment & Conservation**
Project Title: Burgess Falls SP Visitor Center, Maintenance Facility, and Parking
SBC Project No: 126/011-01-2021
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

7. Agency: **Department of General Services**
Project Title: TN Tower Office Space Consolidation – DIDD
SBC Project No: 529/079-03-2022
Requested Action: Approval to cancel the project

8. Agency: **Andrew Jackson Foundation**
Project Title: Demolition of the Director’s Residence and Adjacent Garage
SBC Project No: 900/001-03-2022
Requested Action: Approval of a project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

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: \$68,840,000.00

Current Project Funding: \$ 2,100,000.00

Source of Funding: \$ 2,100,000.00 Gifts (O)

Comment: This is a FY 22/23 **disclosed** project in the capital budget. The initial request was disclosed at \$56,800,000.00; however, the increase is a result of completing the project program. The CM/GC procurement method is requested due to the need for multiple bid packages to accelerate the schedule as well as assisting with keeping the budget in-check. Desired team attributes should include enhanced pre-construction services in budgeting and scheduling of work packages to speed up delivery of long lead materials and components while maintaining the overall budget and keeping the stadium operational each season.

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

Minutes: 12/12/2022 SBC Approved project, to select a designer, and utilizing CM/GC alternate delivery method

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval to issue a Request for Proposal for Public-Private Partnership**

Project Title: P3 Development

Project Description: Development of three sites on the UT Knoxville campus to build multi-use student housing facilities and the construction of a new indoor infield practice facility through a Public Private Partnership.

SBC Number: 540/009-44-2022

Comment: To meet student housing needs, this RFP will seek to engage a developer to design, build, finance, and maintain multiple developments across different sites for UT Knoxville. These developments will deliver housing facilities to meet the expanding housing needs of the University and prepare the campus for taking other residence halls offline in the future for renovation or replacement. UTK would provide student housing programming and assignments. The proposals will be evaluated based on the firms experience with similar projects, financial capability, and project approach (including proposed program, site plan, schedule, and operating and financial plan. The University will return to request approval for subsequent agreements.

Minutes: 12/12/2022 SBC Approved issuing an RFP for Public Privat Partnership

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in project budget and funding and to award a contract to the best evaluated proposers for two Construction Manager/General Contractors**

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

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 23,000,000.00	\$ 0.00	\$ 23,000,000.00	21/22	FRF CurrFunds-CapImp	(A)
	0.00	355,660,000.00	355,660,000.00	22/23	FRF CurrFunds-CapImp	(A)
	0.00	5,000,000.00	5,000,000.00		DGS Op Funds (PrePlan)	(A)
	0.00	29,500,000.00	29,500,000.00		FRF Reserves	(R)
	0.00	1,974,726.34	1,974,726.34		FRF Reserves	(R)
Original Project Budget:	\$ 23,000,000.00					
Change in Funding:	\$392,134,726.34					
Revised Project Budget:	\$415,134,726.34					

Comment: This is a combination of a FY 21/22 line-item project in the capital budget, a FY 19/20 appropriation of DGS Preplanning funds, and FRF Reserve funds that were returned from the cancellation of SBC# 529/017-02-2016 and 529/017-01-2017. The Total Project Budget is increasing from \$370,920,000.00 to \$415,134,726.34 to account for inflation.

Six proposals were received for the Housing and Dining building on August 4, 2022. The Notice of Intent to award was sent on August 18, 2022 naming Hoar Construction, LLC as the best evaluated proposer. No protests were received in the protest period.

Eight proposals were received for the Academic building on August 11, 2022. The Notice of Intent to award was sent on August 26, 2022 naming Turner Construction Co. as the best evaluated proposer. No protests were received in the protest period.

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

Minutes:

- 12/12/2022 SBC Speaker Sexton confirmed that the project size is staying the same but the Commission’s understanding is that currently the Department of Corrections, which has been the whole discussion, will only utilize this campus for advanced training except for prisons that are located near the MALETA campus which could also use this location for their basic training since they are so close. Commissioner Branscom agreed that for those who will be working in prisons near this site and needed training, they could do it at MALETA. The rest would be reserved for advanced training for the Department of Correction.

The Commission approved a revision in project budget and funding and awarding a contract to the best evaluated proposers for two CM/GC (Hoar Construction for Housing and Dining building) (Turner Construction Co. for Academic building).

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 10, 2022.

SBC Policy & Procedures

- 1) Approved a revision to the Agreement Between Owner and Designer (SBC-6), its Terms and Conditions (SBC-6a) and its Supplement (SBC-6s).

Report of Items Approved by Office of the State Architect

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

1) State Procurement Agency:	University of Tennessee	User Agency:	University of TN Space Institute
Location:	Tullahoma, Tennessee		
Project Title:	ADA Compliance UTC & UTSI		
SBC Project No:	540/000-01-2017	Approval Date:	11/10/2022
Designer:	Tinker Ma	Contractor:	Lee Adcock Construction Co.
Construction Completion %:	100%	Targeted Substantial Completion:	10/12/2022
Change Order No.	6	Comment: Hidden Conditions/Codes	
Change Order Amount:	\$785.56		This change order addresses the need to provide emergency lighting and addresses the need to add additional time to the project to complete a masonry door infill per codes There is also additional time to the project to complete electrical work and ducting relocation which are identified as hidden conditions. This change order adds 54 days to the project schedule.
Change Order Percentage:	.12%		
Cumulative Percentage:	13.35%		
		<u>After This Change Order</u>	
<u>Approved Project Funding</u>			
Original Bid Target:	\$750,000.00	Revised Contract Amount:	\$723,437.85
Base Contract Amount:	\$637,539.06	Remaining Undedicated Funds:	\$118,750.00
Contingency:	\$75,000.00		

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville, Tennessee
Project Title: McMinnville Ag Ctr Multiple Bldg Repairs
SBC Project No: 166/001-07-2019 **Approval Date:** 10/31/2022
Designer: Hefferlin + Kronenberg Architects PLLC **Contractor:** Polk & Associates, Construction, Inc.
- Construction Completion %:** 100% **Targeted Substantial Completion:** 09/13/2022
Change Order No. 8 **Comment: Cost Efficiencies**
Change Order Amount: (\$32,556.74) This change order returns funding to the project.
Change Order Percentage: (9.87%)
Cumulative Percentage: 21.25%
- Approved Project Funding**
Original Bid Target: \$450,000.00 **After This Change Order**
Base Contract Amount: \$330,000.00 **Revised Contract Amount:** \$400,120.46
Contingency: \$40,000.00 **Remaining Undedicated Funds:** \$89,879.54
- 3) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Nashville, Tennessee
Project Title: BAS-HVAC DSNF-TPW Systems Upgrades
SBC Project No: 140/001-01-2015 **Approval Date:** 11/16/2022
Designer: SSR, Inc. **Contractor:** S.M. Lawrence
Construction Completion %: 70% **Targeted Substantial Completion:** 01/11/2023
Change Order No. 10 **Comment: Hidden Conditions**
Change Order Amount: \$7,100.67 This change order addresses the need to replace HVAC components. This change order adds 44 days to the project schedule.
Change Order Percentage: 1.08%
Cumulative Percentage: 16.35%
- Approved Project Funding**
Original Bid Target: \$725,000.00 **After This Change Order**
Base Contract Amount: \$659,597.00 **Revised Contract Amount:** \$767,451.53
Contingency: \$87,000.00 **Remaining Undedicated Funds:** \$1,313,062.60
- 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:** 11/08/2022
Designer: ETFC **Contractor:** Zellner Construction Services, LLC
Construction Completion %: 82% **Targeted Substantial Completion:** 06/27/2023
Change Order No. 21 **Comment: Hidden Conditions/Omission/Added Scope**
Change Order Amount: \$132,228.17 This change order addresses the need to accommodate a vehicular sliding gate which is identified as a designer omission. This change order addresses the need to install new piping, drainage and temporary fencing which was identified as added scope. This change order addresses the need to remove reinforced concrete below the asphalt drive which was identified as hidden condition.
Change Order Percentage: 1.53%
Cumulative Percentage: 10.43%
- Approved Project Funding**
Original Bid Target: \$9,300,000.00 **After This Change Order**
Base Contract Amount: \$8,653,000.00 **Revised Contract Amount:** \$9,555,771.57
Contingency: \$481,480.64 **Remaining Undedicated Funds:** \$1,043,925.90

5) **State Procurement Agency:** STREAM **User Agency:** Department of Education
Location: Nashville, Tennessee
Project Title: TSB Centralized Operations Building
SBC Project No: 168/005-01-2017 **Approval Date:** 10/28/2022
Designer: Kline Swinney Associates **Contractor:** Boger Construction LLC

Construction Completion %: 94% **Targeted Substantial Completion:** 12/12/2022
Change Order No. 10 **Comment: Hidden Conditions/Value Added**
Change Order Amount: \$44,261.77 This change order addresses the need to replace portions of the existing metal roof decking as well as two roof drains which are identified as a hidden condition. Additional flashing is being added for improved weather proofing to an existing parapet was identified as value added. This change order also reimburses the contractor for sales tax that was omitted in a previous change order and adds 42 to the project schedule.
Change Order Percentage: 1.38%
Cumulative Percentage: 14.33%

Approved Project Funding
Original Bid Target: \$3,900,000.00
Base Contract Amount: \$3,203,350.00 **After This Change Order**
Contingency: \$195,000.00 **Revised Contract Amount:** \$3,662,298.80
Remaining Undedicated Funds: \$719,297.29

Initial and Revised Approvals of Capital Projects

- Reported the following seven capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Chattanooga State Office Building (CSOB) Building System Upgrades
Project Description: This project will replace and upgrade the cooling tower and emergency power system in the CSOB. These changes will include structural and roofing needs associated with the cooling tower, while rectifying the out-of-date emergency distribution system.
SBC Project No. 540/005-01-2021
Total Project Budget: \$995,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increase by \$145,000.00)
Approval Date: 11/17/2022
 - 2) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Art Wing Roof Replacement
Project Description: This project will replace the roof above the shop studios in the Art wing of the Fine Arts Building.
SBC Project No. 540/005-10-2021
Total Project Budget: \$240,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increase by \$40,000.00)
Approval Date: 11/17/2022

- 3) **State Procurement Agency:** Tennessee Board of Regents / Motlow State Community College
Location: Lynchburg, Tennessee
Project Title: Sundquist Building Roof Replacement
Project Description: Replace the upper roof section of Sundquist Center.
SBC Project No. 166/021-02-2022
Total Project Budget: \$250,000.00
Source of Funding: \$195,850.00 Insurance Proceeds
\$ 55,150.00 Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing a Consultant for design (Richard C. Rinks & Associates)
Approval Date: 11/17/2022
- 4) **State Procurement Agency:** STREAM / Department of Military
Location: Jackson, Tennessee
Project Title: Army Aviation Storage Facility Fuel Farm Storage Tanks
Project Description: Install two 10,000 gallon storage tanks including compatible secondary containment and all required related work.
SBC Project No. 361/042-02-2022
Total Project Budget: \$530,000.00
Current Project Funding: \$ 40,700.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and to select a designer
Approval Date: 11/17/2022
- 5) **State Procurement Agency:** STREAM / Department of Military
Location: Tunnel Hill, Georgia
Project Title: VTS Catoosa Cantonment Area Emergency Generators
Project Description: Install new generators with fuel storage tanks, conduit, conductors, switches and all required related work.
SBC Project No. 368/001-01-2022
Total Project Budget: \$540,000.00
Current Project Funding: \$ 40,365.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and to select a designer
Approval Date: 11/17/2022
- 6) **State Procurement Agency:** STREAM / Department of Military
Location: Milan, Tennessee
Project Title: VTS Milan Security Fence Expansion
Project Description: Install security fencing, gates, and all required related work.
SBC Project No. 368/031-05-2022
Total Project Budget: \$920,000.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project utilizing Agency Resources for design and a Central Procurement Office contract for construction
Approval Date: 11/17/2022

- 7) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Museum Roof Repairs
Project Description: Perform repairs to the Museum Roof due to additional issues found from the March 3, 2020 tornado.
SBC Project No. 529/050-01-2022
Total Project Budget: \$415,000.00
Source of Funding: \$395,639.02 Insurance Proceeds (O)
\$ 19,360.98 22/23 FRF Op Funds (501.02) (A)
Approval: Approved project utilizing a Consultant for design (SSRCx) and a previously authorized roofing contractor (Baker Roofing) for construction
Approval Date: 11/18/2022

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:** University of Memphis
Location: Memphis, Tennessee
Project Title: Central Plant and CFA Building Chillers and HVAC Repairs and Replacements
Project Description: Replacement and optimization of central plant chillers, balance of variable flow pumping campus wide, replacement of HVAC components in the Communication and Fine Arts (CFA) building and all related work.
SBC Project No. 367/007-04-2021
Total Project Budget: \$5,000,000.00
Source of Funding: \$4,500,000.00 21/22 CurrFunds-CapMaint (A)
\$ 500,000.00 21/22 CurrFunds-CapMaint (MP) (A)
Approval: Approved a revision in funding in order to award a contract (CS3, Inc.)
Approval Date: 11/18/2022

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: West Volunteer Streetscape
SBC Project No. 540/009-05-2021
Designer: Ross/Fowler
Amount: \$23,208.00
Explanation: This ASR is for a feasibility study considered to be above basic services.
Approval Date: 11/09/2022
OSA Receipt Date: 11/14/2022

- 2) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: Blaylock Outdoor Classroom
SBC Project No. 540/011-01-2021
Designer: TLM Associates
Amount: \$17,384.40
Explanation: This ASR is for material testing services considered to be inherent to the successful execution of the project.
Approval Date: 11/01/2022
OSA Receipt Date: 11/01/2022
- 3) **State Procurement Agency:** STREAM / Department of Agriculture
Location: Statewide, Tennessee
Project Title: East TN Nursery Seedling Drainage System Upgrades
SBC Project No. 100/010-02-2021
Designer: AECOM, Inc.
Amount: \$38,900.00
Explanation: This ASR is for an ecological study considered to be inherent to the successful execution of the project.
Approval Date: 11/09/2022
OSA Receipt Date: 11/09/2022

Other Business

There being no further business, the meeting adjourned at 1:12 p.m.

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

Requested Action: Approval of a procurement and to issue a Request for Qualifications for commissioning services

Project Title: Commissioning Services

Project Description: Provide commissioning services.

SBC Number: 364/000-01-2022

Total Project Budget: \$1,500,000.00

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

Comment: Selected firm will perform advanced commissioning services for various TTU capital projects as required. The RFQ will provide for the selection of one commissioning service provided with a maximum term of five years. It is anticipated that one commissioning firm can meet the future needs for TTU projects. Compensation for commissioning services provided by this procurement will be paid as part of various TTU capital projects.

Minutes: 12/12/2022 SBC Approved procurement and issuing an RFQ for commissioning services

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Hooper Eblen Center Restroom Upgrades

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

SBC Number: 364/011-12-2021

Total Project Budget: \$1,320,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	Plant Funds (Non-Aux) (A)
	\$ 500,000.00	\$820,000.00	\$1,320,000.00	
Original Project Budget:	\$ 500,000.00			
Change in Funding:		\$820,000.00		
Revised Project Budget:			\$1,320,000.00	

Comment: This increases the total project budget from \$500,000.00 to \$1,320,000.00 and is based on the designers estimate. The current project upgrades eight restrooms and adds two new restrooms. The increase in cost is due to material and labor cost escalation and the addition of two restrooms.

Previous Action: 10/14/2021 SBC Approved project and to select a designer
 10/25/2021 ESC Approved designer selection (Wier Boerner Allin Architecture, PLLC)

Minutes: 12/12/2022 SBC Approved a revision in project budget, scope and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Football/Athletic Facility

Project Description: This project will construct a new football/athletic training facility for the intercollegiate athletic program, located on the north edge of campus at the McKenzie Arena as sited in the 2012 campus master plan. A portion of the arena will be renovated to accommodate the facility and upgrade existing conditions including finishes and building systems. Programming and a review of the athletic facilities master plan will also be included.

SBC Number: 540/005-04-2016

Total Project Budget: \$35,415,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$25,650,000.00	\$ 0.00	\$25,650,000.00	TSSBA	(A)
	3,500,000.00	765,000.00	4,265,000.00	Gifts	(O)
	5,500,000.00	0.00	5,500,000.00	Plant Funds (Aux-Athletics)	(A)
Original Project Budget:	\$34,650,000.00				
Change in Funding:		\$765,000.00			
Revised Project Budget:			\$35,415,000.00		

Comment: This request increases the budget from \$34,650,000.00 to \$35,415,000.00 which will allow the construction budget to increase for the coaches' locker rooms and equipment funding to be reallocated to construction for the hydrotherapy equipment. There will be no additional designer fees.

Previous Action:	05/12/2016	SBC	Approved preplanning a project budget, scope, funding and source of funding and to select a designer.
	02/08/2018	SBC	Approved a revision in project scope and issuing a RFQ utilizing University procurement to select a programmer
	05/10/2018	SBC	Approved a revision in project budget, scope, and funding
	08/08/2019	SBC	Approved a revision in project budget and funding and utilizing CM/GC
	08/22/2019	ESC	Approved designer selection (Derthick, Henley & Wilkerson Architects, PLLC)
	11/14/2019	SBC	Approved awarding a CM/GC contract (Hoar Construction)
	04/08/2021	SBC	Approved a revision in project budget, scope, and funding
	05/13/2021	SBC	Approved EDP presentation
	01/13/2022	SBC	Approved a revision in project budget and funding to award a GMP contract

Minutes: 12/12/2022 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Indoor Batting Facility

Project Description: This project will provide an indoor, climate controlled, batting facility. The facility will be located in close proximity to the baseball/softball facility.

SBC Number: 540/011-04-2021

Total Project Budget: \$775,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 34,000.00	\$711,000.00	\$745,000.00	Gifts	(O)
	0.00	30,000.00	30,000.00	Plant Funds (Aux-Athletics)	(A)
Original Project Funding:	\$ 34,000.00				
Change in Funding:		\$741,000.00			
Revised Project Funding:			\$775,000.00		

Comment: This request provides full funding of the project and increases the budget from \$620,000.00 to \$775,000.00 primarily due to the cost of the metal building and materials within the current market conditions and is based on the designer's estimate.

Previous Action: 07/22/2021 SBC Approved project and to select a designer
07/21/2021 ESC Approved designer selection (Renaissance Group, Inc.)

Minutes: 12/12/2022 SBC Approved a revision in project budget and funding, and the EDP as recommended by the State Architect

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: Steam Plant Boiler Replacement

Project Description: Replacement of Boiler No. 1 and associated systems. Project includes all related work.

SBC Number: 540/009-42-2022

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 22/23 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 22/23 line-item in the capital budget.

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

Minutes: 12/12/2022 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONBurgess Falls State Park, Sparta, White County, Tennessee

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

Project Title: Burgess Falls SP Visitor Center, Maintenance Facility, and Parking

Project Description: Construct a visitor center, maintenance facility, demolish existing buildings, parking improvements, and all required related work.

SBC Number: 126/011-01-2021

Total Project Budget: \$7,380,000.00

Source of Funding: \$7,380,000.00 21/22 CurrFunds-CapImp (A)

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

Previous Action: 07/22/2021 SBC Approved project and to select a designer
07/22/2021 ESC Approved designer selection (Upland Design Group, Inc.)

Minutes: 12/12/2022 SBC Approved the EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICESWilliam R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel the project

Project Title: TN Tower Office Space Consolidation - DIDD

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: 529/079-03-2022

Original Project Budget: \$4,720,000.00

Project Expenditures: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$4,720,000.00	(\$4,720,000.00)	\$ 0.00	FRF Reserves	(A/R)
Original Project Funding:	\$4,720,000.00				
Change in Funding:		\$ 0.00			
Revised Project Funding:			\$ 0.00		

Comment: Project cancellation is being requested due to the Secretary of State's (SoS) need to remain on the eighth floor of the TN Tower. The Department of Intellectual and Developmental Disabilities (DIDD) move will be requested in a future project.

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

Minutes: 12/12/2022 SBC Approved the cancellation of the project

ANDREW JACKSON FOUNDATIONThe Hermitage, Hermitage, Davidson County, Tennessee**Requested Action:** Approval of a project**Project Title:** Demolition of the Director's Residence and adjacent garage**Project Description:** Demolish the residence and adjacent garage structures along with minor grading**SBC Number:** 900/001-03-2022**Total Project Budget:** \$45,000.00**Source of Funding:** \$45,000.00 AJF Operating Funds

Comment: These structures were constructed in 1969 to house and accommodate a resident Director on site to oversee security and operations of the property. 2007 was the last year that these structures were used to accommodate a Director, and all Executive Directors, since, have lived off-site. These structures are currently being used for storage. This residence currently has wood siding and wood windows that are experiencing wide-spread rot and mold. The investment of funds to restore these structures would distract from projects or repairs that are more vital to the day-to-day operations and long-term preservation of the Hermitage property. The AJF Board of Trustees approved the recommendation of demolition at its August 2022 meeting.

The Tennessee Historical Commission has determined that the demolition does adversely affect this State-owned resource and the THC encourages consultation with their office to explore alternatives that would avoid, minimize, or mitigate the adverse effect. AJF will mitigate the adverse effect by providing a narrative report, along with photos and floor plans.

Minutes: 12/12/2022 SBC Approved project

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State