

MINUTES
STATE BUILDING COMMISSION
April 11, 2024

The State Building Commission met this day at 12:45 p.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Secretary Hargett called the meeting to order at 12:46 p.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury, participated via electronic communication
David Lillard, State Treasurer, participated via electronic communication
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

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

ORGANIZATION

- State Building Commission

PRESENTER

State Architect Ann McGauran

Secretary Hargett stated that the purpose of this meeting is to consider the items on the agenda for the April meeting of the State Building Commission. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination had been made that the electronic communication in this meeting by the members is a necessity based on the following facts and circumstances:

1. The Commission has regularly scheduled monthly meetings around which agencies and institutions plan certain of their operational actions and a 30-day delay will cause an operational hardship for certain of the agencies and institutions having matters on today's agenda.

Secretary Hargett and Commissioner of Finance & Administration Bryson participated in person, Comptroller Mumpower and Treasurer Lillard participated electronically, and Governor Lee, Lieutenant Governor McNally and Speaker Sexton were absent.

At a roll call vote, all members voted aye and approved the use of electronic communication.

Secretary Hargett asked if there were any requests for public comment and State Architect McGauran replied that there were no requests.

CONSENT AGENDA

At a roll call vote, all members voted aye and approved the following items which had been reviewed and recommended for approval by Commission staff:

1. Agency: **East Tennessee State University**
Project Title: Brinkley Center Renovation
SBC Project No: 369/005-02-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

2. Agency: **East Tennessee State University**
Project Title: Greenhouse Installations
SBC Project No: 369/005-03-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

3. Agency: **University of Tennessee Institute of Agriculture**
Project Title: East TN Animal & Environmental Unit Improvements
SBC Project No: 540/001-01-2021
Requested Action: Approval of a revision in project funding

4. Agency: **University of Tennessee**
Project Title: UTK IPS 1610 University Ave. Building Improvements (23/24)
SBC Project No: 540/009-03-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **University of Tennessee**
Project Title: Regional Stormwater Storage Facility
SBC Project No: 540/009-11-2021
Requested Action: Approval of a revision in project budget and funding

6. Agency: **University of Tennessee**
Project Title: UTK Aramark Food Court Improvements (23/24)
SBC Project No: 540/009-04-2024
Requested Action: Approval of a gift-in-place project with plans and specifications approved by the State Architect

7. Agency: **Tennessee Board of Regents / Tennessee Technological University**
Project Title: Parking and Transportation Improvements
SBC Project No: 166/011-02-2016
Requested Action: Approval of a revision in project funding

8. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
Project Title: Theater Scene Shop
SBC Project No: 166/032-02-2021
Requested Action: Approval of a revision in project budget and funding to award a bid

9. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Crossville**
 Project Title: Bledsoe County Facility
 SBC Project No: 166/044-02-2023
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect

10. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Crossville**
 Project Title: New Academic Building & New Truck Driving Facility
 SBC Project No: 166/044-01-2023
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect

11. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Crump**
 Project Title: New Farm Operations Building and Addition
 SBC Project No: 166/084-01-2023
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect

12. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Livingston**
 Project Title: New Academic and Administration Building
 SBC Project No: 166/062-01-2023
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect

13. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ McKenzie**
 Project Title: New Academic and Administration Building
 SBC Project No: 166/066-01-2023
 Requested Action: Approval of a revision in project scope and the Early Design Phase as recommended by the State Architect

14. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Oneida**
 Project Title: New Automotive and Collision Repair Building
 SBC Project No: 166/078-01-2023
 Requested Action: Approval of a revision in project funding and the Early Design Phase as recommended by the State Architect

15. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Ripley**
 Project Title: New Academic Building and Renovations
 SBC Project No: 166/082-01-2023
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect

16. Agency: **Department of Environment & Conservation**
 Project Title: Pickett CCC Memorial State Park ADA Upgrades
 SBC Project No: 126/078-01-2022
 Requested Action: Approval of a revision in project scope and the Early Design Phase as recommended by the State Architect

17. Agency: **Department of Veterans Services**
 Project Title: West Tennessee State Veterans Cemetery Gravesite Improvements
 SBC Project No: 682/007-01-2023
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect

18. Agency: **Department of General Services**
Project Title: South Central Regional Health Office (SCRHO) Replacement Facility
SBC Project No: 408/012-01-2022
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
19. Agency: **Department of General Services**
Project Title: STREAM Consultants
SBC Project No: 529/000-01-2024
Requested Action: Approval of a procurement and proceeding with the process to select multiple consultants

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) At a roll call vote, all members voted aye and approved the Minutes of the State Building Commission meeting held on March 14, 2024.

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: TN Board of Regents Location: Gallatin, Tennessee Project Title: Mattox Renovation SBC Project No: 166/025-02-2022 Designer: GHP, Inc. Construction Completion %: 63% Change Order No. 8 Change Order Amount: \$58,455.08 Change Order Percentage: 2.35% Cumulative Percentage: 11.00% <u>Approved Project Funding</u> Original Bid Target: \$2,487,000.00 Base Contract Amount: \$2,487,000.00 Contingency: \$5,762.40	User Agency: Volunteer State Community College Approval Date: 03/14/2024 Contractor: Wellsprings Builders Targeted Substantial Completion: 06/04/2024 Comment: Added Scope This change order addresses the need to add AV/data components and exterior wall stabilization. This change order adds 14 days to the project schedule. <u>After This Change Order</u> Revised Contract Amount: \$2,760,492.90 Remaining Undedicated Funds: \$233,744.70
2)	State Procurement Agency: TN Board of Regents Location: Memphis, Tennessee Project Title: Union & Macon Cove Plumbing Updates SBC Project No: 166/033-01-2018 Designer: A2H, Inc. Construction Completion %: 18% Change Order No. 4 Change Order Amount: \$8,830.21 Change Order Percentage: 1.61% Cumulative Percentage: 10.30% <u>Approved Project Funding</u> Original Bid Target: \$600,000.00 Base Contract Amount: \$548,564.00 Contingency: \$60,000.00	User Agency: Southwest TN Community College Approval Date: 03/20/2024 Contractor: A & B Construction Co. Inc. Targeted Substantial Completion: 07/15/2024 Comment: Hidden Conditions This change order addresses the need to replace plumbing piping. This change order adds 7 days to the project schedule. <u>After This Change Order</u> Revised Contract Amount: \$605,059.27 Remaining Undedicated Funds: \$58,180.82

- 3) **State Procurement Agency:** TN Tech University **User Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Steam Plant Deaerator Tank Replacement
SBC Project No: 364/011-10-2021 **Approval Date:** 03/12/2024
Designer: I.C. Thomasson Assoc **Contractor:** Carwile Mechanical Contractors
Construction Completion %: 98% **Targeted Substantial Completion:** 02/20/2024
Change Order No. 4 **Comment: Design Modifications**
Change Order Amount: \$15,516.59 This change order addresses the need to add a platform for boiler access and adds 38 days to the project schedule.
Change Order Percentage: 2.35%
Cumulative Percentage: 11.57%
Approved Project Funding
Original Bid Target: \$720,000.00 **After This Change Order**
Base Contract Amount: \$660,000.00 **Revised Contract Amount:** \$736,347.42
Contingency: \$72,000.00 **Remaining Undedicated Funds:** \$126,203.17
- 4) **State Procurement Agency:** East TN State Univ. **User Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Buc Ridge Multiple Building Renovation
SBC Project No: 369/005-09-2021 **Approval Date:** 03/20/2024
Designer: Thompson & Litton, Inc. **Contractor:** Preston Construction, Inc.
Construction Completion %: 100% **Targeted Substantial Completion:** 08/06/2023
Change Order No. 1 **Comment: Cost Efficiencies**
Change Order Amount: (\$83,950.00) This change order credits unit price allowances back to the project.
Change Order Percentage: (13.15%)
Cumulative Percentage: (13.15%)
Approved Project Funding
Original Bid Target: \$638,000.00 **After This Change Order**
Base Contract Amount: \$638,000.00 **Revised Contract Amount:** \$554,050.00
Contingency: \$31,900.00 **Remaining Undedicated Funds:** \$197,798.45
- 5) **State Procurement Agency:** East TN State Univ. **User Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Buc Ridge Multiple Building Renovation
SBC Project No: 369/005-09-2021 **Approval Date:** 03/20/2024
Designer: Thompson & Litton, Inc. **Contractor:** Preston Construction, Inc.
Construction Completion %: 100% **Targeted Substantial Completion:** 08/06/2023
Change Order No. 2 **Comment: Hidden Conditions**
Change Order Amount: \$2,856.12 This change order addresses the need to repair HVAC components.
Change Order Percentage: 0.45%
Cumulative Percentage: (12.70%)
Approved Project Funding
Original Bid Target: \$638,000.00 **After This Change Order**
Base Contract Amount: \$638,000.00 **Revised Contract Amount:** \$556,906.12
Contingency: \$31,900.00 **Remaining Undedicated Funds:** \$281,748.45

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Intellectual & Developmental Disabilities
- Location:** Nashville, Tennessee
Project Title: MTRO One Cannon Elevator Upgrades
SBC Project No: 346/003-01-2020 **Approval Date:** 03/20/2024
Designer: Smith Seckman Reid, Inc. **Contractor:** United Elevator Services, LLC
- Construction Completion %:** 90% **Targeted Substantial Completion:** 05/13/2024
Change Order No. 3 **Comment: Codes**
Change Order Amount: \$8,750.18 This change order addresses the need to replace elevator control valves and adds 90 days to the project schedule.
Change Order Percentage: 2.78%
Cumulative Percentage: 25.77% **After This Change Order**
- Approved Project Funding**
Original Bid Target: \$315,000.00
Base Contract Amount: \$314,800.00 **Revised Contract Amount:** \$395,929.64
Contingency: \$84,000.00 **Remaining Undedicated Funds:** \$46,886.36
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
- Location:** Nashville, Tennessee
Project Title: Office Consolidation – THDA
SBC Project No: 529/073-02-2021 **Approval Date:** 03/26/2024
Designer: BHDG Architects **Contractor:** Grace Contracting
- Construction Completion %:** 95% **Targeted Substantial Completion:** 04/21/2024
Change Order No. 5 **Comment: Other-External Factors**
Change Order Amount: \$0.00 This change order addresses the need to add 21 days to the project schedule.
Change Order Percentage: 0.00%
Cumulative Percentage: 21.11% **After This Change Order**
- Approved Project Funding**
Original Bid Target: \$2,500,000.00
Base Contract Amount: \$949,361.00 **Revised Contract Amount:** \$1,149,812.60
Contingency: \$250,000.00 **Remaining Undedicated Funds:** \$1,519,553.37
- 8) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
- Location:** Nashville, Tennessee
Project Title: Office Consolidation – DGS
SBC Project No: 529/079-04-2021 **Approval Date:** 03/26/2024
Designer: HMK Architects **Contractor:** Dowdle Construction
- Construction Completion %:** 50.00% **Targeted Substantial Completion:** 04/28/2024
Change Order No. 2 **Comment: Added Scope**
Change Order Amount: \$26,297.14 This change order addresses the need to provide audio/visual, electrical infrastructure and additional painting.
Change Order Percentage: 2.85%
Cumulative Percentage: 18.10% **After This Change Order**
- Approved Project Funding**
Original Bid Target: \$1,100,000.00
Base Contract Amount: \$923,200.00 **Revised Contract Amount:** \$1,090,306.46
Contingency: \$110,000.00 **Remaining Undedicated Funds:** \$260,502.86

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 Institute of Agriculture
Location: Walland, Tennessee
Project Title: Little River Animal & Envir. Unit-Feed Cntr Upgrades
Project Description: Construction of new grain and feed bins for the dairy farm. Site work will include grading and utility infrastructure.
SBC Project No. 540/001-01-2022
Total Project Budget: \$150,000.00
Project Expenditures: \$ 831.25
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved cancellation of the project
Approval Date: 03/13/2024
 - 2) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: CVM-Large Animal Hospital Improvements
Project Description: Upgrades of the existing stalls including new finishes, repairs and replacement of gating system, and all related work to complete the project.
SBC Project No. 540/001-14-2022
Total Project Budget: \$900,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (budget increase of \$20,000.00)
Approval Date: 03/21/2024
 - 3) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Walland, Tennessee
Project Title: ETREC Barn Replacement
Project Description: Replacement of the East Tennessee AgResearch and Education Center storm damaged barn. Includes all related work.
SBC Project No. 540/001-16-2023
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (budget increase by \$97,714.71)
Approval Date: 03/26/2024
 - 4) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Ag Campus Organic Research Lab
Project Description: Construct a prefabricated building to house organic research, including all related site, utilities, and parking.
SBC Project No. 166/001-01-2024
Total Project Budget: \$975,000.00
Source of Funding: Federal Grant (USDA) (F)
Approval: Approved project and utilizing a previously selected designer (Melvin Gill and Associates)
Approval Date: 03/21/2024

- 5) **State Procurement Agency:** STREAM / Department of Military
Location: Nashville, Tennessee
Project Title: Nashville Joint Forces Headquarters Emergency Elevators System Replacements
Project Description: Replace elevators control systems and all required related work.
SBC Project No. 361/067-01-2024
Total Project Budget: \$800,000.00
Source of Funding: \$179,944.47 10/11 CurrFunds-CapMaint (R)
\$400,000.00 Federal Funds (F)
\$ 19,595.53 12/13 CurrFunds-CapMaint (R)
\$ 59,333.19 21/22 CurrFunds-CapMaint (MP) (R)
\$141,126.81 17/18 CurrFunds-CapImp (R)
Approval: Approved project utilizing a Central Procurement Office contract to perform the work
Approval Date: 03/15/2024

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 Environment & Conservation
Location: Tiptonville, Tennessee
Project Title: Reelfoot Lake State Park South Campgrounds Renovations
Project Description: Renovate and upgrade the 86-site RV campground including site, utilities, restroom facilities and all required related work.
SBC Project No. 126/084-01-2021
Total Project Budget: \$7,300,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (A)
Approval: Approved a revision in project funding in order to award a contract (moved \$712,619.00 to building construction to award a contract to Lee Adcock Construction Co., Inc.)
Approval Date: 03/21/2024
- Reported the following four approvals of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology @ Dickson
Location: Dickson, Tennessee
Project Title: New Diesel Building and New Technical/Dental Building
Project Description: Construct a new diesel building and a new technical/dental building, renovate and repurpose existing spaces, and expand parking areas. Project includes site and infrastructure improvements and demolition of select vacated buildings and abandoned utilities.
SBC Project No. 166/046-02-2023
Total Project Budget: \$42,625,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)
Approval Date: 03/19/2024

- 2) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology @ Dickson
Location: Dickson, Tennessee
Project Title: Dickson County Higher Education Center
Project Description: Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements.
SBC Project No. 166/046-03-2023
Total Project Budget: \$35,000,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)
Approval Date: 03/19/2024
- 3) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology @ McMinnville
Location: McMinnville, Tennessee
Project Title: McMinnville Replacement Campus
Project Description: Construct a replacement campus to include new academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes renovations of existing buildings and demolition of vacated buildings and abandoned utilities.
SBC Project No. 166/068-01-2023
Total Project Budget: \$46,000,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Batten Shaw Construction)
Approval Date: 03/19/2024
- 4) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology @ McMinnville
Location: McMinnville, Tennessee
Project Title: Coffee County Facility
Project Description: Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements.
SBC Project No. 166/068-02-2023
Total Project Budget: \$25,000,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Batten Shaw Construction)
Approval Date: 03/19/2024

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:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Central Plant and Campus Utilities Updates
SBC Project No. 366/009-05-2023
Designer: Gresham Smith
Amount: \$38,308.00
Explanation: This ASR is for owner-requested Designer services to produce a one-line electrical diagram including field verification work which is outside of basic services.

Approval Date: 03/06/2024
OSA Receipt Date: 03/06/2024

- 2) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Central Plant and Campus Utilities Updates
SBC Project No. 366/009-05-2023
Designer: Gresham Smith
Amount: \$9,500.00
Explanation: This ASR is for an owner-requested electrical arc flash study which is outside of basic services.

Approval Date: 03/06/2024
OSA Receipt Date: 03/06/2024

- 3) **State Procurement Agency:** STREAM / Department of General Services
Location: Memphis, Tennessee
Project Title: Memphis Regional Megasite
SBC Project No. 529/000-02-2010
Designer: SSOE Group
Amount: \$39,000.00
Explanation: This ASR is for owner-requested services relating to the selection of the wastewater/water treatment plant systems operator and for a pollutant discharge elimination system permit which is considered inherent to the successful execution of the project.

Approval Date: 02/27/2024
OSA Receipt Date: 03/19/2024

Other Business

There being no further business, the meeting adjourned at 12:50 p.m.

EAST TENNESSEE STATE UNIVERSITY

East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Brinkley Center Renovation

Project Description: This project will create collaboration and office space within the Brinkley Center. This renovation may also include ceilings, finishes, plumbing, HVAC, electrical, lighting, sprinkler systems, and other related work as needed.

SBC Number: 369/005-02-2024

Total Project Budget: \$2,000,000.00

Current Project Funding: \$1,000,000.00 Plant Funds (Non-Aux) (A)

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

Comment: This is a March 4, 2024 **disclosed** project reported by ETSU. This work will consolidate faculty into this primary building of instruction space for the Department of Computing. The collaboration space will better facilitate opportunities for students and faculty to interact. This renovation project will be approached in two phases. Phase I is a portion of the office and collaboration space and Phase II will complete the project. The current project funding fully funds Phase I and funds design for Phase II.

Minutes: 04/11/2024 SBC Approved project and to select a designer

EAST TENNESSEE STATE UNIVERSITY

East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Greenhouse Installations

Project Description: Dismantle existing greenhouse and replace it with two small greenhouses on main campus. Project to include sitework, concrete work, furnishing and installation of two new greenhouses, and all associated work.

SBC Number: 369/005-03-2024

Total Project Budget: \$480,000.00

Source of Funding: \$480,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a March 4, 2024 **disclosed** project reported by ETSU.

Minutes: 04/11/2024 SBC Approved project and to select a designer

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

Requested Action: Approval of a revision in project funding

Project Title: East TN Animal & Environmental Unit Improvements

Project Description: This project will construct new space for robotic milking equipment, workroom, and office. Renovated portions of the existing free stall barn include concrete flooring, relocation of gates, stalls, doors, and exits.

SBC Number: 540/001-01-2021

Total Project Budget: \$2,885,000.00

Source of Funding:	Original	Change	Revised		
	\$2,335,000.00	\$550,000.00	\$2,885,000.00	Plant Funds (Non-Aux)	(A)
	550,000.00	(550,000.00)	0.00	Federal Funds (ARP)	(F)
Original Project Budget:	\$2,885,000.00				
Change in Funding:		\$0.00			
Revised Project Budget:			\$2,885,000.00		

Comment: The change in funding corrects the previous action of adding the American Rescue Plan Act of 2021 (ARP) funding to the account. After later review it was determined that funding could not be applied to this project.

Previous Action:

04/08/2021	SBC	Approved project, to select a designer, and utilizing a previously selected consultant (JGM Dairy Design Engineers)
04/19/2021	ESC	Approved designer selection (Sparkman & Associates Arch, Inc.)
08/12/2021	SBC	Approved a revision in project budget and funding
10/14/2021	SBC	Approved EDP as recommended by the State Architect
01/24/2022	ESC	Approved a revision in project budget and funding to award a contract (Wright Construction)
03/09/2023	SBC	Approved a revision in project funding

Minutes:

04/11/2024	SBC	Approved a revision in project funding
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UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Regional Stormwater Storage Facility

Project Description: This project will convert the Morrill Hall site at the corner of 20th Street and Andy Holt Avenue into a stormwater retention area which shall function as a stormwater bank for the campus. This storage structure will enable control of stormwater while providing a water feature on the Campus.

SBC Number: 540/009-11-2021

Total Project Budget: \$3,806,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	Plant Funds (Non-Aux) (A)
	\$3,606,000.00	\$200,000.00	\$3,806,000.00	
Original Project Budget:	\$3,606,000.00			
Change in Funding:		\$200,000.00		
Revised Project Budget:			\$3,806,000.00	

Comment: This request increases the budget from \$3,606,000.00 to \$3,806,000.00 to remedy soil drop out under the water feature.

- Previous Action:**
- 04/08/2021 SBC Approved project, to select a designer, and utilizing Best Value alternative delivery method
 - 04/19/2021 ESC Approved designer selection (Lose & Associates, Inc. dba Lose Design)
 - 06/21/2022 ESC Approved a revision in project budget and funding in order to award a contract
 - 11/09/2023 SBC Approved a revision in project budget and funding

Minutes: 04/11/2024 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox, Tennessee

Requested Action: Approval of a gift-in-place project with plans and specifications approved by the State Architect

Project Title: UTK Aramark Food Court Improvements (23/24)

Project Description: Convert the dining facility in the Vol Shop Cumberland into a Chick-Fil-A.

SBC Number: 540/009-04-2024

Total Project Budget: \$1,918,000.00

Source of Funding: \$1,918,000.00 Gift-In-Place (Contract) (O)

Comment: This is a March 27, 2024, UT **disclosed** project reported by UT. Aramark, the food services vendor, will provide the improvements.

Minutes: 04/11/2024 SBC Approved a gift-in-place project with plans and specifications approved by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Parking and Transportation Improvements

Project Description: Construct transportation, parking and pedestrian improvements throughout campus including roads, parking lots, sidewalks, lighting, security cameras, emergency phones, storm sewer and landscaping in accordance with Master Plan. This phase will also include programming, a preliminary schematic study, and probable cost for a future parking garage.

SBC Number: 166/011-02-2016

Total Project Budget: \$27,700,000.00

Current Project Funding: \$15,450,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$13,250,000.00	\$ 0.00	\$13,250,000.00	TSSBA (Parking)	(A)
	750,000.00	450,000.00	1,200,000.00	Plant Funds (Non-Aux)	(A)
	1,000,000.00	0.00	1,000,000.00	Plant Funds (Aux-Parking)	(A)
Original Project Budget:	\$15,000,000.00				
Change in Funding:		\$450,000.00			
Revised Project Budget:			\$15,450,000.00		

Comment: This funding revision increases the project funding from \$15,000,000.00 to \$15,450,000.00 in order to approve change orders for design modifications including branding within the hardscape as requested by the university.

Previous Action:

06/09/2016	SBC	Approved project and to select a designer
09/19/2016	ESC	Approved designer selection (Lose & Associates, Inc.)
06/19/2017	SBC	Approved a revision in project budget, funding, and sources of funding
04/14/2022	SBC	Approved a revision in project budget and funding in order to award a contract

Minutes: 04/11/2024 SBC Approved a revision in project funding

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Theater Scene Shop

Project Description: Construct an addition to the Hardin Valley House to serve as a scene shop for the Theater Department, and house stagecraft and design classes. This work will include all related building systems. A new access drive from the nearby parking lot to an existing building entrance is included.

SBC Number: 166/032-02-2021

Total Project Budget: \$1,150,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 800,000.00	\$250,000.00	\$1,050,000.00	Plant Funds (Non-Aux)	(A)
	100,000.00	0.00	100,000.00	Gifts	(O)
Original Project Budget:	\$ 900,000.00				
Change in Funding:		\$250,000.00			
Revised Project Budget:			\$1,150,000.00		

Comment: This request increases the budget from \$900,000.00 to \$1,150,000.00. Three bids were received on February 7, 2024. An increase in funding is needed to award a contract to Pannell Construction for the base bid. The increase is primarily due to overall cost escalations resulting from the designer extending the design phases significantly beyond what was anticipated. There will be no additional designer fees.

Previous Action: 10/14/2021 SBC Approved project and to select a designer
 10/25/2021 ESC Approved designer selection (Dollar & Ewers Architecture, Inc.)

Minutes: 04/11/2024 SBC Approved a revision in project budget and funding to award a bid (Pannell Construction)

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Crossville, Crossville, Cumberland County, Tennessee **

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

Project Title: Bledsoe County Facility

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

SBC Number: 166/044-02-2023

Total Project Budget: \$10,500,000.00

Source of Funding: \$10,500,000.00 23/24 CurrFunds-CapImp (A)

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

Previous Action:

07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023	ESC	Approved designer selection (Hefferlin + Kronenberg Architects, PLLC)
01/22/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (American Constructors, Inc.)

Minutes: 04/11/2024 SBC Approved the EDP as recommended by the State Architect

** Work to be done in Bledsoe County

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Crossville, Crossville, Cumberland County, Tennessee

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

Project Title: New Academic Building & New Truck Driving Facility

Project Description: Construct a new academic building and a new truck driving training facility, renovate and repurpose existing spaces, and expand parking areas. Project includes site and infrastructure improvements.

SBC Number: 166/044-01-2023

Total Project Budget: \$14,750,000.00

Source of Funding: \$14,750,000.00 23/24 CurrFunds-CapImp (A)

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

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
 07/25/2023 ESC Approved designer selection (Upland Design Group, Inc.)
 01/22/2024 ESC Approved awarding a contract to the best evaluated proposer for CM/GC (American Constructors, Inc.)

Minutes: 04/11/2024 SBC Approved the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Crump, Crump, Hardin County, Tennessee

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

Project Title: New Farm Operations Building and Addition

Project Description: Construct a new farm operations building, renovate and repurpose existing space, and expand parking areas. Project includes site and infrastructure improvements and land acquisition.

SBC Number: 166/084-01-2023

Total Project Budget: \$15,500,000.00

Source of Funding: \$15,500,000.00 23/24 CurrFunds-CapImp (A)

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

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
 07/25/2023 ESC Approved designer selection (Urban Arch Associates, P.C.)

Minutes: 04/11/2024 SBC Approved the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Livingston, Livingston, Overton County, Tennessee

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

Project Title: New Academic and Administration Building

Project Description: Construct a new academic and administration building. Project includes expansion of parking, site and infrastructure improvements, and demolition of select vacated buildings and abandoned utilities.

SBC Number: 166/062-01-2023

Total Project Budget: \$17,000,000.00

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

Comment: The project is on schedule and in budget with construction anticipated to start fall of 2024.

Previous Action:

07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023	ESC	Approved designer selection (Tinker Ma, LLC)
08/10/2023	SBC	Approved a revision in scope
01/22/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (American Constructors, Inc.)

Minutes: 04/11/2024 SBC Approved the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ McKenzie, McKenzie, Carroll County, Tennessee

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

Project Title: New Academic and Administration Building

Project Description: Construct a new academic and administration building. Project includes expansion of parking, site and infrastructure improvements, *renovations*, and demolition of select vacated buildings and abandoned utilities.

SBC Number: 166/066-01-2023

Total Project Budget: \$11,400,000.00

Source of Funding: \$11,400,000.00 23/24 CurrFunds-CapImp (A)

Comment: This request adds renovations for a portion of the work where demolition was not needed. The project is on schedule and in budget with construction anticipated to start fall of 2024.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
 07/25/2023 ESC Approved designer selection (Haizlip Studio, PLLC)
 01/22/2024 ESC Approved awarding a contract to the best evaluated proposer for CM/GC (Bell & Associates Construction, LLC)

Minutes: 04/11/2024 SBC Approved a revision in project scope and the EDP as recommended by the State Architect

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

Requested Action:	Approval of a revision in project funding and the Early Design Phase as recommended by the State Architect		
Project Title:	New Automotive and Collision Repair Building		
Project Description:	Construct a new automotive and collision repair building and expand parking areas. Project includes site and infrastructure improvements and demolition of select vacated buildings and abandoned utilities.		
SBC Number:	166/078-01-2023		
Total Project Budget:	\$9,250,000.00		
Source of Funding:	\$9,250,000.00	23/24	CurrFunds-CapImp (A)
Comment:	This request moves funding from Movable Equipment, Pre-Construction, and Admin & Misc. to Construction to meet the designer's estimates for additional site construction costs. The campus has funding on hand to provide any other necessary equipment. This project is on schedule with construction anticipated to start fall of 2024 and with this funding modification is within budget.		
Previous Action:	07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
	07/25/2023	ESC	Approved designer selection (Cope Associates, Inc.)
Minutes:	04/11/2024	SBC	Approved a revision in project funding and the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Ripley, Ripley, Lauderdale County, Tennessee

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

Project Title: New Academic Building and Renovations

Project Description: Construct new academic building, renovate and repurpose existing spaces, and expand parking areas. Project includes site and infrastructure improvements.

SBC Number: 166/082-01-2023

Total Project Budget: \$13,500,000.00

Source of Funding: \$13,500,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project is on schedule and in budget with construction anticipated to start fall of 2024.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
 07/25/2023 ESC Approved designer selection (ANF Architects, Inc.)
 01/22/2024 ESC Approved awarding a contract to the best evaluated proposer for CM/GC (Batten Shaw Construction)

Minutes: 04/11/2024 SBC Approved the EDP as recommended by the State Architect

DEPARTMENT OF ENVIRONMENT & CONSERVATIONPickett State Park, Jamestown, Pickett County, Tennessee

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

Project Title: Pickett CCC Memorial State Park ADA Upgrades

Project Description: ADA improvements that meet federal standards at Pickett CCC Memorial State Park, *including a new campground bathhouse, demolition of an existing non-ADA compliant bathhouse, and all required related work.*

SBC Number: 126/078-01-2022

Total Project Budget: \$3,540,000.00

Source of Funding: \$3,540,000.00 22/23 CurrFunds-CapMaint (A)

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

A revision in project description is requested to clarify the complete project scope. The bathhouse structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

Previous Action: 10/13/2022 SBC Approved project and to select a designer
10/24/2022 ESC Approved designer selection (Sparkman & Associates Architects, Inc.)

Minutes: 04/11/2024 SBC Approved a revision in project scope and the EDP as recommended by the State Architect

DEPARTMENT OF VETERANS SERVICESWest Tennessee State Veterans Cemetery, Memphis, Shelby County, Tennessee

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

Project Title: West Tennessee State Veterans Cemetery Gravesite Improvements

Project Description: Construct expansion of the existing cemetery including in-ground crypts, columbarium, roads and irrigation system, and all required related work.

SBC Number: 682/007-01-2023

Total Project Budget: \$17,250,000.00

Current Project Funding: \$ 1,725,000.00

Source of Funding: \$ 1,725,000.00 23/24 CurrFunds-CapImp (A)

Comment: This project is on schedule and in budget with construction anticipated to start early 2025 pending approval of federal grant funding.

Previous Action:

08/10/2023	SBC	Approved project and to select a designer
08/21/2023	ESC	Approved designer selection (TLM Associates, Inc.)
01/11/2024	SBC	Approved a revision in project budget, scope, and funding

Minutes: 04/11/2024 SBC Approved the EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICESSouth Central Regional Health Office, Columbia, Maury County, Tennessee

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

Project Title: South Central Regional Health Office (SCRHO) Replacement Facility

Project Description: Construction of a regional health office with clinic facility and all required related work.

SBC Number: 408/012-01-2022

Total Project Budget: \$17,500,000.00

Source of Funding: \$17,500,000.00 Federal Funds (ARP) (F)

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

Previous Action:

11/10/2022	SBC	Approved project, to select a designer and utilizing the CM/GC alternative delivery method
11/21/2022	ESC	Approved designer selection (TMPartners, PLLC)
07/13/2023	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Skanska USA)

Minutes: 04/11/2024 SBC Approved the EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

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

Project Title: STREAM Consultants

Project Description: The selection of various consultants to provide professional services to STREAM and various agencies through STREAM.

SBC Number: 529/000-01-2024

Total Project Budget: \$13,000,000.00

Current Project Funding: \$ 3,000,000.00

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

Comment: An initial pool of twenty-eight qualified consultants will be sought across the disciplines listed below. The proposed contract term will be for five years.

- Architectural Services (6)
- Civil Engineering Services (4)
- Structural Engineering Services (4)
- Estimating Services (1)
- Healthcare Architectural Services (2)
- Historical Architectural Services (2)
- Mechanical, Electrical, and Plumbing Services (5)
- Envelope Services (3)
- Institutional Security Services (1)

Minutes: 04/11/2024 SBC Approved procurement and to select multiple consultants

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State