

**MINUTES**  
**STATE BUILDING COMMISSION**  
**March 11, 2021**

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room I 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 11:06 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor  
Cameron Sexton, Speaker of the House of Representatives  
David Lillard, State Treasurer  
Tre Hargett, Secretary of State  
Jason Mumpower, Comptroller of the Treasury  
Butch Eley, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- Department of General Services
- Tennessee Board of Regents
- Tennessee Wildlife Resources Agency
- State Building Commission

PRESENTER

Commissioner Christi Branscom  
Chancellor Dr. Flora Tydings  
Executive Director Bobby Wilson  
State Architect Ann McGauran

OTHER PARTICIPANTS

Garry Askew, Bauer Askew Architecture  
Bart Kline, Kline Swinney Associates  
Tim Piansay, Kline Swinney Associates

## CONSENT AGENDA

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

1. Agency: **University of Memphis**  
Project Title: Campus Consultants  
SBC Project No: 367/000-01-2021  
Requested Action: Approval of a project utilizing previously selected consultants
  
2. Agency: **University of Memphis**  
Project Title: Master Plan Update  
SBC Project No: 367/000-02-2018  
Requested Action: Approval of a revision in project budget and funding
  
3. Agency: **Tennessee Board of Regents / Tennessee State University**  
Project Title: Master Plan  
SBC Project No: 166/001-04-2012  
Requested Action: Approval of a revision in project budget and funding
  
4. Agency: **Tennessee Board of Regents / Motlow State Community College**  
Project Title: Classroom Upgrades for Art and Theater  
SBC Project No: 166/021-01-2020  
Requested Action: Approval of a revision in project budget and funding
  
5. Agency: **Tennessee Board of Regents / Roane State Community College**  
Project Title: Baseball and Softball Complex Improvements  
SBC Project No: 166/027-04-2018  
Requested Action: Approval of a revision in project budget and funding
  
6. Agency: **University of Tennessee – Chattanooga**  
Project Title: East Campus Utility Expansion  
SBC Project No: 540/005-04-2019  
Requested Action: Approval of a revision in project scope and funding
  
7. Agency: **University of Tennessee – Knoxville**  
Project Title: Campus Beautification (JW Mall Extension)  
SBC Project No: 540/009-08-2017  
Requested Action: Approval of a revision in project scope
  
8. Agency: **University of Tennessee – Knoxville**  
Project Title: West Volunteer Streetscape  
SBC Project No: 540/009-05-2021  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
9. Agency: **University of Tennessee – Knoxville**  
Project Title: Classroom Upgrades (19/20)  
SBC Project No: 540/009-06-2020  
Requested Action: Approval of a revision in project scope and funding

10. Agency: **University of Tennessee – Martin**  
Project Title: Blaylock Outdoor Classroom  
SBC Project No: 540/011-01-2021  
Requested Action: Approval of a project utilizing Campus Consultant for design
11. Agency: **Department of Military**  
Project Title: VTS Milan Transient Training Open Bay Barracks  
SBC Project No: 368/031-03-2020  
Requested Action: Approval of a revision in project funding
12. Agency: **Department of Environment & Conservation**  
Project Title: Warriors' Path SP Deferred Maintenance  
SBC Project No: 126/096-01-2016  
Requested Action: Approval of a revision in project budget, scope, and funding
13. Agency: **Department of Correction**  
Project Title: Morgan County Complex Sewer System Repair  
SBC Project No: 142/014-01-2014  
Requested Action: Approval of a grant agreement
14. Agency: **Department of General Services**  
Project Title: MH Pre-Arrest Diversion Infrastructure Grant – West Tennessee Healthcare/Pathways of Tennessee Inc. (WTH)  
SBC Project No: 529/000-04-2020  
Requested Action: Approval of a revision in project scope
15. Agency: **Department of General Services**  
Project Title: New State Museum  
SBC Project No: 529/050-01-2015  
Requested Action: Approval of a revision in project funding

DEPARTMENT OF GENERAL SERVICES

Rachel Jackson State Office Bldg, Nashville, Davidson County, Tennessee

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

**Project Title:** Rachel Jackson Building Renovation Phase 1

**Project Description:** Interior renovation of partial first floor office space to include associated mechanical, electrical, and plumbing system upgrades, and all required related work.

**SBC Number:** 529/013-01-2021

**Total Project Budget:** \$1,950,000.00

**Source of Funding:** \$1,040,000.00 FRF Reserves (A/R)  
910,000.00 FRF Reserves (R)

**Comment:** A portion of the funding is an FY18/19 line-item in the capital budget. The renovated space will be for the Arts Commission moving out of the Citizens Plaza Building and will increase their square footage from approximately 7,000 square feet to approximately 8,000 square feet.

The use of HFR Design, Inc. for design is requested due to their involvement as the designer of record for the "Rachel Jackson Bldg., Interior Renovations (Planning)" project (529/013-02-2016). Their knowledge of the condition of the existing building systems and the future systems uniquely qualifies them for this project and will add continuity across the two projects.

**Minutes:** 03/11/2021 SBC Approved project utilizing a previously selected designer

TENNESSEE BOARD OF REGENTS

**Columbia State Community College, Columbia, Maury County, Tennessee \*\***

**Requested Action:**           **Approval of the Early Design Phase** as presented by Bauer Askew Architecture

**Project Title:**               Williamson County Center Relocation

**Project Description:**       Construct an educational facility in Williamson County, including a parking garage. Relocate the TCAT Dickson nursing program to the CoSCC Williamson County campus.

**SBC Number:**               166/015-01-2012

**Total Project Budget:**    \$81,010,000.00

**Current Project Funding:** \$54,210,000.00

|                           |                 |       |                         |     |
|---------------------------|-----------------|-------|-------------------------|-----|
| <b>Source of Funding:</b> | \$34,650,000.00 | 14/15 | CurrFunds-CapImp        | (A) |
|                           | 210,000.00      | 11/12 | CurrFunds-CapImp        | (R) |
|                           | 500,000.00      | 16/17 | CurrFunds-CapImp        | (A) |
|                           | 1,250,000.00    | 17/18 | CurrFunds-CapImp        | (A) |
|                           | 750,000.00      | 17/18 | CurrFunds-CapMaint (MP) | (A) |
|                           | 270,000.00      | 17/18 | CurrFunds-CapMaint      | (A) |
|                           | 3,650,000.00    |       | TSSBA (Student Fees)    | (O) |
|                           | 1,000,000.00    |       | Gifts                   | (O) |
|                           | 2,850,000.00    |       | Land Proceeds           | (O) |
|                           | 8,380,000.00    |       | Plant Funds (Non-Aux)   | (A) |
|                           | 700,000.00      | 19/20 | CurrFunds-CapImp        | (A) |

**Comment:**                   The Arts and Technology Building is the 4<sup>th</sup> building on the Williamson County site. The project is within budget and on schedule.

**Previous Action:**

|            |     |   |
|------------|-----|---|
| 05/10/2012 | SBC | Approved project  |
| 05/23/2012 | ESC | Approved designer selection (Bauer Askew Architecture, PLLC.)                                       |
| 06/13/2013 | SBC | Approved EDP and issuance of RFP for CM/GC  |
| 08/08/2013 | SBC | Approved awarding CM/GC contact (Hoar Construction, LLC)  |
| 04/16/2014 | SBC | Approved a revision in budget and funding   |
| 07/10/2014 | SBC | Approved a revision in budget and funding   |
| 11/12/2015 | SBC | Approved a revision in budget and funding   |
| 07/14/2016 | SBC | Approved a revision in budget and funding   |
| 09/14/2017 | SBC | Approved a revision in budget and funding   |
| 06/14/2018 | SBC | Approved a revision in budget and funding and EDP for 2 <sup>nd</sup> of 3 phases of parking garage |
| 03/14/2019 | SBC | Approved a revision in budget and funding   |
| 08/08/2019 | SBC | Approved a revision in scope, project budget and funding  |

**Minutes:**                   03/11/2021   SBC   Chancellor Tydings introduced Garry Askew with Bauer Askew Architecture. Mr. Askew stated that the project is in budget and on schedule for substantial completion of December 2022.

Lieutenant Governor McNally asked about the impact on the nursing program in Dickson. Mr. Askew stated that one side of the building will be the Columbia State nursing program and the other side will be the TCAT nursing program. Lieutenant Governor McNally asked if the TCAT program in Dickson will be closed. Chancellor Tydings stated that this project is for the Williamson County location and they are relocating to this location and closing a leased location which is not very good. The students will have the opportunity to go from TCAT to the Columbia State program if they desire.

Lieutenant Governor McNally asked if there is still a need for a nursing program in Dickson. Chancellor Tydings stated that this project is separate and will not impact the TCAT Dickson program which will remain at its current location.

The Commission approved the EDP as presented by Bauer Askew Architecture.

\*\* Work will be done in Williamson County

TENNESSEE WILDLIFE RESOURCES AGENCY

**Region 1 – West, Hurricane Mills, Humphreys County, Tennessee**

**Requested Action:**       **Approval of the Early Design Phase** as presented by Kline Swinney Associates

**Project Title:**           Region 1 – Buffalo Ridge Hunter Education Facility

**Project Description:**   Construct a hunter education campus that will include a training building, a shooting sports complex, support and maintenance facilities, and all required related work.

**SBC Number:**           220/017-01-2019

**Total Project Budget:** \$5,570,000.00

**Source of Funding:**   \$5,570,000.00                   19/20     TWRA Op Funds                               (A)

**Comment:**               The project is currently within budget, and substantial completion is anticipated in Spring 2022.

**Previous Action:**       09/12/2019   SBC    Approved project, to select designer, and utilizing Agency resources for a portion of construction  
                                  10/31/2019   ESC    Approved designer selection (Kline Swinney Associates)

**Minutes:**               03/11/2021   SBC    Executive Director Bobby Wilson introduced Bart Kline, Principal in Charge and Tim Piansay, Project Manager with Kline Swinney Associates. Mr. Piansay stated that the project is in budget and on schedule for substantial completion of April 2022.

Commissioner Eley thanked TWRA for the presentation and stated that he had the opportunity to tour the site late last year and believes it will be a great addition to the state’s training and educational facilities for TWRA.

The Commission approved the EDP as presented by Kline Swinney Associates.

STATE BUILDING COMMISSION

**Minutes of Meeting of State Building Commission**

- 1) Approved the Minutes of the State Building Commission meeting held on February 11, 2021.

**SBC Policy & Procedures**

- 1) Approved the following policy revision for:

SBC Policy Item 2.01 T: Deletion of “and Austin Peay State University, Office of University Design and Construction (“APSU”);” and replacement with “and Austin Peay State University, Capital Planning, Design & Construction (“APSU”);”.

**Report of Items Approved by Office of the State Architect**

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

|           |  |  |
|-----------|--|--|
| <b>1)</b> | <b>State Procurement Agency:</b> University of TN<br><b>Location:</b> Knoxville, Tennessee<br><b>Project Title:</b> Residence Hall Improvements<br><b>SBC Project No:</b> 540/009-04-2018<br><b>Designer:</b> Design Innovation Arch<br><b>Construction Completion %:</b> 96%<br><b>Change Order No.</b> 4<br><b>Change Order Amount:</b> \$60,473.00<br><b>Change Order Percentage:</b> 6.45%<br><b>Cumulative Percentage:</b> 37.51% | <b>User Agency:</b> UT Knoxville<br><br><b>Approval Date:</b> 02/05/2021<br><b>Contractor:</b> Merit Construction Inc.<br><b>Targeted Substantial Completion:</b> 03/15/2021<br><b>Comment: Unavoidable Delays/Value Added</b><br>This change order accommodates the installation of additional access walkways and railings around the south side of the cooling tower. An additional 176 days will be added to the schedule. |
|           | <b><u>Approved Project Funding</u></b><br><b>Original Bid Target:</b> \$1,375,188.00<br><b>Base Contract Amount:</b> \$938,000.00<br><b>Contingency:</b> \$137,518.00  | <b><u>After This Change Order</u></b><br><b>Revised Contract Amount:</b> \$1,289,857.83<br><b>Remaining Undedicated Funds:</b> \$7,110,000.00  |
| <b>2)</b> | <b>State Procurement Agency:</b> TN Board of Regents<br><b>Location:</b> Memphis, Tennessee<br><b>Project Title:</b> Union & Macon Cove Plumbing Updates<br><b>SBC Project No:</b> 166/033-01-2018<br><b>Designer:</b> A2H, Inc.<br><b>Construction Completion %:</b> 32%<br><b>Change Order No.</b> 8<br><b>Change Order Amount:</b> \$99,266.32<br><b>Change Order Percentage:</b> 5.95%<br><b>Cumulative Percentage:</b> 13.35%     | <b>User Agency:</b> Southwest State Community College<br><br><b>Approval Date:</b> 02/11/2021<br><b>Contractor:</b> A&B Construction Co., Inc.<br><b>Targeted Substantial Completion:</b> 05/18/2021<br><b>Comment: Value Added</b><br>This change order addresses the need to add floor drains to toilet rooms and isolation valves in order to remedy overflows and ability to shut off water.                               |
|           | <b><u>Approved Project Funding</u></b><br><b>Original Bid Target:</b> \$1,667,846.00<br><b>Base Contract Amount:</b> \$1,667,846.00<br><b>Contingency:</b> \$235,154.00  | <b><u>After This Change Order</u></b><br><b>Revised Contract Amount:</b> \$1,890,540.36<br><b>Remaining Undedicated Funds:</b> \$12,459.64   |



- 3) **State Procurement Agency:** MTSU **User Agency:** Middle TN State University  
**Location:** Murfreesboro, Tennessee  
**Project Title:** Floyd Stadium Stair Repair  
**SBC Project No:** 366/009-17-2019 **Approval Date:** 02/18/2021  
**Designer:** TMPartners PLLC **Contractor:** Beech Construction Services  
**Construction Completion %:** 35% **Targeted Substantial Completion:** 07/21/2021  
**Change Order No.** 1 **Comment: Hidden Conditions**  
**Change Order Amount:** \$113,616.44 This change order addresses a hidden condition after the  
**Change Order Percentage:** 14.26% discovery of multiple steel stair supports that were found  
**Cumulative Percentage:** 14.26% to be deteriorated and in need of replacement. This work  
adds 23 days to the schedule.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$796,632.31  
**Base Contract Amount:** \$796,632.31 **Revised Contract Amount:** \$910,248.75  
**Contingency:** \$473,367.00 **Remaining Undedicated Funds:** \$359,750.56
- 4) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation  
**Location:** Chapel Hill, Tennessee  
**Project Title:** Henry Horton State Park Restaurant and Visitor Center  
**SBC Project No:** 126/051-02-2017 **Approval Date:** 02/18/2021  
**Designer:** Tinker Ma, Inc. **Contractor:** Southland Constructors, Inc.  
**Construction Completion %:** 69.46% **Targeted Substantial Completion:** 06/07/2021  
**Change Order No.** 5 **Comment: Added Scope**  
**Change Order Amount:** \$215,660.20 This change order is needed so that the contractor can  
**Change Order Percentage:** 3.95% purchase and install furniture, fixtures, and equipment for  
**Cumulative Percentage:** 12.44% the restaurant and outdoor areas. These items were  
originally intended to be purchased directly by TDEC. No  
additional days are added to the schedule.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$5,934,725.98  
**Base Contract Amount:** \$5,465,600.00 **Revised Contract Amount:** \$6,150,386.18  
**Contingency:** \$1,030,909.98 **Remaining Undedicated Funds:** \$1,593,227.71
- 5) **State Procurement Agency:** STREAM **User Agency:** Dept. of Correction  
**Location:** Memphis, Tennessee  
**Project Title:** MLTC Food Service Upgrades  
**SBC Project No:** 140/005-01-2018 **Approval Date:** 02/17/2021  
**Designer:** Spirit Architecture **Contractor:** Smith Doyle Contractors  
**Construction Completion %:** 42% **Targeted Substantial Completion:** 09/10/2021  
**Change Order No.** 7 **Comment: Hidden Conditions/Value Added**  
**Change Order Amount:** \$148,538.23 This change order addresses hidden conditions and provides  
**Change Order Percentage:** 12.18% for five new metal doors, frames, and hardware sets to replace  
**Cumulative Percentage:** 42.11% deteriorated ones, installation of moisture resistant gypsum  
board at prep and wash sink areas, dry storage, and in  
restroom. Work also includes filling void areas under the  
concrete slab of kitchen area near underground drain lines, and  
replacing a metal cage with a gate, and removing non-  
functional radiant heater and capping lines. This work adds 28  
days to the schedule.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$2,000,000.00  
**Base Contract Amount:** \$1,219,800.00 **Revised Contract Amount:** \$1,733,499.86  
**Contingency:** \$200,000.00 **Remaining Undedicated Funds:** \$724,730.13

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Military  
**Location:** Lobelville, Tennessee  
**Project Title:** Lobelville RC Re-roof and Facility Update  
**SBC Project No:** 361/045-01-2019 **Approval Date:** 01/27/2021  
**Designer:** Lyle Cook Martin **Contractor:** Eskola LLC  
**Construction Completion %:** 55% **Targeted Substantial Completion:** 07/07/2021  
**Change Order No.** 2 **Comment: Hidden Conditions/Added Scope**  
**Change Order Amount:** \$147,747.76 This change order is to provide for owner request to replace the metal soffit panels, repaint interior walls, replace ceiling lights, and add 2 large ceiling fans in the drill hall. Also included is to remove and replace landscaping irrigation infrastructure and yard sign that is conflicting with grading work.  
**Change Order Percentage:** 22.45%  
**Cumulative Percentage:** 22.58%  
Approved Project Funding  
**Original Bid Target:** \$812,350.00 **After This Change Order**  
**Base Contract Amount:** \$658,250.00 **Revised Contract Amount:** \$806,872.58  
**Contingency:** \$81,235.00 **Remaining Undedicated Funds:** \$245,208.00
- 7) **State Procurement Agency:** STREAM **User Agency:** Dept. of Military  
**Location:** Lexington, Tennessee  
**Project Title:** Lexington RC HVAC and Energy Updates  
**SBC Project No:** 361/053-02-2019 **Approval Date:** 02/18/2021  
**Designer:** OLG Engineering **Contractor:** Herron Construction  
**Construction Completion %:** 70% **Targeted Substantial Completion:** 06/06/2021  
**Change Order No.** 2 **Comment: Value Added**  
**Change Order Amount:** \$59,701.09 This change order provides for owner request to repaint the drill hall doors due to finish deterioration, updating both the main electrical distribution and sub panels, and providing additional lighting to the basement. This work adds 110 days to the schedule.  
**Change Order Percentage:** 9.95%  
**Cumulative Percentage:** 12.90%  
Approved Project Funding  
**Original Bid Target:** \$724,500.00 **After This Change Order**  
**Base Contract Amount:** \$600,273.00 **Revised Contract Amount:** \$677,715.20  
**Contingency:** \$72,450.00 **Remaining Undedicated Funds:** \$230,082.60
- 8) **State Procurement Agency:** STREAM **User Agency:** Dept. of Military  
**Location:** Smyrna, Tennessee  
**Project Title:** VTS Smyrna Building 500 Auditorium Repairs  
**SBC Project No:** 361/079-01-2018 **Approval Date:** 02/11/2021  
**Designer:** HFR Design, Inc. **Contractor:** Dowdle Construction  
**Construction Completion %:** 85% **Targeted Substantial Completion:**  
**Change Order No.** 3 **Comment: Hidden Conditions/Added Scope**  
**Change Order Amount:** \$6,790.92 This change order is for the provision of a larger rubber base around the stage area and the replacement of the stage curtain and valence that was found to be deteriorated and not fire rated. Schedule will be increased by 82 days, mainly due to long lead time for curtain and valence.  
**Change Order Percentage:** 2.43%  
**Cumulative Percentage:** 28.32%  
Approved Project Funding  
**Original Bid Target:** \$440,000.00 **After This Change Order**  
**Base Contract Amount:** \$279,200.00 **Revised Contract Amount:** \$358,260.68  
**Contingency:** \$44,000.00 **Remaining Undedicated Funds:** \$138,095.65

|  |  |   |                           |
|--|--|---|---------------------------|
| <b>9) State Procurement Agency:</b>    | STREAM   | <b>User Agency:</b>   | Dept. of General Services |
| <b>Location:</b>                       | Nashville, Tennessee                           |   |                           |
| <b>Project Title:</b>                  | Women's Residential Recovery Court Renovations |   |                           |
| <b>SBC Project No:</b>                 | 529/021-01-2019                                | <b>Approval Date:</b>   | 02/05/2021                |
| <b>Designer:</b>                       | Mackie Shanks Arch                             | <b>Contractor:</b>  | Orion Building Corp       |
| <b>Construction Completion %:</b>      | 95%  | <b>Targeted Substantial Completion:</b>                                       | 02/08/2021                |
| <b>Change Order No.</b>                | 4  | <b>Comment: Unavoidable Delays</b>  |                           |
| <b>Change Order Amount:</b>            | \$0.00   | This change order provides for an additional 14 days to the project schedule. |                           |
| <b>Change Order Percentage:</b>        | 0.00%  |   |                           |
| <b>Cumulative Percentage:</b>          | 19.58%   |   |                           |
| <b><u>Approved Project Funding</u></b> |  | <b><u>After This Change Order</u></b>   |                           |
| <b>Original Bid Target:</b>            | \$887,189.61                                   |   |                           |
| <b>Base Contract Amount:</b>           | \$613,050.00                                   | <b>Revised Contract Amount:</b>   | \$733,133.05              |
| <b>Contingency:</b>                    | \$86,310.39                                    | <b>Remaining Undedicated Funds:</b>   | \$306,725.55              |

Speaker Sexton asked for clarification on the calculation change order percentages in the report. State Architect McGauran stated that when a change order is submitted it shows both the current change order percentage and the cumulative percentage for all the change orders to date. The policy requires that every change order be reported once the cumulative total reaches 10%. Speaker Sexton asked for confirmation on the first change order with a cumulative total of 37%. State Architect McGauran replied that all four of the change orders add up to 37.5% but this fourth change order is only 6.45%.

- **Bid Withdrawals** (in accordance with Item 5.01(D)(5)(d) of the *SBC By-Laws, Policy & Procedures*)

- 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Knoxville, Tennessee  
**Project Title:** CVM-Lab Renovation  
**SBC Project No.** 540/001-03-2020  
**Bidder:** C3 Industrial Blasting & Coatings  
**Bid Date:** 01/28/2021  
**Designer:** Sanders Pace Architecture, LLC  
**Comment:** This painting sub-contractor mistakenly submitted their sub bid to the state instead of the general contractor and their bid clearly did not account for the full project scope.  
**Approval Date:** 02/10/2021

**Initial and Revised Approvals of Capital Projects**

- Reported the following capital improvement with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Transportation  
**Location:** Region 3 – Middle Tennessee  
**Project Title:** Wilson County Salt Shed Demolition  
**Project Description:** Demolish and remove the current structure and all required related work.  
**SBC Project No.** 243/020-01-2021  
**Total Project Budget:** \$20,000.00  
**Source of Funding:** 20/21 TDOT Plant Construction Funds (A)  
**Approval:** Approved project utilizing Agency Resources  
**Approval Date:** 03/11/2021

- Reported the following three capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** Tennessee Board of Regents / TCAT Murfreesboro  
**Location:** Murfreesboro, Tennessee  
**Project Title:** Lobby and Student Lounge Improvements  
**Project Description:** Update flooring, ceiling tiles, paint, carpet and signage and light fixtures to modernize the main lobby and student lounge areas. Provide new furniture and fixtures.  
**SBC Project No.** 166/074-01-2021  
**Total Project Budget:** \$100,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing an Agency Consultant for design  
**Approval Date:** 02/18/2021
  
- 2) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Winchester, Tennessee  
**Project Title:** Winchester Field Maintenance Shop Repair  
**Project Description:** Repair masonry wall, structural framing members, concrete aprons, overhead door and operators, power, lighting, video door access, signage and all required related work.  
**SBC Project No.** 361/097-01-2020  
**Total Project Budget:** \$140,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved a revision in project funding (adding federal funds for construction)  
**Approval Date:** 02/12/2021
  
- 3) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Tunnel Hill, Georgia  
**Project Title:** VTS Catoosa Training Range Repair  
**Project Description:** Repair Training Range (TR) 202, 203, and 204 target canopies, baffles, steel framing members, CMU walls and all required related work.  
**SBC Project No.** 368/001-01-2020  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved a revision in project funding (adding federal funds for construction)  
**Approval Date:** 02/12/2021

## Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Jackson, Tennessee  
**Project Title:** WTREC-Greenhouse Replacement  
**Project Description:** This project will abate and demolish the framing and glass of the existing greenhouse. A new polycarbonate greenhouse will be constructed on the existing foundation.  
**SBC Project No.** 540/001-07-2020  
**Total Project Budget:** \$87,500.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision utilizing Campus Resources and System Procurement for a portion of construction  
**Approval Date:** 02/19/2021
  - 2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Conference Center Upgrades (Interior Improvements)  
**Project Description:** This project will refresh interior finishes and furniture including replacement as necessary in the Social Work Office of Research and Public Service (SWORPS) and Treasurer's area, as well as other support spaces.  
**SBC Project No.** 540/009-01-2020  
**Total Project Budget:** \$600,000.00  
**Source of Funding:** \$500,000.00 Plant Funds (Non-Aux) (A)  
\$100,000.00 Other (O)  
**Approval:** Approved utilizing Campus Resources and System Procurement for construction  
**Approval Date:** 02/12/2021
- Reported the following approval of a guaranteed maximum price (no change in total project budget) in accordance with Item 2.04(B)(4) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee – Chattanooga  
**Location:** Chattanooga, Tennessee  
**Project Title:** Hunter Hall Improvements  
**Project Description:** Project will provide finishes and infrastructure upgrades including electrical, data/telecom, HVAC, and plumbing; accessibility and fire code improvements; security upgrades, building envelope upgrades, and site work including replacement of accessible ramp and sidewalk ADA improvements. Relocation and preparation of surge space is also included.  
**SBC Project No.** 540/005-10-2018  
**Total Project Budget:** \$13,000,000.00  
**Source of Funding:** 18/19 CurrFunds-CapImp (A)  
**Approval:** Approved a Guaranteed Maximum Price (GMP) to perform the work  
**Approval Date:** 02/10/2021

## Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Austin Peay State University  
**Location:** Clarksville, Tennessee  
**Project Title:** Campus Consultants  
**Project Description:** Professional service consultants for Architecture, MEP Engineering, Structural Engineering, Civil Engineering, Geotechnical and Interior Design. Funding will be allocated from appropriate sources for specific services.  
**SBC Project No.** 373/000-01-2018  
**Total Project Budget:** \$500,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved amendments to consultant contracts (extending terms and reallocating funding)  
**Approval Date:** 02/22/2021

## 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:** Second Creek Stabilization  
**SBC Project No.** 540/009-11-2020  
**Designer:** S&ME, Inc.  
**Amount:** \$6,500.00  
**Explanation:** This ASR provides for the preparation of the civil and geomorphology survey required to develop the bank stabilization plan.  
**Approval Date:** 01/28/2021  
**OSA Receipt Date:** 01/29/2021
  - 2) **State Procurement Agency:** University of Tennessee – Martin  
**Location:** Martin, Tennessee  
**Project Title:** Building Envelope Upgrade  
**SBC Project No.** 540/011-03-2013  
**Designer:** A2H  
**Amount:** \$31,250.00  
**Explanation:** This ASR creates full design services concerning the building envelope for the Humanities Building which was added to the scope of this project.  
**Approval Date:** 01/29/2021  
**OSA Receipt Date:** 01/29/2021

- **Annual Report of the Tennessee Residence Commission** (in accordance with T.C.A. §4-23-203(b))
- **Annual Report of the State Capitol Commission** (in accordance with T.C.A. §4-8-304)
- **Annual Report of The Hermitage – Home of President Andrew Jackson** (in accordance with TCA §4-13-104(3))
- **Annual Report of the Facilities Revolving Fund** (in accordance with Item 14.01B(4)(b) of the SBC By-Laws, Policy & Procedures)

**Other Business**

There being no further business, the meeting adjourned at 11:28 a.m.

\* \* \* \* \*

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

**Requested Action:** Approval of a project utilizing previously selected consultants

**Project Title:** Campus Consultants

**Project Description:** Professional service consultants for Architecture, MEP Engineering, and Structural/Civil Engineering.

**SBC Number:** 367/000-01-2021

**Total Project Budget:** \$250,000.00

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

**Comment:** This request is to award three-year contracts to Fleming Associates Architects PC (Architectural), Haltom Engineering LLC (MEP), and Burr & Cole Consulting Engineers (Structural). These consultants were previously selected under SBC Project No. 367/000-01-2018 to provide services to the University, but their contracts inadvertently expired after two years, prior to extension to full three-year term. This action will allow for a total contract duration of five years. The contract for Burr & Cole Consulting Engineers (Stormwater) will not be extended as it was not used during the initial two-year term.

**Minutes:** 03/11/2021 SBC Approved project utilizing previously selected consultants



UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:**                Master Plan Update

**Project Description:**       Provide for various amendments to the campus master plan for Main, Park and Lambuth campus locations.

**SBC Number:**                367/000-02-2018

**Total Project Budget:**     \$325,000.00

|                                 |                     |                    |                     |                                     |     |
|---------------------------------|---------------------|--------------------|---------------------|-------------------------------------|-----|
| <b>Source of Funding:</b>       | <u>Original</u>     | <u>Change</u>      | <u>Revised</u>      |                                     |     |
|                                 | \$250,000.00        | \$ 0.00            | \$250,000.00        | Plant Funds (Non-Aux)               | (A) |
|                                 | \$ 0.00             | \$75,000.00        | \$ 75,000.00        | Plant Funds (Aux-Housing/Athletics) | (A) |
| <b>Original Project Budget:</b> | <b>\$250,000.00</b> |                    |                     |                                     |     |
| <b>Change in Funding:</b>       |                     | <b>\$75,000.00</b> |                     |                                     |     |
| <b>Revised Project Budget:</b>  |                     |                    | <b>\$325,000.00</b> |                                     |     |

**Comment:**                    The original budget of \$250,000.00 is being increased to allow for future updates to the 2015 Master Plan to include more detailed housing and athletic plans.

**Previous Action:**            09/13/2018   SBC   Approved awarding a contract to a previously selected master planner (SmithGroup JJR)

                                      02/14/2019   SBC   Approved an update to the Lambuth Campus Master Plan as approved by THEC and presented by SmithGroup JJR

**Minutes:**                     03/11/2021   SBC   Approved a revision in project budget and funding

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

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

**Project Title:** Master Plan

**Project Description:** Update Master Plan for campus.

**SBC Number:** 166/001-04-2012

**Total Project Budget:** \$616,470.00

| <b>Source of Funding:</b>        | <u>Original</u>     | <u>Change</u>      | <u>Revised</u>      |                          |     |
|----------------------------------|---------------------|--------------------|---------------------|--------------------------|-----|
|                                  | \$450,000.00        | \$ 0.00            | \$450,000.00        | Title III, Federal Grant | (F) |
|                                  | 90,000.00           | 0.00               | 90,000.00           | Federal Grant (USDA)     | (F) |
|                                  | 0.00                | 76,470.00          | 76,470.00           | Plant Funds (Non-Aux)    | (A) |
| <b>Original Project Funding:</b> | <b>\$540,000.00</b> |                    |                     |                          |     |
| <b>Change in Funding:</b>        |                     | <b>\$76,470.00</b> |                     |                          |     |
| <b>Revised Project Funding:</b>  |                     |                    | <b>\$616,470.00</b> |                          |     |

**Comment:** Additional funds will allow the master planner to develop an update to the 2016 Master Plan to locate a program for Arts.

**Previous Action:**

|            |     |  |
|------------|-----|--|
| 12/13/2012 | SBC | Approved issuance of RFP for Master Plan                           |
| 10/10/2013 | SBC | Approved consultant selection (Woolpert, Inc.)                     |
| 12/11/2014 | SBC | Approved a revision in project budget and funding                  |
| 08/11/2016 | SBC | Approved a revision in project budget and master plan presentation |
| 07/12/2018 | SBC | Approved a revision in project budget                              |

**Minutes:** 03/11/2021 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSMotlow State Community College, Motlow, Moore County, Tennessee

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

**Project Title:** Classroom Upgrades for Art and Theater

**Project Description:** Upgrade spaces in Eoff, Crouch, and Marcum to allow for classes in stage craft for the theater program and additional 2-D/3-D print making, metal craft, and ceramics for the art program.

**SBC Number:** 166/021-01-2020

**Total Project Budget:** \$925,000.00

| <b>Source of Funding:</b>       | <u>Original</u>     | <u>Change</u>       | <u>Revised</u>      |                       |     |
|---------------------------------|---------------------|---------------------|---------------------|-----------------------|-----|
|                                 | \$550,000.00        | \$375,000.00        | \$925,000.00        | Plant Funds (Non-Aux) | (A) |
| <b>Original Project Budget:</b> | <b>\$550,000.00</b> |                     |                     |                       |     |
| <b>Change in Funding:</b>       |                     | <b>\$375,000.00</b> |                     |                       |     |
| <b>Revised Project Budget:</b>  |                     |                     | <b>\$925,000.00</b> |                       |     |

**Comment:** Additional funds are needed because after the design started, the MEP engineers determined that additional MEP costs would be needed to meet code requirements and to meet the electrical and mechanical needs for the project. The largest cost impact is because the added electrical loads exceed the rated capacity of the existing subpanels so new panels, fed from the main electrical room, are required.

**Previous Action:** 01/09/2020 SBC Approved project  
03/23/2020 ESC Approved designer selection (Hefferlin + Kronenberg Architects)

**Minutes:** 03/11/2021 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

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

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

**Project Title:**               Baseball and Softball Complex Improvements

**Project Description:**       Improvements at the existing baseball and softball fields. Work to include construction of a new locker room facility and related site improvements.

**SBC Number:**               166/027-04-2018

**Total Project Budget:**     \$1,480,000.00

|                                 |                       |                     |                       |                             |
|---------------------------------|-----------------------|---------------------|-----------------------|-----------------------------|
| <b>Source of Funding:</b>       | <u>Original</u>       | <u>Change</u>       | <u>Revised</u>        |                             |
|                                 | \$1,340,000.00        | \$140,000.00        | \$1,480,000.00        | Plant Funds (Non-Aux)   (A) |
| <b>Original Project Budget:</b> | <b>\$1,340,000.00</b> |                     |                       |                             |
| <b>Change in Funding:</b>       |                       | <b>\$140,000.00</b> |                       |                             |
| <b>Revised Project Budget:</b>  |                       |                     | <b>\$1,480,000.00</b> |                             |

**Comment:**                   Additional funds are needed to award a construction change order. The change order includes adding a bay to the metal building, increasing the building size. Increasing the size of the building now will be more cost efficient than doing so later. There will be no additional designer fees.

- Previous Action:**
- 09/13/2018   SBC    Approved project
  - 10/29/2018   SBC    Approved designer selection (Studio Four Design)
  - 04/11/2019   SBC    Approved revision in budget and funding
  - 10/10/2019   SBC    Approved EDP presentation
  - 06/19/2020   SBC    Approved revision in budget and funding

**Minutes:**                   03/11/2021   SBC    Approved a revision in project budget and funding

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

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

**Project Title:** East Campus Utility Expansion

**Project Description:** This project will complete electrical distribution sectionalizing and east campus mechanical distribution loop. Replaces Brock distribution feed and associated heat exchangers and pumps. Replaces existing primary electrical cable, switches and transformers. Replaces buried 7200 Volt cable, transformers and building service panels at Boling Apartments, and the 12 KV line switches at Johnson-Obear and Lockmillier II Apartments. Connects the James R. Mapp and 540 McCallie Ave buildings to the campus primary electrical distribution system. Associated metering and SCADA programming will also be done.

**SBC Number:** 540/005-04-2019

**Total Project Budget:** \$6,770,000.00

| <b>Source of Funding:</b>       | <u>Original</u>       | <u>Change</u>  | <u>Revised</u>        |       |                           |     |
|---------------------------------|-----------------------|----------------|-----------------------|-------|---------------------------|-----|
|                                 | \$6,190,000.00        | \$ 0.00        | \$6,190,000.00        | 19/20 | CurrFunds-CapMaint (MP)   | (A) |
|                                 | 580,000.00            | (465,000.00)   | 115,000.00            |       | Plant Funds (Aux-Housing) | (A) |
|                                 | 0.00                  | 465,000.00     | 465,000.00            |       | Plant Funds (Non-Aux)     | (A) |
| <b>Original Project Budget:</b> | <b>\$6,770,000.00</b> |                |                       |       |                           |     |
| <b>Change in Funding:</b>       |                       | <b>\$ 0.00</b> |                       |       |                           |     |
| <b>Revised Project Budget:</b>  |                       |                | <b>\$6,770,000.00</b> |       |                           |     |

**Comment:** This request removes the utility work servicing the Boling Apartments due to priority changes in campus housing. The current funding is needed to cover increased cost for the remainder of the project.

**Previous Action:** 08/08/2019 SBC Approved project and to select a designer  
08/22/2019 ESC Approved designer selection (West Welch Reed Engineers, Inc.)

**Minutes:** 03/11/2021 SBC Approved a revision in project scope and funding

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

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

**Project Title:** Campus Beautification (JW Mall Extension)

**Project Description:** This project will extend the Johnson-Ward Pedestrian Mall to *UT Drive* with extensions on Pat Head Summit Street and Melrose Place. New greenspace and amenities will be provided within the new Housing and Dining footprints.

**SBC Number:** 540/009-08-2017

**Total Project Budget:** \$9,000,000.00

**Source of Funding:** \$8,000,000.00 TSSBA (A)  
1,000,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This request adds scope for extending the boundary line from 20<sup>th</sup> Street to UT Drive for the water line extension. The work is anticipated to be accomplished within the existing project funding. This will complete the project.

**Previous Action:** 07/13/2017 SBC Approved project budget, scope, funding and sources of funding and to select a designer  
09/28/2017 ESC Approved designer selection (Carol R Johnson Associates, Inc.)  
07/11/2019 SBC Approved utilizing Best Value alternative delivery method

**Minutes:** 03/11/2021 SBC Approved a revision in project scope

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:** West Volunteer Streetscape

**Project Description:** This project will complete the streetscape for Volunteer Boulevard extending the streetscaping from UT Drive to Cumberland Avenue on the west end of Campus.

**SBC Number:** 540/009-05-2021

**Total Project Budget:** \$13,000,000.00

**Source of Funding:** \$13,000,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a FY 20/21 **disclosed** project in the capital budget.

**Minutes:** 03/11/2021 SBC Approved project and to select a designer

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

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

**Project Title:** Classroom Upgrades (19/20)

**Project Description:** This project will upgrade multiple classrooms in multiple buildings including new technology, finishes, furnishings, flooring, lighting, ceilings, building systems, and safety improvements.

**SBC Number:** 540/009-06-2020

**Total Project Budget:** \$5,000,000.00

**Current Project Funding:** \$3,590,000.00

| <b>Source of Funding:</b>        | <u>Original</u>       | <u>Change</u>         | <u>Revised</u>        |                           |
|----------------------------------|-----------------------|-----------------------|-----------------------|---------------------------|
|                                  | \$2,460,000.00        | \$1,130,000.00        | \$3,590,000.00        | Plant Funds (Non-Aux) (A) |
| <b>Original Project Funding:</b> | <b>\$2,460,000.00</b> |                       |                       |                           |
| <b>Change in Funding:</b>        |                       | <b>\$1,130,000.00</b> |                       |                           |
| <b>Revised Project Funding:</b>  |                       |                       | <b>\$3,590,000.00</b> |                           |

**Comment:** This request provides funding for the Alumni Memorial Bldg (1932), Nielsen Physics (1960), Henson Hall (1930), Nuclear Engineering Bldg (1929), Dabney-Buehler (1929) Halls, Jane and David Bailey Education Complex (1983), Hodges Library (1966/1989), Food Safety and Processing Bldg (1948), and Law Library and Classroom Addition (1996). Building scopes include abatement, updates to finishes, life safety, and lighting/controls, as well as minor modifications to walls, HVAC, fire protection, and plumbing. Some classroom seating and A/V will also be addressed. Campus Resources and System Procurement will be used to expedite the work within scheduled vacancy of the buildings.

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

**Previous Action:** 04/09/2020 SBC Approved project, to select a designer, and utilizing Campus Resources and System Procurement for construction  
04/20/2020 ESC Approved designer selection (Brewer Ingram & Fuller Architects)

**Minutes:** 03/11/2021 SBC Approved a revision in project scope and funding



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

**Requested Action:** Approval of a project utilizing Campus Consultant for design

**Project Title:** Blaylock Outdoor Classroom

**Project Description:** This project will construct the Blaylock Inspirational Oracle (BIO) outdoor classroom. The space will accommodate classes and receptions. It will also include a plaza with large water feature and seating areas.

**SBC Number:** 540/011-01-2021

**Total Project Budget:** \$1,120,000.00

**Current Project Funding:** \$1,050,000.00

**Source of Funding:** \$1,050,000.00                      Gifts                      (0)

**Comment:** This is a special opportunity request and was reported as an additional FY 20/21 **disclosed** project to THEC in Quarter three. Campus Consultant (architectural: TLM & Associates, Inc.) is requested due to the need for expedited design phases and preliminary work completed for the donor. This project will be managed by the university, meeting campus needs and ensuring compliance with state requirements.

**Minutes:** 03/11/2021    SBC    Approved project utilizing Campus Consultant for design

DEPARTMENT OF MILITARY

**Milan Volunteer Training Site, Milan, Carroll County, Tennessee**

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

**Project Title:**               VTS Milan Transient Training Open Bay Barracks

**Project Description:**       Construct a one-story open bay barracks to include finishes, latrines, showers, laundry, office and support space, mechanical and electrical systems, parking, and all related work.

**SBC Number:**               368/031-03-2020

**Total Project Budget:**     \$1,680,000.00

|                                  |                     |                       |                       |                         |
|----------------------------------|---------------------|-----------------------|-----------------------|-------------------------|
| <b>Source of Funding:</b>        | <u>Original</u>     | <u>Change</u>         | <u>Revised</u>        |                         |
|                                  | \$ 89,279.00        | \$1,590,721.00        | \$1,680,000.00        | Federal Funds (NGB) (F) |
| <b>Original Project Funding:</b> | <b>\$ 89,279.00</b> |                       |                       |                         |
| <b>Change in Funding:</b>        |                     | <b>\$1,590,721.00</b> |                       |                         |
| <b>Revised Project Funding:</b>  |                     |                       | <b>\$1,680,000.00</b> |                         |

**Comment:**                   This project is 100% federally funded. This request adds additional funds for construction to complete the project.

**Previous Action:**       07/09/2020   SBC   Approved project and to select a designer  
                                   08/24/2020   ESC   Approved designer selection (HFR Inc)

**Minutes:**                 03/11/2021   SBC   Approved a revision in project funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Warriors Path State Park, Kingsport, Sullivan County, Tennessee**

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

**Project Title:**               Warriors' Path SP Deferred Maintenance

**Project Description:**       ~~Renovations to the park's marina, campground, utilities and other facilities.~~ *Reconstruction of the marina building and renovations to Campground B, utilities, and other facilities.*

**SBC Number:**               126/096-01-2016

**Total Project Budget:**     \$6,737,700.00

|                                 |                        |                      |                       |       |                    |     |
|---------------------------------|------------------------|----------------------|-----------------------|-------|--------------------|-----|
| <b>Source of Funding:</b>       | <b><u>Original</u></b> | <b><u>Change</u></b> | <b><u>Revised</u></b> |       |                    |     |
|                                 | \$6,472,700.00         | (\$2,409,929.00)     | \$4,062,771.00        | 16/17 | CurrFunds-CapMaint | (A) |
|                                 | 0.00                   | 527,616.04           | 527,616.04            | 07/08 | CurrFunds-CapImp   | (R) |
|                                 | 0.00                   | 425,643.39           | 425,643.39            | 08/09 | CurrFunds-CapImp   | (R) |
|                                 | 0.00                   | 1,721,669.57         | 1,721,669.57          | 12/13 | CurrFunds-CapImp   | (R) |
| <b>Original Project Budget:</b> | <b>\$6,472,700.00</b>  |                      |                       |       |                    |     |
| <b>Change in Funding:</b>       |                        | <b>\$ 265,000.00</b> |                       |       |                    |     |
| <b>Revised Project Budget:</b>  |                        |                      | <b>\$6,737,700.00</b> |       |                    |     |

**Comment:**                   A revision in project budget is being requested to add funding for the unforeseen removal of trees and rock at Campground B. A revision in project scope and funding is requested to demolish and reconstruct the marina building which has been deemed beyond repair. There will be no additional designer fees.

The marina building is less than 50 years old and does not require review by the Tennessee Historical Commission.

**Previous Action:**           07/14/2016   SBC   Approved project, budget, scope, funding and source of funding, and to select a designer  
                                   08/22/2016   ESC   Approved designer selection (Reedy & Sykes)  
                                   04/12/2018   SBC   Approved EDP as recommended by the State Architect  
                                   11/08/2018   SBC   Approved a revision in project budget and funding  
                                   12/10/2020   SBC   Approved a revision in project budget, scope and funding

**Minutes:**                   03/11/2021   SBC   Approved a revision in project budget, scope, and funding

DEPARTMENT OF CORRECTIONMorgan County Correctional Complex, Wartburg, Morgan County, Tennessee

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

**Project Title:** Morgan County Complex Sewer System Repair

**Project Description:** Repairs to the sanitary sewer system holding tank and on-site sanitary system. Project will install a new force main system and ancillary equipment and all related work.

**SBC Number:** 142/014-01-2014

**Total Project Budget:** \$2,800,000.00

**Source of Funding:** \$2,800,000.00      14/15      CurrFunds-CapMaint (SA) (A)

**Comment:** As a result of negotiations by the City of Wartburg with multiple private landowners to obtain utility easement rights, and its coordination with a concurrent multi-year State Highway 62 construction improvement project, the original approved grant expired prior to commencement of the work. This new grant will again be to the City of Wartburg for construction of the new force main system, but will be for \$1,968,892.33 (approximately \$49,000 more than the original grant).

**Previous Action:**

|            |     |   |
|------------|-----|---|
| 10/09/2014 | SBC | Approved project  |
| 11/24/2014 | ESC | Approved designer selection (HFR Design)                                  |
| 08/10/2017 | SBC | Approved grant agreement and disposal by easement to the City of Wartburg |

**Minutes:**

|            |     |                          |
|------------|-----|--------------------------|
| 03/11/2021 | SBC | Approved grant agreement |
|------------|-----|--------------------------|

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

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

**Project Title:** MH Pre-Arrest Diversion Infrastructure Grant - West Tennessee Healthcare/Pathways of Tennessee Inc. (WTH)

**Project Description:** Capital grant awarded to ~~WTH~~ West Tennessee Healthcare, Inc. and Pathways of Tennessee Inc. for the ~~acquisition~~ renovation of property located at 3525 Chere Carol Road, Humboldt TN for use as part of ~~WTH's~~ the pre-arrest diversion programs.

**SBC Number:** 529/000-04-2020

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

**Source of Funding:** \$500,000.00      19/20      CurrFunds-CapImp      (A)

**Comment:** This is a grant in support of the Department of Mental Health and Substance Abuse Services. A revision in project scope is requested to clarify the name of the grantee and because the property was already acquired by West Tennessee Healthcare, Inc.

**Previous Action:** 03/12/2020      SBC      Approved grant

**Minutes:** 03/11/2021      SBC      Approved a revision in project scope

DEPARTMENT OF GENERAL SERVICESNew State Museum, Nashville, Davidson County, Tennessee**Requested Action:** Approval of a revision in project funding**Project Title:** New State Museum**Project Description:** Complete design and construction of the new Tennessee State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.**SBC Number:** 529/050-01-2015**Total Project Budget:** \$153,000,000.00

| <b>Source of Funding:</b>       | <b>Original</b>         | <b>Change</b>    | <b>Revised</b>          |       |                      |       |
|---------------------------------|-------------------------|------------------|-------------------------|-------|----------------------|-------|
|                                 | \$121,610,000.00        | \$ 0.00          | \$121,610,000.00        | 15/16 | FRF CurrFunds-CapImp | (A)   |
|                                 | 9,417,888.83            | (\$4,809,550.00) | 4,608,338.83            | FY17  | FRF GO Bonds-CapImp  | (R/A) |
|                                 | 0.00                    | 0.00             | 0.00                    | FY17  | GO Bonds-CapImp      | (R/A) |
|                                 | 21,972,111.17           | 4,809,550.00     | 26,781,661.17           |       | Gifts                | (O)   |
| <b>Original Project Budget:</b> | <b>\$153,000,000.00</b> |                  |                         |       |                      |       |
| <b>Change in Funding:</b>       |                         | <b>\$ 0.00</b>   |                         |       |                      |       |
| <b>Revised Project Budget:</b>  |                         |                  | <b>\$153,000,000.00</b> |       |                      |       |

**Comment:** This replaces some of the bridge funding with additional gift funding received from the museum foundation of \$4,809,550.00.

|                         |            |     |   |
|-------------------------|------------|-----|---|
| <b>Previous Action:</b> | 05/13/2015 | SBC | Referred to ESC with authority to act   |
|                         | 05/26/2015 | ESC | Approved project and RFQ for PM services  |
|                         | 07/09/2015 | SBC | Referred to ESC with authority to act   |
|                         | 07/20/2015 | ESC | Approved revised funding; using CM/GC; award to Compass Partners as PMaA  |
|                         | 08/24/2015 | ESC | Approved issuing RFQ for Exhibit Designer   |
|                         | 08/24/2015 | ESC | Approved selected designer (EOA Architects)   |
|                         | 10/13/2015 | SBC | Referred CM/GC contract award to ESC  |
|                         | 10/22/2015 | ESC | Approved award to Turner Construction as CM/GC  |
|                         | 10/22/2015 | ESC | Approved award to Gallagher & Associates as Exhibit Designer  |
|                         | 11/12/2015 | SBC | Approved issuing RFP for Exhibit Fabricator Services and referring award of contract to ESC with authority to act |
|                         | 03/10/2016 | SBC | Approved contract award to Design & Production Inc for Exhibit Fabricator Services                                |
|                         | 03/30/2016 | SBC | Approved Early Design Phase   |
|                         | 07/14/2016 | SBC | Referred to ESC with authority to act   |
|                         | 07/25/2016 | ESC | Approved revision in funding  |
|                         | 03/09/2016 | SBC | Referred to ESC with authority to act   |
|                         | 03/23/2017 | ESC | Approved revision in funding and GMP  |

02/08/2018 SBC Approved revision in project funding  
 08/09/2018 SBC Approved revision in project funding  
 02/14/2019 SBC Approved revision in project funding  
 08/08/2019 SBC Approved revision in project funding  
 03/12/2020 SBC Approved revision in project funding  
 10/08/2020 SBC Approved a revision in project budget and funding

**Minutes:** 03/11/2021 SBC Approved a revision in project funding

**The breakdown of the \$17,700,000.00 FRF G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.**

| <u>Original</u>       | <u>Change</u>           | <u>Revised</u>        |                     |
|-----------------------|-------------------------|-----------------------|---------------------|
| \$ 0.00               | \$ 0.00                 | \$ 0.00               | 2001 FRF Cap Improv |
| 0.00                  | 0.00                    | 0.00                  | 2006 FRF Cap Maint  |
| 0.00                  | 0.00                    | 0.00                  | 2007 FRF Cap Improv |
| 0.00                  | 0.00                    | 0.00                  | 2007 FRF Cap Maint  |
| 2,085,290.13          | (2,085,290.13)          | 0.00                  | 2008 FRF Cap Improv |
| 1,750,000.00          | (1,750,000.00)          | 0.00                  | 2008 FRF Cap Maint  |
| 822,377.81            | (822,377.81)            | 0.00                  | 2009 FRF Cap Maint  |
| 280,039.00            | (151,882.06)            | 128,156.94            | 2010 FRF Cap Maint  |
| 50,000.00             | 0.00                    | 50,000.00             | 2010 FRF Cap Improv |
| 3,000,000.00          | 0.00                    | 3,000,000.00          | 2011 FRF Cap Improv |
| 1,430,181.89          | 0.00                    | 1,430,181.89          | 2011 FRF Cap Maint  |
| <b>\$9,417,888.83</b> | <b>(\$4,809,550.00)</b> | <b>\$4,608,338.83</b> |                     |

**The breakdown of the \$14,700,000 G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.**

| <u>Original</u> | <u>Change</u> | <u>Revised</u> |                 |
|-----------------|---------------|----------------|-----------------|
| 0.00            | 0.00          | \$ 0.00        | 2004 Cap Improv |
| 0.00            | 0.00          | 0.00           | 2004 Cap Maint  |
| 0.00            | 0.00          | 0.00           | 2005 Cap Maint  |
| 0.00            | 0.00          | 0.00           | 2006 Cap Maint  |
| 0.00            | 0.00          | 0.00           | 2006 Cap Improv |
| 0.00            | 0.00          | 0.00           | 2007 Cap Improv |
| 0.00            | 0.00          | 0.00           | 2007 Cap Maint  |
| 0.00            | 0.00          | 0.00           | 2009 Cap Maint  |
| 0.00            | 0.00          | 0.00           | 2009 Cap Improv |
| 0.00            | 0.00          | 0.00           | 2010 Cap Maint  |
| 0.00            | 0.00          | 0.00           | 2011 Cap Maint  |
| 0.00            | 0.00          | 0.00           | 2012 Cap Maint  |
| 0.00            | 0.00          | 0.00           | 2012 Cap Improv |
| <b>0.00</b>     | <b>0.00</b>   | <b>\$0.00</b>  |                 |

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State