

**MINUTES**  
STATE BUILDING COMMISSION  
January 11, 2024

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Speaker Sexton called the meeting to order at 11:07 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Chairman Bill Lee, Governor  
Vice-Chairman Randy McNally, Lieutenant Governor

**ORGANIZATION**

- Department of General Services
- State Building Commission

**PRESENTER**

Commissioner Christi Branscom  
State Architect Ann McGauran

**OTHER PARTICIPANTS**

Wendell Brown, Earl Swensson & Associates  
Brian Hendrickson, HDR, Inc.

## CONSENT AGENDA

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

1. Agency: **University of Memphis**  
Project Title: STEM Research and Classroom Building  
SBC Project No: 367/007-06-2020  
Requested Action: Approval of a revision in project budget and funding
  
2. Agency: **Tennessee Technological University**  
Project Title: Campus Consultants  
SBC Project No: 364/000-01-2023  
Requested Action: Approval of a revision in project budget and funding
  
3. Agency: **University of Tennessee – Knoxville**  
Project Title: Bass Building Renovation  
SBC Project No: 540/009-09-2019  
Requested Action: Approval of a revision in project budget and funding
  
4. Agency: **University of Tennessee – Knoxville**  
Project Title: Classroom Upgrades (23/24)  
SBC Project No: 540/009-17-2023  
Requested Action: Approval of a revision in project funding
  
5. Agency: **University of Tennessee – Knoxville**  
Project Title: Knoxville Master Plan  
SBC Project No: 540/009-13-2021  
Requested Action: Approval of a revision in project budget and funding
  
6. Agency: **University of Tennessee – Knoxville**  
Project Title: Steam Distribution Upgrades  
SBC Project No: 540/009-28-2022  
Requested Action: Approval of a revision in project budget and funding in order to award a contract
  
7. Agency: **University of Tennessee – Martin**  
Project Title: University Center Sewer Line Replacement  
SBC Project No: 540/011-07-2022  
Requested Action: Approval of a revision in project budget and funding in order to award a contract
  
8. Agency: **University of Tennessee**  
Project Title: Tennis Courts  
SBC Project No: 540/006-01-2021  
Requested Action: Approval to cancel the project
  
9. 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 a revision in project budget, scope, and funding

DEPARTMENT OF GENERAL SERVICES

RS Gass State Lab, Nashville, Davidson County, Tennessee

**Requested Action:**           **Approval of the Early Design Phase** as presented by Earl Swensson & Associates

**Project Title:**               RS Gass State Lab Replacement Facility

**Project Description:**       Construction of a replacement central lab facility and all required related work.

**SBC Number:**               529/023-01-2022

**Total Project Budget:**     \$200,000,000.00

**Source of Funding:**        \$200,000,000.00                               Federal Funds (ARP)                               (F)

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

**Previous Action:**           10/13/2022   SBC   Approved project, to select a designer, and utilizing the CM/GC alternative delivery method  
                                  10/24/2022   ESC   Approved designer selection (Earl Swensson Associates, Inc.)  
                                  05/11/2023   SBC   Approved awarding a contract to the best evaluated proposer for CM/GC (Turner Construction Company)

**Minutes:**                   01/11/2024   SBC   Commissioner Branscom introduced Wendell Brown with Earl Swensson & Associates. Mr. Brown gave the presentation stating that the project is on schedule and in budget.

Comptroller Mumpower asked to what degree will the capacity of the lab increase with this new facility. Mr. Brown asked Warren Hendrickson from HDR, the lab consultant, to respond. Mr. Hendrickson stated that in the new facility the lab space has been increased by about one third and the flexible and open design of the lab space will also increase capability. Other labs have seen a 25% increase in testing volume without an increase in square footage as a result of moving to a more flexible and open design. The new facility also includes a BSL 3 lab area for testing with additional safety and security which increases capability.

The Commission approved the EDP as presented by Earl Swensson & Associates.

STATE BUILDING COMMISSION

**Minutes of Meeting of State Building Commission**

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

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

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

- |    |  |  |
|----|--|--|
| 1) | <p><b>State Procurement Agency:</b> TN Board of Regents<br/><b>Location:</b> Nashville, Tennessee<br/><b>Project Title:</b> Perimeter Road Design &amp; Construction<br/><b>SBC Project No:</b> 166/001-10-2018<br/><b>Designer:</b> Hethcoat &amp; Davis Inc.<br/><b>Construction Completion %:</b> 75%<br/><b>Change Order No.</b> 7<br/><b>Change Order Amount:</b> \$3,942.73<br/><b>Change Order Percentage:</b> 2.62%<br/><b>Cumulative Percentage:</b> 28.28%<br/><b><u>Approved Project Funding</u></b><br/><b>Original Bid Target:</b> \$150,554.80<br/><b>Base Contract Amount:</b> \$150,554.80<br/><b>Contingency:</b> \$57,445.20</p> | <p><b>User Agency:</b> Tennessee State University<br/><b>Approval Date:</b> 12/06/2023<br/><b>Contractor:</b> Beech Construction Services, Inc.<br/><b>Targeted Substantial Completion:</b> 12/15/2023<br/><b>Comment: Added Scope</b><br/>This change order addresses the need to add door security components and wiring. This change order adds 35 days to the project schedule.<br/><b><u>After This Change Order</u></b><br/><b>Revised Contract Amount:</b> \$193,136.08<br/><b>Remaining Undedicated Funds:</b> \$27,023.47</p> |
| 2) | <p><b>State Procurement Agency:</b> Austin Peay State Univ.<br/><b>Location:</b> Clarksville, Tennessee<br/><b>Project Title:</b> Lot 7 Improvements<br/><b>SBC Project No:</b> 373/003-01-2022<br/><b>Designer:</b> Hurst-Rosche<br/><b>Construction Completion %:</b> 85%<br/><b>Change Order No.</b> 4<br/><b>Change Order Amount:</b> \$155,214.58<br/><b>Change Order Percentage:</b> 17.23%<br/><b>Cumulative Percentage:</b> 37.09%<br/><b><u>Approved Project Funding</u></b><br/><b>Original Bid Target:</b> \$1,100,000.00<br/><b>Base Contract Amount:</b> \$900,817.00<br/><b>Contingency:</b> \$135,014.00</p>                        | <p><b>User Agency:</b> Austin Peay State University<br/><b>Approval Date:</b> 12/12/2023<br/><b>Contractor:</b> Tugsun Group<br/><b>Targeted Substantial Completion:</b> 10/08/2023<br/><b>Comment: Hidden Conditions</b><br/>This change order addresses the need to remove and replace existing, unsuitable subgrade material and deteriorated, asphalt binder.<br/><b><u>After This Change Order</u></b><br/><b>Revised Contract Amount:</b> \$1,235,013.71<br/><b>Remaining Undedicated Funds:</b> \$196,401.00</p>                |

3) **State Procurement Agency:** STREAM **User Agency:** Department of Transportation  
**Location:** Nashville, Tennessee  
**Project Title:** Region 3 Aerial Survey and Wireless Communications Building  
**SBC Project No:** 243/020-01-2020 **Approval Date:** 12/14/2023  
**Designer:** OHM Advisors **Contractor:** W.E. O'Neil Construction  
**Construction Completion %:** 95.8% **Targeted Substantial Completion:** 12/08/2023  
**Change Order No.** 5 **Comment: Hidden Conditions/Omission/Design Modifications**  
**Change Order Amount:** \$18,309.62  
**Change Order Percentage:** 0.61% This change order addresses the need to add HVAC components and spread topsoil which are identified as a designer omission and to mobilize flooring and ceiling subcontractors including the replacement of a damaged light pole which are identified as hidden conditions. This change order adds 41 days to the project schedule.  
**Cumulative Percentage:** 15.03%

**Approved Project Funding**

**Original Bid Target:** \$3,015,000.00  
**Base Contract Amount:** \$3,015,000.00  
**Contingency:** \$150,750.00

**After This Change Order**

**Revised Contract Amount:** \$3,468,294.61  
**Remaining Undedicated Funds:** \$149,965.63

4) **State Procurement Agency:** STREAM **User Agency:** Department of Transportation  
**Location:** Nashville, Tennessee  
**Project Title:** Region 3 Aerial Survey and Wireless Communications Building  
**SBC Project No:** 243/020-01-2020 **Approval Date:** 12/18/2023  
**Designer:** OHM Advisors **Contractor:** W.E. O'Neil Construction  
**Construction Completion %:** 99% **Targeted Substantial Completion:** 12/22/2023  
**Change Order No.** 6 **Comment: Codes/Omission**  
**Change Order Amount:** \$3,166.81 This change order addresses the need to add blinds to four windows which is identified as a designer omission and to add street address lettering which is identified as a code requirement.  
**Change Order Percentage:** 0.11%  
**Cumulative Percentage:** 15.14%

**Approved Project Funding**

**Original Bid Target:** \$3,015,000.00  
**Base Contract Amount:** \$3,015,000.00  
**Contingency:** \$150,750.00

**After This Change Order**

**Revised Contract Amount:** \$3,471,461.42  
**Remaining Undedicated Funds:** \$131,656.01

• **Subcontractor Replacement** (in accordance with Item 6.09 of the *SBC By-Laws, Policy & Procedures*)

1) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Project Title:** Burgess Falls State Park Visitor Center, Maintenance Facility, and Parking  
**SBC Project No.** 126/011-01-2021  
**General Contractor:** J.A. Sergio & Sons, Inc.  
**Subcontractor:** Interstate AC Services, LLC  
**Replacement Sub(s):** Stone Services Corporation, dba Charles Stone Heating and Cooling

### 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:** Nashville, Tennessee  
**Project Title:** Region 3 Davidson County Radio Shop Storage Garage Demolition  
**Project Description:** Demolish and remove the current structure and all required related work.  
**SBC Project No.** 243/020-01-2024  
**Total Project Budget:** \$15,000.00  
**Source of Funding:** TDOT Plant Construction Funds (A)  
**Approval:** Approved project utilizing Agency Resources to perform the work  
**Approval Date:** 01/11/2024
  
- Reported the following capital project with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency  
**Location:** Nashville, Tennessee  
**Project Title:** Region 2 Bedford Lake Residence Demolition and New Modular Home Installation  
**Project Description:** Demolition of the current residence, installation of a new modular home, and all required related work.  
**SBC Project No.** 220/018-01-2024  
**Total Project Budget:** \$210,000.00  
**Source of Funding:** 23/24 TWRA Op Funds (A)  
**Approval:** Approved project utilizing Agency Resources and Central Procurement Office contracts to perform the work  
**Approval Date:** 12/07/2023

### Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Henning, Tennessee  
**Project Title:** Fort Pillow State Historic Park Bridge and Trail Upgrades  
**Project Description:** Replacement of a bridge and upgrades to trails at Fort Pillow State Historic Park and all required related work.  
**SBC Project No.** 126/038-01-2022  
**Total Project Budget:** \$5,120,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Approval:** Approved utilizing Best Value alternative delivery method  
**Approval Date:** 12/07/2023

- Reported the following two approvals 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:** Rocky Top, Tennessee  
**Project Title:** Norris Dam State Park Water Line Replacement  
**Project Description:** Replacement of main water distribution system throughout Norris Dam State Park and all required related work.  
**SBC Project No.** 126/063-01-2021  
**Total Project Budget:** \$6,990,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project funding in order to award a contract (Timberline Construction Group, LLC)  
**Approval Date:** 12/18/2023
  
- 2) **State Procurement Agency:** STREAM / Department of Intellectual & Developmental Disabilities  
**Location:** Nashville, Tennessee  
**Project Title:** THP Training Center Upgrades  
**Project Description:** Upgrades to Harrison Hall building envelop, HVAC units, and parking lot; roof replacement of the Reddit Hall (Annex) buildings wings; and all required related work.  
**SBC Project No.** 502/002-01-2021  
**Total Project Budget:** \$1,540,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in funding  
**Approval Date:** 12/07/2023

### Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Second Creek Rehabilitation  
**SBC Project No.** 540/009-09-2021  
**Designer:** Civil & Environmental Consultants, Inc.  
**Amount:** \$10,422.56  
**Explanation:** This ASR is for an additional, owner-requested topographical survey which extends the initial survey boundary.  
**Approval Date:** 11/29/2023  
**OSA Receipt Date:** 11/29/2023

- 2) **State Procurement Agency:** University of Tennessee Health Science Center  
**Location:** Knoxville, Tennessee  
**Project Title:** Audiology and Speech Pathology  
**SBC Project No.** 540/013-06-2021  
**Designer:** Lindsay & Maples, Architects, Inc.  
**Amount:** \$40,570.80  
**Explanation:** This ASR is for acoustical consulting services which is considered inherent to the successful execution of the project and for documenting owner-requested programmatic changes to materials and finishes.  
**Approval Date:** 12/06/2023  
**OSA Receipt Date:** 12/07/2023
- 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Statewide, Tennessee  
**Project Title:** Statewide Dam Repairs  
**SBC Project No.** 126/000-01-2021  
**Designer:** S&ME, Inc.  
**Amount:** \$136,300.00  
**Explanation:** This ASR is for geotechnical services which are required during the construction phase and considered above basic services.  
**Approval Date:** 12/07/2023  
**OSA Receipt Date:** 12/07/2023
- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Chapel Hill, Tennessee  
**Project Title:** Henry Horton State Park ADA Renovations  
**SBC Project No.** 126/051-01-2022  
**Designer:** DKRS Architecture, PLLC  
**Amount:** \$8,160.00  
**Explanation:** This ASR is geotechnical subsurface exploration services which are considered inherent to the successful execution of the project.  
**Approval Date:** 12/14/2023  
**OSA Receipt Date:** 12/14/2023
- 5) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Rocky Top, Tennessee  
**Project Title:** Norris Dam State Park ADA Upgrades  
**SBC Project No.** 126/063-02-2022  
**Designer:** ProjX, LLC  
**Amount:** \$15,300.00  
**Explanation:** This ASR is for an additional topographical survey which extends the initial survey boundary and is required for the successful execution of the project.  
**Approval Date:** 12/01/2023  
**OSA Receipt Date:** 12/01/2023



- 6) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Johnson City, Tennessee  
**Project Title:** Johnson City FMS Building and Sink Hole Repairs  
**SBC Project No.** 361/043-01-2021  
**Designer:** Hefferlin + Kronenberg Architects, PLLC  
**Amount:** \$6,504.00  
**Explanation:** This ASR is for additional design work which is required due to changes in the site conditions and required for the successful execution of the project.  
**Approval Date:** 11/16/2023  
**OSA Receipt Date:** 11/16/2023
- 7) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Smyrna, Tennessee  
**Project Title:** VTS Smyrna Building 200 Re-Roof and Facility Update  
**SBC Project No.** 361/079-01-2021  
**Designer:** Tinker Ma, LLC  
**Amount:** \$1,540.00  
**Explanation:** This ASR is for an updated opinion of probable cost.  
**Approval Date:** 12/01/2023  
**OSA Receipt Date:** 12/01/2023
- 8) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Lavinia, Tennessee  
**Project Title:** VTS Milan Water Supply Infrastructure Improvements  
**SBC Project No.** 368/031-01-2023  
**Designer:** TLM Associates, Inc.  
**Amount:** \$6,000.00  
**Explanation:** This ASR is for topographical and boundary surveys which are considered inherent to the successful execution of the project.  
**Approval Date:** 12/14/2023  
**OSA Receipt Date:** 12/14/2023
- 9) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** TN Residence Stormwater System Replacement Ph 2  
**SBC Project No.** 529/028-01-2022  
**Designer:** W&A Engineering  
**Amount:** \$39,550.00  
**Explanation:** This ASR is for surveying services considered necessary for the successful execution of the project.  
**Approval Date:** 11/30/2023  
**OSA Receipt Date:** 11/30/2023
- Reported a change in Transaction No. 21-11-003, Acquisition Easement for Department of Agriculture, that was approved at the meeting of the Executive Subcommittee on March 21, 2022. The name of the Owner has changed from Myers Cove Nursery, Inc. to Elizabeth B. Myers, Co-Trustee and Sole Beneficiary, Elinor Myers Kenworthy, Co-Trustee, and Benjamin L. Myers, Co-Trustee of MYERS JOINT REVOCABLE TENNESSEE COMMUNITY PROPERTY TRUST AGREEMENT dated July 29, 2016, as amended by First Amendment thereto dated September 30, 2016, and as further amended by the Second Amendment thereto dated May 1, 2020.

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2001".

**Other Business**

There being no further business, the meeting adjourned at 11:20 a.m.

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UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:**            STEM Research and Classroom Building

**Project Description:**    Construction of a new 65,000 sq. ft. interdisciplinary STEM building that will include activity based classrooms, faculty offices, laboratories and sponsored research centers. Existing space in the adjacent Engineering Building will be renovated to provide enhanced research and instruction space.

**SBC Number:**            367/007-06-2020

**Total Project Budget:**   \$44,866,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,389,000.00	\$ 0.00	\$ 2,389,000.00	Gifts	(O)
	8,700,000.00	866,000.00	9,566,000.00	Plant Funds (Non-Aux)	(A)
	32,911,000.00	(32,911,000.00)	0.00	2020 GO Bonds-CapImp	(A)
	0.00	32,911,000.00	32,911,000.00	22/23 CurrFunds-CapImp	(A)
<b>Original Funding:</b>	<b>\$44,000,000.00</b>				
<b>Change in Funding:</b>		<b>\$866,000.00</b>			
<b>Revised Funding:</b>			<b>\$44,866,000.00</b>		

**Comment:**                This increases the project budget from \$44,000,000 to \$44,866,000. The increase in funding of \$866,000.00 will allow build-out of an Advanced Manufacturing Lab in a vacant third floor area where finished space was previously eliminated due to budgetary constraints. The funding revision adds funding and replaces Bond Funds with Appropriations in accordance with the FY 23 Budget which recognized that the Bonds were not issued.

**Previous Action:**        08/13/2020    SBC    Approved project and to select a designer and utilizing CM/GC alternative delivery method  
                                  08/24/2020    ESC    Approved designer selection (A2H, Inc.)  
                                  01/14/2021    SBC    Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)  
                                  07/22/2021    SBC    Approved the EDP as presented by A2H, Inc.  
                                  11/10/2021    SBC    Approved a revision in project funding  
                                  07/13/2022    SBC    Approved a revision in project budget, scope, funding, and a Guaranteed Maximum Price (GMP) to perform the work

**Minutes:**                01/11/2024    SBC    Approved a revision in project budget and funding

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:**                Campus Consultants

**Project Description:**       Professional service consultants for Architecture, MEP Engineering, Civil Engineering, Structural Engineering, ADA, Environmental and Building Envelope, and Landscape Architect. Funding will be allocated from appropriate sources for specific services.

**SBC Number:**                364/000-01-2023

**Total Project Budget:**     \$1,500,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,100,000.00	\$       0.00	\$1,100,000.00	Plant Funds (Non-Aux)	(A)
	\$ 150,000.00	\$250,000.00	\$ 400,000.00	Various Project Funds	(A)
<b>Original Project Budget:</b>	<b>\$1,250,000.00</b>				
<b>Change in Funding:</b>		<b>\$250,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$1,500,000.00</b>		

**Comment:**                    This request will increase the maximum budget for various project funds and is needed for expanded environmental abatement work required for demolition of the Chemistry building.

**Previous Action:**           07/13/2023   SBC   Approved procurement and to select consultants  
                                   07/24/2023   ESC   Approved Campus Consultants

**Minutes:**                    01/11/2024   SBC   Approved a revision in project budget and funding

**Professional Consultant Contract Dates**

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

<b><u>Specialty</u></b>	<b><u>Firm</u></b>	<b><u>Start Date</u></b>	<b><u>Current Expiration</u></b>	<b><u>Maturity Date</u></b>
ADA-Nashville	The Architect Workshop, PLL	09/01/2023	08/31/2026	08/31/2028
Architectural-Knoxville	Community Tectonics Architects, Inc.	09/01/2023	08/31/2026	08/31/2028
Architectural-Crossville	Upland Design Group, Inc.	09/01/2023	08/31/2026	08/31/2028
Bldg. Envelope-Cookeville	Richard C. Rinks & Associates, Inc.	09/01/2023	08/31/2026	08/31/2028
Civil-Cookeville	Whittenburg Land Surveying, LLC d/b/a Civil Engineering Surveying, LLC	09/01/2023	08/31/2026	08/31/2028
Environmental-Nashville	Terracon Consultants, Inc.	09/01/2023	08/31/2026	08/31/2028
Landscape-Joelton	Studio Topography, LLC	09/01/2023	08/31/2026	08/31/2028
MEP-Prospect, KY	CMTA, Inc.	09/01/2023	08/31/2026	08/31/2028
MEP-Cookeville	Maffett Loftis Engineering, LLC	09/01/2023	08/31/2026	08/31/2028
Structural-Old Hickory	Rodney L. Wilson Consulting, PLLC	09/01/2023	08/31/2026	08/31/2028

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

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

**Project Title:** Bass Building Renovation

**Project Description:** This project will demolish the current hazardous waste holding facility and expand the Bass Building into much needed space for Anthropology.

**SBC Number:** 540/009-09-2019

**Total Project Budget:** \$2,321,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,621,000.00	\$700,000.00	\$2,321,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<b>\$1,621,000.00</b>			
<b>Change in Funding:</b>		<b>\$700,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$2,321,000.00</b>	

**Comment:** This request increases the budget from \$1,621,000.00 to \$2,321,000.00. The increase in funding of \$700,000 is primarily due to sequencing and clearing of the space, and additional furniture needs. The increase is based on the designer's estimate.

**Previous Action:**

08/08/2019	SBC	Approved project and proceeding to select a designer
08/22/2019	ESC	Approved designer selection (Sparkman & Associates Architects, Inc.)
10/14/2021	SBC	Approved a revision in project scope, budget, and funding
06/21/2022	SBC	Approved the EDP as recommended by the State Architect

**Minutes:** 01/11/2024 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**                Classroom Upgrades (23/24)

**Project Description:**       Upgrades for classroom technology, finishes, furnishings, building systems, safety improvements, and includes all related work to complete the project.

**SBC Number:**                540/009-17-2023

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

**Current Project Funding:**  \$1,366,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,241,000.00	\$125,000.00	\$1,366,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<b>\$1,241,000.00</b>			
<b>Change in Funding:</b>		<b>\$125,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$1,366,000.00</b>	

**Comment:**                    This request increases the funding from \$1,241,000.00 to \$1,366,000.00. The increase of \$125,000.00 adds work in the Blount Hall classrooms.

**Previous Action:**            12/14/2023   SBC   Approved project, to select a designer and utilizing Campus Resources and System Procurement for construction  
   12/14/2023   SBC   Approved designer selection (The Architecture Collaborative, LLC)

**Minutes:**                     01/11/2024   SBC   Approved a revision in project funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**               Knoxville Master Plan

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

**SBC Number:**               540/009-13-2021

**Total Project Budget:**     \$3,450,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,450,000.00	\$1,000,000.00	\$3,450,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$2,450,000.00</b>				
<b>Change in Funding:</b>		<b>\$1,000,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$3,450,000.00</b>		

**Comment:**                   This request increases the budget from \$2,450,000.00 to \$3,450,000.00 for future planning studies.

- Previous Action:**
- 05/13/2021   SBC   Approved project and to issue an RFQ
  - 10/14/2021   SBC   Approved awarding a contract to the best evaluated proposer (Ayers Saint Gross)
  - 07/13/2022   SBC   Approved Master Plan amendment
  - 08/11/2022   SBC   Approved a revision in project scope, budget, and funding
  - 01/12/2023   SBC   Approved Master Plan amendment
  - 03/09/2023   SBC   Approved Master Plan amendment
  - 04/13/2023   SBC   Approved Master Plan amendment
  - 06/08/2023   SBC   Approved Master Plan as presented (UTK)
  - 09/14/2023   SBC   Approved a revision in project budget and funding

**Minutes:**                   01/11/2024   SBC   Approved a revision in project budget and funding



UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**                Steam Distribution Upgrades

**Project Description:**       Upgrades to steam and condensate service across various locations of the main campus and on the Institute of Agriculture campus. Project includes all related work.

**SBC Number:**                540/009-28-2022

**Total Project Budget:**     \$6,700,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,000,000.00	\$ 0.00	\$3,000,000.00	22/23	CurrFunds-CapMaint(MP)	(A)
	3,000,000.00	0.00	3,000,000.00	22/23	CurrFunds-CapMaint	(A)
	0.00	700,000.00	700,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$6,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$700,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$6,700,000.00</b>			

**Comment:**                    This request increases the budget from \$6,000,000.00 to \$6,700,000.00. Two bids were received on December 7, 2023. An increase in funding of \$700,000.00 is needed to award a contract to FM Sylvan, Inc. for the base bid only. The increase is primarily due to material cost and labor constraints due to the current market conditions. There will be no additional designer fees.

**Previous Action:**            07/13/2022   SBC   Approved project and proceeding with the process to select a designer  
   07/25/2022   ESC   Approved designer selection (I.C. Thomasson Associates, Inc.)

**Minutes:**                     01/11/2024   SBC   Approved a revision in project budget and funding in order to award a contract (FM Sylvan, Inc.)

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

**Project Title:**                University Center Sewer Line Replacement

**Project Description:**       Replacement and repair of sewer line that serves the University Center and all related work.

**SBC Number:**                540/011-07-2022

**Total Project Budget:**     \$1,639,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 890,000.00	\$       0.00	\$ 890,000.00	22/23	CurrFunds-CapMaint	(A)
	0.00	749,000.00	749,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$ 890,000.00</b>					
<b>Change in Funding:</b>		<b>\$749,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,639,000.00</b>			

**Comment:**                    This request increases the budget from \$890,000.00 to \$1,639,000.00. One bid was received on November 11, 2023. An increase in funding of \$749,000.00 is needed to award a contract to Allen Searcy Builder-Contractor, Inc. for the base bid only. The increase is primarily due to material cost and labor constraints, current market conditions, and the need to keep the food services operational during the replacement and repair process. There will be no additional designer fees.

**Previous Action:**            08/19/2022   ESC    Approved project and to select a designer  
                                       08/19/2022   ESC    Approved designer selection (Harms Engineering, Inc.)

**Minutes:**                    01/11/2024   SBC    Approved a revision in project budget and funding in order to award a contract (Allen Searcy Builder Contractor, Inc.)

UNIVERSITY OF TENNESSEE

University of Tennessee, Pulaski, Giles County, Tennessee

**Requested Action:**           **Approval to cancel the project**

**Project Title:**               Tennis Courts

**Project Description:**       This project will provide 6 new tennis courts including fencing, lighting, parking, access road, restrooms, and necessary site work.

**SBC Number:**               540/006-01-2021

**Original Project Budget:**   \$1,500,000.00

**Current Project Funding:**   \$ 100,000.00

**Project Expenditures:**     \$ 28,272.50

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 100,000.00	\$(71,727.50)	\$28,272.50	Gifts	(0)
<b>Original Project Budget:</b>	<b>\$ 100,000.00</b>				
<b>Change in Funding:</b>		<b>\$(71,727.50)</b>			
<b>Revised Project Budget:</b>			<b>\$28,272.50</b>		

**Comment:**                   This project is no longer needed as an agreement with the city will provide access to tennis courts. The project expenditures were for designer fees.

**Previous Action:**           09/09/2021   SBC   Approved project and proceeding to select a designer  
                                   09/09/2021   SBC   Approved designer selection (Collier Engineering Co., Inc.)

**Minutes:**                    01/11/2024   SBC   Approved cancellation of the project

DEPARTMENT OF VETERANS SERVICES

West Tennessee, Memphis, Shelby County, Tennessee

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

**Project Title:**               West Tennessee State Veterans Cemetery Gravesite Improvements

**Project Description:**       Construct expansion of the existing cemetery including in-ground crypts, columbarium, committal shelter, 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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 2,258,000.00	(\$533,000.00)	\$1,725,000.00	23/24	CurrFunds-CapImp	(A)
<b>Original Project Funding:</b>	<b>\$ 2,258,000.00</b>					
<b>Change in Funding:</b>	<b>(\$533,000.00)</b>					
<b>Revised Project Funding:</b>	<b>\$1,725,000.00</b>					

**Comment:**                   A revision in scope is requested to remove the committal shelter due to a reduction in federal grant funding. As a result of the reduction in federal grant funding, the total project budget is being decreased from \$22,580,000.00 to \$17,250,000.00.

**Previous Action:**           08/10/2023   SBC   Approved project and to select a designer  
                                   08/21/2023   ESC   Approved designer selection (TLM Associates, Inc.)

**Minutes:**                   01/11/2024   SBC   Approved a revision in project budget, scope, and funding

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State