

MINUTES
STATE BUILDING COMMISSION
January 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. Lieutenant Governor Randy McNally called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Randy McNally, Lieutenant Governor
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
Vice-Chairman Cameron Sexton, Speaker of the House of Representatives

ORGANIZATION

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

PRESENTER

President Randy Boyd
Commissioner Christi Branscom
State Architect Ann McGauran

Lieutenant Governor McNally thanked Mr. Rhett Pratt for his service to the Commission, Fiscal Review and the Senate and appreciate what he has done over the years. He stated that Mr. Pratt will be missed.

CONSENT AGENDA

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

1. Agency: **University of Memphis**
Project Title: ~~Middle School Renovation~~
SBC Project No: ~~367/007-07-2020~~
Requested Action: ~~Approval of a revision in project funding~~
Item 1 was removed from the agenda.
2. Agency: **University of Memphis**
Project Title: Safety and Security Enhancements
SBC Project No: 367/007-01-2023
Requested Action: Approval of a project and proceeding with the process to select a designer
3. Agency: **Tennessee Board of Regents**
Project Title: Statewide Consultants
SBC Project No: 166/000-03-2017
Requested Action: Approval to award new contracts to previously selected consultants and proceeding with the process to select one additional consultant
4. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
Project Title: Strawberry Plains Roof Replacement
SBC Project No: 166/032-01-2021
Requested Action: Approval of a revision in project budget and funding to award a contract
5. Agency: **University of Tennessee – Chattanooga**
Project Title: Brock Hall Upgrades
SBC Project No: 540/005-04-2022
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
6. Agency: **University of Tennessee Health Science Center**
Project Title: Cancer Research Building 4th Floor Renovation
SBC Project No: 540/013-01-2023
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternate delivery method
7. Agency: **University of Tennessee Health Science Center**
Project Title: Nash Vivarium Basement Renovation
SBC Project No: 540/013-02-2023
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternate delivery method
8. Agency: **University of Tennessee – Martin**
Project Title: Elam Center Renovation
SBC Project No: 540/011-01-2023
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing System Procurement for a portion of the work

9. Agency: **University of Tennessee – Martin**
 Project Title: TEST Hub
 SBC Project No: 540/011-04-2022
 Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

10. Agency: **University of Tennessee Southern**
 Project Title: Master Plan Boundary
 Requested Action: Approval of Campus Boundary

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

12. Agency: **University of Tennessee – Knoxville**
 Project Title: Neyland Stadium Maintenance
 SBC Project No: 540/009-30-2022
 Requested Action: Approval of a revision in project budget and funding

13. Agency: **Department of Military**
 Project Title: New Ft. Campbell National Guard Readiness Center
 SBC Project No: 368/014-01-2021
 Requested Action: Approval of a revision in project budget and funding and to utilize Construction Manager/General Contractor alternative delivery method

14. Agency: **Department of Transportation**
 Project Title: Region 3 Headquarters Buildings Reroof
 SBC Project No: 243/020-03-2020
 Requested Action: Approval of a revision in project budget and funding

15. Agency: **Department of Agriculture**
 Project Title: Statewide Facilities Assessment and Maintenance Plan
 SBC Project No: 100/010-07-2022
 Requested Action: Approval of the selection of a Consultant as the result of a Request for Qualifications

16. Agency: **Department of Intellectual & Developmental Disabilities**
 Project Title: New DIDD East Tennessee Regional Office Facility
 SBC Project No: 346/007-01-2022
 Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

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

18. Agency: **Department of General Services**
Project Title: Davy Crockett Tower Office Space Consolidation – DIDD
SBC Project No: 529/077-01-2023
Requested Action: Approval of a project utilizing a previously selected designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a Master Plan amendment**

Project Title: Knoxville Master Plan

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

SBC Number: 540/009-13-2021

Total Project Budget: \$2,200,000.00

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

Comment: This request is to amend the 2016 Master Plan to accommodate the construction of the new College of Business and the demolition of Dunford, Greve, and Henson halls. The Master Plan amendment was approved by THEC on November 17, 2022.

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

Minutes: 01/12/2023 SBC Approved Master Plan amendment

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: College of Business

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

SBC Number: 540/009-01-2023

Total Project Budget: \$227,350,000.00

Current Project Funding: \$100,000,000.00

Source of Funding: \$100,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 22/23 line-item project in the capital budget, but the funding is not being requested at this time. The project description has been modified for clarity. This project was included in the Master Plan amendment (SBC# 540/009-13-2021) that was approved by the UT Board of Trustees on October 28, 2022, and by THEC on November 17, 2022. The total project budget has been modified to reflect the remaining portion of the project that will be disclosed in the FY23/24 budget.

The CM/GC is requested due to coordination of multiple bid packages associated with the demolition and early release building packages and assistance in project budgeting in current market conditions. Desired CM/GC skills include site protection in the middle of an active campus and the ability to deliver the project on schedule and within budget.

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

Minutes: 01/12/2023 SBC Lieutenant Governor McNally asked if UT would be coming back to ask the Legislature for more money. He stated that there is about \$127 million not accounted for. President Randy Boyd stated that they would not be asking for additional State funding.

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

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in project budget and the Early Design Phase presentation as presented by Johnson Architecture, Inc

Project Title: Haslam Field Expansion

Project Description: Renovate existing outdoor football practice field including additional exterior exercise and storage space, and fencing. Renovations also include interior training and equipment areas; staff offices; and indoor practice field HVAC. A new 1-story addition with an outdoor players' patio; locker room support areas; and a high-bay addition to the existing weight room. Additional 2nd story offices and meeting rooms.

SBC Number: 540/009-08-2016

Total Project Budget: \$45,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$10,000,000.00	\$10,100,000.00	\$20,100,000.00	TSSBA	(A)
	7,851,000.00	(4,551,000.00)	3,300,000.00	Plant Funds (Aux-Athletics)	(A)
	12,149,000.00	9,451,000.00	21,600,000.00	Gifts	(O)
Original Project Budget:	\$30,000,000.00				
Change in Funding:		\$15,000,000.00			
Revised Project Budget:			\$45,000,000.00		

Comment: This request increases the budget from \$30,000,000.00 to \$45,000,000.00 primarily due to increased cost associated with more developed design documents and additional upgrades in building systems in areas of work. This is based on the designer and CM/GC's estimate and accounts for escalation due to the current market conditions.

Previous Action:			
	06/09/2016	SBC	Approved project and to select a designer
	09/12/2019	SBC	Approved revision in project budget and scope
	09/23/2019	ESC	Approved designer selection (Johnson Architecture, Inc.)
	12/16/2019	ESC	Approved utilizing System Procurement for a portion of the work
	06/11/2020	SBC	Approved utilizing Campus Resources and System Procurement for a portion of the work
	11/12/2020	SBC	Referred to ESC with authority to act
	11/23/2020	ESC	Approved revision in budget, scope, and funding, and utilizing CM/GC alternative delivery method
	01/14/2021	SBC	Approved CM/GC contract award to Rouse Construction Company
	11/10/2021	SBC	Approved a revision in project budget, scope, and funding

Minutes: 01/12/2023 SBC President Randy Boyd introduced Mr. Rick Friel with Johnson Architecture, Inc. Mr. Friel gave the presentation stating that the project is in budget and on schedule to be complete by Spring 2025. He stated that this would allow the facility to be open for spring practices.

The Commission approved a revision in project budget and the EDP presentation as presented by Johnson Architecture, Inc.

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: **Approval of a project and to issue a Request for Qualifications for Energy Service Companies**

Project Title: Energy Savings Performance Contracting Master Contract

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

SBC Number: 529/000-01-2023

Comment: The Energy Savings Performance Contracting Master Contract will provide a pool of qualified vendors to be used on individual energy savings related projects utilizing the energy savings performance contracting delivery method as approved by the SBC.

Minutes: 01/12/2023 SBC The agency requested this item be referred to ESC with authority to act.

Lieutenant Governor McNally stated that he wanted to make sure that the Commission would approve the companies nominated for the pool and the specific projects they are selected to complete. Commissioner Branscom stated that they will bring the qualified list back to the Commission for approval. The RFQ process is intended to identify the companies who have the experience to perform this work along with the financial capabilities. They plan to start out slow, just have a few projects, to learn from the process to make sure and ascertain that this is a successful delivery model.

Secretary Hargett asked if individual projects following this contract would come back to let the Commission know who they plan to select or to seek approval from the Commission for projects using firms selected from the pool. Commissioner Branscom stated that they had thought about bringing it back and show who they plan to select or had been selected. She asked if the Commission wants to approve the selections and stated that there will be quite a few projects. State Architect McGauran stated that the current plan is for each of the projects to come forward for approval once ESCo has been selected and the project fully understood. The full ESCo contract agreement would then be part of the information shared with the Commission when the individual projects are brought forward for approval and it would detail the scope of work, the payback, the cost, and all of those details. Secretary Hargett replied that he appreciated the explanation.

Lieutenant Governor McNally asked how they measure energy savings. He asked if there are certain accounting procedures done to measure those or is there another company that comes in to do that. Commissioner Branscom replied that a third party will be

required to perform audits on the energy savings to confirm what was projected in the terms of savings had been achieved. Lieutenant Governor McNally asked if that could be reviewed by the Comptroller's office or the Commission. Commissioner Branscom replied "Certainly".

The commission referred to ESC with authority to act.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on December 12, 2022.

Report of Items Approved by Office of the State Architect

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

- 1) **State Procurement Agency:** University of TN **User Agency:** UT Chattanooga
Location: Chattanooga, Tennessee
Project Title: Academic Classroom Building Renovation (Lupton/Fine Arts)
SBC Project No: 540/005-01-2015 **Approval Date:** 11/22/2022
Designer: Derthick, Henley & Wilkerson Architects **Contractor:** J&J Contractors, Inc.
- Construction Completion %:** 100% **Targeted Substantial Completion:** 09/10/2022
Change Order No. 2 **Comment: Unavoidable Delays**
Change Order Amount: \$0.00 This change order addresses the need to add 59 days to the project schedule due to delivery delays.
Change Order Percentage: 0.00%
Cumulative Percentage: 16.00%
- Approved Project Funding** **After This Change Order**
Original Bid Target: \$750,000.00
Base Contract Amount: \$945,700.00 **Revised Contract Amount:** \$1,096,983.57
Contingency: \$75,000.00 **Remaining Undedicated Funds:** \$16,000.00
- 2) **State Procurement Agency:** University of TN **User Agency:** UT Knoxville
Location: Knoxville, Tennessee
Project Title: Nursing Building Renovation & Addition
SBC Project No: 540/009-16-2021 **Approval Date:** 12/12/2022
Designer: McCarty Holsaple McCarty **Contractor:** Blaine Construction
- Construction Completion %:** 100% **Targeted Substantial Completion:** 09/23/2022
Change Order No. 2 **Comment: Hidden Conditions/Value Add**
Change Order Amount: \$102,617.14 This change order addresses the need to replace existing electrical service for surge space (temporary space) which is identified as a hidden condition. This change order also addresses the addition of an ADA restroom, the replacement of an existing overhead door with a storefront entrance and the relocation of existing cabinets from the Nursing Building to the surge space. These changes are identified as value added.
Change Order Percentage: 13.71%
Cumulative Percentage: 18.14%
- Approved Project Funding** **After This Change Order**
Original Bid Target: \$1,120,127.00
Base Contract Amount: \$748,429.00 **Revised Contract Amount:** \$884,220.23
Contingency: \$112,012.00 **Remaining Undedicated Funds:** \$88,136,788.00

3) **State Procurement Agency:** University of TN
Location: Memphis, Tennessee
Project Title: Madison Plaza Deck
SBC Project No: 540/013-06-2020
Designer: University of Tennessee
Construction Completion %: 95%
Change Order No. 1
Change Order Amount: \$32,511.08
Change Order Percentage: 10.69%
Cumulative Percentage: 10.69%

Approved Project Funding

Original Bid Target: \$345,000.00
Base Contract Amount: \$304,190.00
Contingency: \$17,250.00

User Agency: UT Health Science Center

Approval Date: 11/21/2022
Contractor: LaGasse Construction Co.
Targeted Substantial Completion: 12/01/2022

Comment: Error/Value Add

This change order addresses the need to revise structural drawings which is identified as a designer error and also addresses the need to add electrical wiring for a ceiling fan which is identified as a value-added change. This change order adds 20 days to the project schedule.

After This Change Order

Revised Contract Amount: \$336,701.08
Remaining Undedicated Funds: \$31,500.00

4) **State Procurement Agency:** STREAM
Location: Nashville, Tennessee
Project Title: DSNF Life Safety Upgrades
SBC Project No: 142/011-01-2017
Designer: DeBerry/Edmonds
Construction Completion %: 87.00%
Change Order No. 5
Change Order Amount: \$270,639.00
Change Order Percentage: 6.30%
Cumulative Percentage: 26.49%

Approved Project Funding

Original Bid Target: \$5,091,496.00
Base Contract Amount: \$4,298,000.00
Contingency: \$494,710.00

User Agency: Department of Correction

Approval Date: 12/14/2022
Contractor: Anderson Piping Company, Inc.
Targeted Substantial Completion: 03/29/2023

Comment: Hidden Conditions/Design Modifications

This change order addresses the need replace the existing smoke evacuation damper controls, replace HVAC filters and fan drives which are identified as hidden conditions. This change order also provides a credit to the project for the removal of smoke control and fire alarm access panel installation which are identified as design modifications. This change order adds 130 days to the project schedule.

After This Change Order

Revised Contract Amount: \$5,436,593.00
Remaining Undedicated Funds: \$25,162.00

- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Knoxville, Tennessee
Project Title: Knoxville-Sutherland RC Renovation
SBC Project No: 361/047-01-2016 **Approval Date:** 12/06/2022
Designer: Design House 1411 LLC **Contractor:** Jenkins & Stiles, LLC
- Construction Completion %:** 60% **Targeted Substantial Completion:** 01/30/2023
Change Order No. 7 **Comment: Design Modifications**
Change Order Amount: \$260,063.48/ This change order addresses the need to provide changes to utilities including changes to the electrical, data and drive area. This change order also addresses the need for interior wall partition construction and trim detail work and adds 29 days to the project schedule.
Change Order Percentage: 6.11%
Cumulative Percentage: 17.78%
- Approved Project Funding**
Original Bid Target: \$5,581,000.00 **After This Change Order**
Base Contract Amount: \$4,257,700.00 **Revised Contract Amount:** \$5,014,664.12
Contingency: \$279,050.00 **Remaining Undedicated Funds:** \$1,133,678.44
- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Milan, Tennessee
Project Title: Milan Barracks Latrines Renovation
SBC Project No: 368/031-01-2018 **Approval Date:** 12/06/2022
Designer: Gresham Smith & Partners **Contractor:** Herron Construction
- Construction Completion %:** 95% **Targeted Substantial Completion:** 12/16/2022
Change Order No. 5 **Comment: Unavoidable Delays/Value Added**
Change Order Amount: \$30,643.79 This change order addresses the need to add new plumbing fixtures and replace existing fixtures which are identified as owner-initiated, value-added changes. This change order adds 127 days to the project schedule.
Change Order Percentage: 3.68%
Cumulative Percentage: 21.19%
- Approved Project Funding**
Original Bid Target: \$950,000.00 **After This Change Order**
Base Contract Amount: \$832,813.00 **Revised Contract Amount:** \$1,16,227.76
Contingency: \$95,000.00 **Remaining Undedicated Funds:** \$66,338.62
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Lavina, Tennessee
Project Title: Milan Cantonment Area HVAC Updates
SBC Project No: 368/031-02-2018 **Approval Date:** 12/02/2022
Designer: HFR Design **Contractor:** Herron Construction Co, Inc.
- Construction Completion %:** 94% **Targeted Substantial Completion:** 02/05/2023
Change Order No. 5 **Comment: Value Added**
Change Order Amount: \$31,880.88 This change order addresses the need to extend HVAC service to a kitchen area and add utility shelving. This change order adds 131 days to the project schedule.
Change Order Percentage: 3.43%
Cumulative Percentage: 14.86%
- Approved Project Funding**
Original Bid Target: \$1,177,000.00 **After This Change Order**
Base Contract Amount: \$928,413.00 **Revised Contract Amount:** \$1,066,402.48
Contingency: \$117,700.00 **Remaining Undedicated Funds:** \$270,496.05

Initial and Revised Approvals of Capital Projects

- Reported the following five capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Jones Aquatic Center – Video and Equipment Upgrades
Project Description: Upgrades of the indoor LED video displays and camera equipment. Also includes updates to pool equipment and all related work to complete the project.
SBC Project No. 540/009-45-2022
Total Project Budget: \$780,000.00
Source of Funding: Gifts (O)
Approval: Approved project utilizing Campus Consultant (Facility Systems Consultants, LLC) for design and System Procurement for construction
Approval Date: 12/06/2022
 - 2) **State Procurement Agency:** University of Tennessee Space Institute
Location: Tullahoma, Tennessee
Project Title: UTSI CSTAR Building Upgrades
Project Description: Upgrades to the Center for Space Transportation and Research (CSTAR) building including envelope and system repairs, interior finishes, data, and security improvements and all related work to complete the project.
SBC Project No. 540/020-03-2022
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant (Derthick, Henley & Wilkerson Architects, PLLC) for design
Approval Date: 12/16/2022
 - 3) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: New Hall North Roof Replacement
Project Description: Replace the shingle roof on New Hall North residence hall, and all related work.
SBC Project No. 364/011-07-2022
Total Project Budget: \$750,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved project and to select a designer
Approval Date: 12/06/2022
 - 4) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Indoor Tennis Court Roof Replacement
Project Description: Replace the metal roof, roof and wall insulation, and all related work.
SBC Project No. 364/011-08-2022
Total Project Budget: \$590,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 12/06/2022

- 5) **State Procurement Agency:** STREAM / Department of Transportation
Location: Knoxville, Tennessee
Project Title: Region 1 Boilers and HVAC Upgrades
Project Description: Replace and upgrade two boilers in Building A and one boiler in Building F, HVAC units for Building C, and all required related work.
SBC Project No. 241/010-04-2021
Total Project Budget: \$825,000.00
Source of Funding: \$300,000.00 21/22 TDOT Plant Construction Funds (A)
\$525,000.00 22/23 TDOT Plant Construction Funds (A)
Approval: Approved a revision in project budget and funding (increase budget by \$525,000.00)
Approval Date: 12/08/2022

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:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TBI Headquarters Mechanical Upgrades
Project Description: Replacement of water-colored chillers, natural-gas boilers, cooling tower, upgrades to the building automation system, and all required related work.
SBC Project No. 529/020-03-2021
Total Project Budget: \$17,240,000.00
Source of Funding: 21/22 FRF CurrFunds-CapMaint (A)
Approval: Approved a revision in funding (reduction in designer fee)
Approval Date: 12/16/2022

- Reported the following approval of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology
Location: Pulaski, Tennessee
Project Title: Campus Renovation and Addition
Project Description: Construction new buildings on the Pulaski Campus including all site work, utilities, parking, and landscaping. Construct additional space and modernize the interior and exterior of the existing buildings. Project includes all related work. *Demolish existing car dealership building.*
SBC Project No. 166/080-01-2022
Total Project Budget: \$29,902,500.00
Source of Funding: \$27,000,000.00 22/23 CurrFunds-CapImp (A)
\$ 302,500.00 18/19 CurrFunds-CapImp (A)
\$ 2,600,000.00 16/17 CurrFunds-CapImp (D55Cap) (A)
Approval: Approved a revision in project scope
Approval Date: 12/07/2022

Approvals of Emergency Capital Projects

- Reported the following approval of an emergency project in accordance with Item 2.04(D) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: Emergency – Freeze Repairs 2022
Project Description: This project includes first response, water pipe repairs, coil replacements, interior finish repairs, furniture and equipment replacement, and all associated work for several buildings and site utilities on campus damaged during the December 2022 freeze event.
SBC Project No. 367/007-06-2022
Total Project Budget: \$2,500,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing the agency consultant (Haltom Engineering, LLC) for portions of the design, and campus resources and procurement for the construction
Approval Date: 12/30/2022

Approvals of Acquisitions and Disposals of State Property

- Reported the following two acquisitions of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 21-07-011
Location: Big Hill Pond State Park (BHPSP)
McNairy County – 40.10 ± acres – Highway 57 West, Pocahtonas, TN
Owner(s): John Stoltzfus
Estimated Purchase Price: Fair Market Value
Source of Funding: 22/23 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement
Approval Date: 12/06/2022
 - 2) **State Procurement Agency:** Tennessee State University
Transaction Description: Transaction No. 22-05-010
Location: TSU Nursery Research Center (TSUNRC)
Warren County – 11.52 ± acres – 0 Cadillac Lane, McMinnville, TN
Owner(s): Anna Dempster
Estimated Purchase Price: Gift
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in acquisition in fee (increase in acreage)
Approval Date: 12/06/2022

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 – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Multiple Buildings Roof Replacements
SBC Project No. 540/005-12-2021
Designer: Tinker Ma, Inc.
Amount: \$69,417.39
Explanation: This ASR is for masonry and CMU investigation considered to be inherent to the successful execution of the project.

Approval Date: 11/15/2022
OSA Receipt Date: 11/16/2022

Other Business

There being no further business, the meeting adjourned at 11:16 a.m.

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UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Middle School Renovation

Project Description: Renovate the first through fourth floors of the Orgel Educational Center to accommodate Middle School and High School activities. Complete fire protection, finish replacements, reconfigurations, lighting, etc. for new classrooms, library, and restrooms.

SBC Number: 367/007-07-2020

Total Project Budget: \$7,600,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$3,500,000.00	\$4,100,000.00	\$7,600,000.00	Plant Funds (Non-Aux) (A)
Original Project Funding:	\$3,500,000.00			
Change in Funding:		\$4,100,000.00		
Revised Project Budget:			\$7,600,000.00	

Comment: This action will fully fund the project.

Previous Action:

11/12/2020	SBC	Approved project and to select a designer
11/23/2020	ESC	Approved designer selection (Fisher and Arnold, Inc.)
02/10/2022	SBC	Approved a revision in project budget, scope, and funding

Minutes: 01/12/2023 SBC University of Memphis asked to pull this item and will bring it back at a later meeting.

This item was removed from the agenda and not approved.

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

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

Project Title: Safety and Security Enhancements

Project Description: Install fences, cameras, gates, lighting and other related items for campus parking lots.

SBC Number: 367/007-01-2023

Total Project Budget: \$2,000,000.00

Source of Funding: \$2,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 22/23 disclosed project reported by THEC in Quarter 3.

Minutes: 01/12/2023 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

Requested Action: **Approval to award new contracts to previously selected consultants and proceeding with the process to select one additional consultant**

Project Title: Statewide Consultants

Project Description: System-wide professional services with consultants for Architecture, Engineering, and other specialty consultants. Funding will be allocated from appropriate sources for specific services.

SBC Number: 166/000-03-2017

Total Project Budget: \$2,496,194.46

Current Project Funding: \$2,350,000.00 Plant Funds (Non-Aux) (A)
 146,194.46 05/06 CurrFunds-CapMaint (R)

Comment: Statewide regional consultants were selected through the designer selection process for a potential 5-year contract term. Three of the agreements inadvertently expired at the end of the initial term. The parties desire to enter into new agreements to allow for the full 5 years of service. The request will add an additional consultant for architectural services.

Previous Action:

07/13/2017	SBC	Approved project and to select 5 consultants
07/27/2017	ESC	Approved 4 consultant selections
09/28/2017	ESC	Approved Geotechnical consultant
11/09/2017	SBC	Approved a revision in budget and selected Architectural consultant
12/18/2017	ESC	Approved Architectural consultant
04/12/2018	SBC	Approved a revision in scope and budget
08/20/2018	ESC	Approved 7 designer selections
11/19/2018	ESC	Approved ADA designer selection (Jensen Hughes, Inc.)
07/11/2019	SBC	Approved a revision in budget and funding
07/22/2019	ESC	Selected Structural and Civil Consultant (Rodney L Wilson Consulting)
08/13/2020	SBC	Approved a revision in budget and funding and select consultants
11/23/2020	ESC	Approved West Architectural consultant
12/18/2020	ESC	Approved ADA, East Arch., and Roof Consultant selections
02/10/2022	SBC	Approved award of new contracts
07/13/2022	SBC	Approved a revision in project budget and funding and to select 3 additional consultants
10/24/2022	ESC	Approved 3 consultant selections
01/12/2023	SBC	Approved awarding new contracts to previously selected consultants and to select one additional consultant

Minutes: 01/12/2023 SBC Approved awarding new contracts to previously selected consultants and to select one additional consultant

TENNESSEE BOARD OF REGENTS - STATEWIDE CONSULTANTS 166/000-03-2017

Contracts are utilized up to five years

Bold Text indicates firm requiring renewal

Specialty	Firm	Discipline	Start Date	Current Term	Maturity
Statewide ADA	PDS America	ADA	04/09/21	09/30/22	09/30/25
Architect East	Dollar & Ewers Architecture, Inc	Architect	02/02/21	09/30/22	09/30/25
Architect Middle	Goodwyn, Mills and Cawood, LLC	Architect	11/10/22	10/30/25	10/30/27
Architect Middle	TBD	Architect	03/01/23	03/01/25	03/01/28
Architect West	brg3s, Inc	Architect	02/02/21	09/30/25	09/30/25
Engineer East	Facility Systems Consultants, LLC	Engineer	10/12/18	09/30/23	09/30/23
Engineer Middle	Gresham Smith	Engineer	11/30/22	10/30/25	10/30/27
Engineer West	HNA Engineering, pllc	Engineer	10/11/18	09/30/23	09/30/23
Statewide Hazardous Materials	Terracon Consultants, Inc.	Environmental	10/12/18	09/30/23	09/30/23
Statewide Interior Design	The Orcutt/Winslow, LLLP	Interior Design	11/30/22	10/30/25	10/30/27
Statewide Roof Consultant	Roof Design & Consulting Service	Building Envelope	11/16/18	09/30/23	09/30/23
Statewide Structural/Civil	Rodney Wilson Consulting	Civil/Structural	08/09/19	09/30/24	09/30/24
Statewide Building Envelope	Richard C. Rinks and Associates, Inc.	Building Envelope	02/02/21	09/30/22	09/30/25
Statewide Structural	Burr and Cole Consulting Engineers, Inc.	Structural	10/10/18	09/30/23	09/30/23
Statewide Storm Water	Wood Environment & Infrastructure Solutions, Inc.	Storm Water	10/25/18	09/30/23	09/30/23

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

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

Project Title: Strawberry Plains Roof Replacement

Project Description: Replace roof systems at the Strawberry Plains campus, including all related work.

SBC Number: 166/032-01-2021

Total Project Budget: \$2,480,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 810,000.00	\$ 0.00	\$ 810,000.00	21/22	CurrFunds-CapMaint (MP)	(A)
	940,000.00	730,000.00	1,670,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,750,000.00					
Change in Funding:		\$730,000.00				
Revised Project Budget:			\$2,480,000.00			

Comment: This increases the budget from \$1,750,000.00 to \$2,480,000.00 to award the base bid and three alternates in the amount of \$2,180,000.00 to Genesis Roofing Company. Five proposals were received. The main building roof was within the bid target. Adding this funding will allow the secondary roofs to also be replaced resulting in the completion of the entire roofing project.

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

Minutes: 01/12/2023 SBC Approved a revision in project budget and funding to award a contract (Genesis Roofing Company)

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

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

Project Title: Brock Hall Upgrades

Project Description: Replacement of building systems including HVAC, lighting, and ceilings in conjunction with the work; upgrades to include building finishes, doors, hardware, restrooms, ADA and life safety code needs; repairs to building envelope, including masonry, window replacements, doors, and roof replacement; minor wall reconfigurations; asbestos abatement; and all related work.

SBC Number: 540/005-04-2022

Total Project Budget: \$10,820,000.00

Source of Funding: \$10,820,000.00 22/23 CurrFunds-CapMaint (A)

Comment: Two proposals were received on November 9, 2022. The Notice of Intent to award was sent on November 18, 2022, naming J & J Contractors, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

08/11/2022	SBC	Approved project and proceeding with the process to select a designer, and utilizing CM/GC alternative delivery method
08/16/2022	ESC	Approved designer selection (Derthick, Henley & Wilkerson, Architects, PLLC)

Minutes:

01/12/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (J & J Contractors, Inc.)
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UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby 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: Cancer Research Building 4th Floor Renovation

Project Description: Build out of the top floor of the Cancer Research Building into modern biomedical research laboratories and for the demolition of the Holiday Inn property.

SBC Number: 540/013-01-2023

Total Project Budget: \$19,370,000.00

Source of Funding:	\$18,982,600.00	22/23	CurrFunds-CapImp	(A)
	\$ 387,400.00		Plant Funds (Non-Aux)	(A)

Comment: This is a FY 22/23 line-item project in the capital budget. Construction Manager/General Contractor (CM/GC) is requested due to long lead item purchasing and scheduling constraints within an occupied building as well as close coordination needed for site constraints surrounding the demolition of the Holiday Inn property (969 Madison). Desired CM/GC skills include high rise urban demolition experience and the ability to deliver long lead materials and components needed for delivery of the project within the desired schedule.

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

Minutes: 01/12/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternate delivery method

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby 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: Nash Vivarium Basement Renovation

Project Description: Renovation of Nash Basement to provide consolidated vivarium research space for the Department of Physiology. Project includes all related work.

SBC Number: 540/013-02-2023

Total Project Budget: \$22,690,000.00

Source of Funding:	\$22,236,200.00	22/23	CurrFunds-CapImp	(A)
	453,800.00		Plant Funds (Non-Aux)	(A)

Comment: This is a FY 22/23 line-item project in the capital budget. The CM/GC procurement method is requested due to the specialized needs related to the vivarium. Desired team attributes should include experience in construction of specialized labs and preconstruction service needs for cost estimating and possible early release packages related to long lead materials and components.

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

Minutes: 01/12/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternate delivery method

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

Requested Action: **Approval of a project and proceeding with the process to select a designer and utilizing System Procurement for a portion of the work**

Project Title: Elam Center Renovation

Project Description: Renovations of athletic and general use spaces which cover existing systems and finishes. Includes all related work to complete the project.

SBC Number: 540/011-01-2023

Total Project Budget: \$2,360,000.00

Current Project Funding: \$965,000.00

Source of Funding: \$965,000.00 Gifts (O)

Comment: This is a FY 22/23 **disclosed** project in the capital budget. This request will provide a new scoreboard in the arena and upgrade the men’s locker room and support spaces. System Procurement is being requested for the replacement of the scoreboard due to the utilization of existing contracts.

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

Minutes: 01/12/2023 SBC Approved project, to select a designer, and utilizing System Procurement for a portion of the work

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: TEST Hub

Project Description: Construction of the Tennessee Entrepreneurial Science and Technology (TEST) Hub. Project includes all related work.

SBC Number: 540/011-04-2022

Total Project Budget: \$19,160,000.00

Source of Funding:	\$18,004,000.00	22/23	CurrFunds-CapImp	(A)
	\$ 1,106,000.00		Gifts	(O)
	\$ 50,000.00		Plant Funds (Non-Aux)	(A)

Comment: One proposal was received on November 29, 2022. The Notice of Intent to award was sent on December 7, 2022, naming Barger Construction Company, Inc as the best evaluated proposer. No protests were received in the protest period.

Previous Action:	07/13/2022	SBC	Approved project, to select a designer and utilizing CM/GC alternative delivery method
	07/25/2022	ESC	Approved designer selection (Haizlip Studio, PLLC)

Minutes:	01/12/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Barger Construction Company, Inc.)
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UNIVERSITY OF TENNESSEEUniversity of Tennessee Southern, Pulaski, Giles County, Tennessee

Requested Action: **Approval of Campus Boundary**

Project Title: Master Plan Boundary

Project Description: This plan will allow for strategic acquisitions of properties within the proposed boundary.

Comment: Following the merger of UT Southern (UTS) with the UT System in 2021, we identified the need to update the UTS Strategic Plan. That update is in progress and once completed an RFP will be issued to bring in a consultant to guide the development of a full Campus Master Plan. This boundary was established by University staff, in collaboration with Campus and historical knowledge, and was approved by THEC on November 3, 2022 and the UT Board on October 28, 2022. Recognizing this will take some time, a Campus Boundary is being established to allow for strategic acquisitions of properties within the proposed boundary.

Minutes: 01/12/2023 SBC Approved Campus Boundary

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Nursing Building Reno & Add

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

SBC Number: 540/009-16-2021

Total Project Budget: \$106,761,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 56,810,000.00	\$ 0.00	\$56,810,000.00	21/22	CurrFunds-CapImp	(A)
	49,190,000.00	0.00	49,190,000.00		Plant Funds (Non-Aux)	(A)
	0.00	761,000.00	761,000.00		Plant Funds (Aux-Dining)	(A)
Original Project Budget:	\$106,000,000.00					
Change in Funding:		\$761,000.00				
Revised Project Budget:			\$106,761,000.00			

Comment: This request increases the budget from \$106,000,000.00 to \$106,761,000.00 to include a food venue area within the Nursing Building.

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

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Neyland Stadium Maintenance

Project Description: Maintenance of Neyland Stadium including repairs and enhancements to existing building systems and includes all related work to complete the project.

SBC Number: 540/009-30-2022

Total Project Budget: \$7,600,375.00

Current Project Funding: \$2,100,375.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,000,000.00	\$100,375.00	\$2,100,375.00	Plant Funds (Aux-Athletics) (A)
Original Project Funding:	\$2,000,000.00			
Change in Funding:		\$100,375.00		
Revised Project Funding:			\$2,100,375.00	

Comment: This request increases the budget from \$7,500,000.00 to \$7,600,375.00 to include the repair of damages caused by a water leak. Plant Funds will be reimbursed with insurance proceeds as received.

Previous Action: 07/13/2022 SBC Approved project and to select a designer
 07/25/2022 ESC Approved designer selection (Studio Four Design, Inc.)

Minutes: 01/12/2023 SBC Approved a revision in project budget and funding

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

Requested Action: Approval of a revision in project budget and funding and to utilize Construction Manager/General Contractor alternative delivery method

Project Title: New Ft. Campbell National Guard Readiness Center

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

SBC Number: 368/014-01-2021

Total Project Budget: \$19,560,000.00

Current Project Funding: \$ 1,105,000.00

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

Comment: An increase in project budget from \$13,909,000.00 to \$19,560,000.00 is needed due to escalating material and labor costs across all trades. The designer's fee will be increased appropriately as a result of this change. This project is 100% federally funded and the additional funding has been approved by the National Guard Bureau (NGB).

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

Previous Action:

09/09/2021	SBC	Approved project and to select a designer
01/24/2022	ESC	Approved designer selection (Coover-Clark & Associates, Inc.)
07/25/2022	ESC	Approved designer selection (Lyle-Cook Martin Architects, Inc.)

Minutes: 01/12/2023 SBC Approved a revision in project budget and funding and utilizing CM/GC alternate delivery method

DEPARTMENT OF TRANSPORTATION

Region 3 - Middle TN, Nashville, Davidson County, Tennessee

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

Project Title: Region 3 Headquarters Buildings Reroof

Project Description: Reroof of buildings A, B, E, and F including new roof membrane, insulation, copings, adjustments to roof curbs, and all required related work.

SBC Number: 243/020-03-2020

Total Project Budget: \$2,900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,300,000.00	\$ 0.00	\$2,300,000.00	20/21	TDOT Plant Construction Funds	(A)
	0.00	600,000.00	600,000.00	22/23	TDOT Plant Construction Funds	(A)

Original Project Budget: **\$2,300,000.00**

Change in Funding: **\$600,000.00**

Revised Project Budget: **\$2,900,000.00**

Comment: An increase in project budget from \$2,300,000.00 to \$2,900,000.00 is needed due to escalated roofing material costs. There will be no change to the designer’s fee.

Previous Action: 08/13/2020 SBC Approved project and to select a designer and utilizing Best Value
 10/19/2020 ESC Approved designer selection (Hurst-Rosche Inc)
 08/12/2021 SBC Approved awarding a construction contract to the Best Value proposer

Minutes: 01/12/2023 SBC Approved a revision in project budget and funding

DEPARTMENT OF AGRICULTUREDivision of Forestry, Statewide, Tennessee

Requested Action: Approval of the selection of a Consultant as the result of a Request for Qualifications

Project Title: Statewide Facilities Assessment and Maintenance Plan

Project Description: Provide a comprehensive needs assessment and develop a maintenance budget and repair schedule for all of the Division of Forestry facilities statewide.

SBC Number: 100/010-07-2022

Total Project Budget: \$1,050,000.00

Source of Funding: \$1,050,000.00 22/23 CurrFunds-CapMaint (A)

Comment: Six proposals were received on November 21, 2022. The Notice of Intent to award was sent on December 19, 2022 naming Bureau Veritas Technical Assessments LLC as the best evaluated proposer. The protest period will expire on December 27, 2022. No protests were received in the protest period.

Previous Action: 10/13/2022 SBC Approved project and issuing an RFQ for a consultant

Minutes: 01/12/2023 SBC Approved consultant selection (Bureau Veritas Technical Assessments LLC) as the result of an RFQ

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIESEast Tennessee Regional Office, Greeneville, Greene County, Tennessee

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

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: Two proposals were received on November 15, 2022. The Notice of Intent to award was sent on December 12, 2022 naming Messer Construction Company as the best evaluated proposer. No protests were received in the protest period.

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.)

Minutes: 01/12/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Messer Construction Company)

DEPARTMENT OF VETERANS SERVICES

Middle Tennessee, Nashville, Davidson County, Tennessee

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

Project Title: Middle Tennessee State Veterans Cemetery Gravesite Improvements

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

SBC Number: 682/004-02-2022

Total Project Budget: \$9,000,000.00

Current Project Funding: \$ 900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,131,000.00	(\$231,000.00)	\$900,000.00	22/23	CurrFunds-CapImp	(A)
Original Project Funding:	\$1,131,000.00					
Change in Funding:	(\$231,000.00)					
Revised Project Funding:	\$900,000.00					

Comment: A decrease in project budget from \$11,310,000.00 to \$9,000,000.00 is needed due to a reduction in federal grant funding and the 10% initial state funding is being reduced accordingly.

Previous Action: 09/08/2022 SBC Approved project and to select a designer
 09/21/2022 ESC Approved designer selection (TLM Associates, Inc.)

Minutes: 01/12/2023 SBC Approved a revision in project budget and funding

DEPARTMENT OF GENERAL SERVICESDavy Crockett Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project utilizing a previously selected designer

Project Title: Davy Crockett 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: 529/077-01-2023

Total Project Budget: \$4,600,000.00

Source of Funding: \$4,600,000.00 FRF Reserves (A/R)

Comment: This project is a combination of a portion of a FY 21/22 line-item (2022 Office Space Reduction Plan, \$3,555,000.00) and a portion of a FY 22/23 line-item (2023 Office Space Reduction, \$1,045,000.00) in the capital budget.

This project will consolidate the Tennessee Department of Intellectual and Developmental Disabilities (DIDD) within a portion of the Davy Crockett Tower. The project will have an impact on the overall real estate reduction plan for Middle Tennessee.

The use of a previously selected designer (HMK Architects, PLLC) is requested as they were selected as the designer when this project was slated for the Tennessee Tower (SBC# 529/079-03-2022).

Minutes: 01/12/2023 SBC Approved project utilizing a previously selected designer (HMK Architects, PLLC)

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State