

**MINUTES**  
**STATE BUILDING COMMISSION**  
**July 13, 2023**

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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. Lieutenant Governor McNally called the meeting to order at 11:09 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

**MEMBERS ABSENT**

Chairman Bill Lee, Governor  
Jason Mumpower, Comptroller of the Treasury  
Jim Bryson, Commissioner, Department of Finance and Administration

**ORGANIZATION**

- Department of Safety & Homeland Security
- Department of Intellectual & Developmental Disabilities
- Department of Children's Services
- Tennessee Board of Regents
- Middle Tennessee State University
- Department of Environment & Conservation
- West Tennessee River Basin Authority
- State Building Commission

**PRESENTER**

Commissioner Jeff Long  
DCS Commissioner Margie Quin  
Commissioner Margie Quin  
Chancellor Dr. Flora Tydings  
President Sidney McPhee  
Deputy Commissioner Greer Tidwell  
Deputy Commissioner Greer Tidwell  
State Architect Ann McGauran

**OTHER PARTICIPANTS**

Jeffrey Griggs, City of Lexington Mayor  
Steve Smith, MTSU Board of Trustees Chairman  
J.B. Baker, MTSU Board of Trustees  
Bill Ketron, Former Senator and Rutherford County Mayor  
Representative Rush Bricken

## STATE BUILDING COMMISSION

### **SBC By-Laws, Policy & Procedures**

- 1) Approved the following policy revisions:
  - a. Defined Terms – Section 2.01, Modify C, Add D.3, Add F.9 & 10, Modify P., and Modify T;
  - b. Items Under the Authority of the Commission – Section 2.02, Add A.3 and A.4; and
  - c. Delegation of Approval Authority of Items Under the Authority of the Commission - Initial Approvals of Capital Projects – Section 2.04, Modify A., Modify B.1, and Add B.6.

### **OSA Policy – Construction Delivery Method**

- 1) Approved the following policy revisions:
  - a. Header – Remove Policy and Procedure Number and Add “Construction” to Delivery Methods
  - b. Construction Delivery Method – Add “Construction” to title and Add “The State Building Commission (SBC or Commission) reserves the authority to modify, waive or add additional requirements or procedures to these Construction Delivery Methods if in the opinion of the Commission it would be in the best interest of the State to take such action in the selection of a Contractor” after the first sentence;
  - c. Section C. Alternative Delivery Method using a Gift-in-Place: Add “all funding.”;
  - d. Requirements for RFQ/RFP Procurement Section – Add B.5 and B.6; and
  - e. Procurement Through Construction Management – Modify Section C RFP Process.

### **OSA Policy – Designer Selection Process**

- 1) Approved the following policy revisions:
  - a. Header – Add Office of the State Architect
  - b. Designer Selection Process Section – Delete “State Architect”;
  - c. Delete last sentence of first paragraph;
  - d. Add “or Commission” to second paragraph; and
  - e. Standards of Practice Section C – Add 6 and 7.

## CONSENT AGENDA

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

1. Agency: **Austin Peay State University**  
Project Title: Building Management System Upgrades  
SBC Project No: 373/003-04-2023  
Requested Action: Approval of a project utilizing Agency Resources for design and Campus Procurement for construction
  
2. Agency: **University of Memphis**  
Project Title: Multiple Buildings Elevator and Fire Alarms  
SBC Project No: 367/007-04-2023  
Requested Action: Approval of a project and utilization of a previously selected designer
  
3. Agency: **Tennessee Technological University**  
Project Title: Campus Consultants  
SBC Project No: 364/000-01-2023  
Requested Action: Approval of a procurement and proceeding with the process to select consultants
  
4. Agency: **Tennessee Technological University**  
Project Title: Campus-Wide Building Controls Upgrades  
SBC Project No: 364/011-06-2021  
Requested Action: Approval of a revision in project budget and funding
  
5. Agency: **East Tennessee State University**  
Project Title: Multiple Buildings HVAC Repairs  
SBC Project No: 369/005-03-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
6. Agency: **East Tennessee State University**  
Project Title: Safety Lighting and Fire Alarm System  
SBC Project No: 369/005-04-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
7. Agency: **East Tennessee State University**  
Project Title: Millennium Center Chiller Replacement  
SBC Project No: 369/005-05-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
8. Agency: **University of Tennessee Health Science Center**  
Project Title: General Education Building (GEB) Systems Upgrades  
SBC Project No: 540/013-04-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
9. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: CVM Building Envelope Repairs  
SBC Project No: 540/001-17-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: ARP – Broiler and Research Facility  
SBC Project No: 540/001-18-2023  
Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method
11. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: Soccer Turf Research Building  
SBC Project No: 540/001-07-2021  
Requested Action: Approval of a revision in project budget and funding
12. Agency: **University of Tennessee – Knoxville**  
Project Title: Second Creek Repair and Storm Sewer Replacement  
SBC Project No: 540/009-09-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
13. Agency: **University of Tennessee – Knoxville**  
Project Title: Steam Plant Improvements  
SBC Project No: 540/009-10-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
14. Agency: **University of Tennessee – Knoxville**  
Project Title: Intramural Fields Renovation  
SBC Project No: 540/009-11-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing System Procurement for a portion of the work
15. Agency: **University of Tennessee – Martin**  
Project Title: Elam Center Exterior Wall Repairs  
SBC Project No: 540/011-04-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
16. Agency: **University of Tennessee Southern**  
Project Title: Building Envelope Repair  
SBC Project No: 540/006-04-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
17. Agency: **Middle Tennessee State University**  
Project Title: Central Plant and Campus Utilities Updates  
SBC Project No: 366/009-05-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
18. Agency: **Middle Tennessee State University**  
Project Title: Campus Consultants 2023  
SBC Project No: 366/000-01-2023  
Requested Action: Approval of a procurement and proceeding with the process to select consultants

19. Agency: **Tennessee Board of Regents / East Tennessee State University**  
 Project Title: Housing Renovations  
 SBC Project No: 166/005-01-2022  
 Requested Action: Approval to award a contract to the best evaluated proposer
  
20. Agency: **Tennessee Board of Regents / Chattanooga State Community College**  
 Project Title: Central Plant Modernization  
 SBC Project No: 166/012-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
21. Agency: **Tennessee Board of Regents / Cleveland State Community College**  
 Project Title: Library Modernization  
 SBC Project No: 166/013-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
22. Agency: **Tennessee Board of Regents / Dyersburg State Community College**  
 Project Title: Campus Paving and Resurfacing  
 SBC Project No: 166/017-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
23. Agency: **Tennessee Board of Regents / Motlow State Community College**  
 Project Title: Backup Power and Utilities Upgrades  
 SBC Project No: 166/021-02-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
24. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Chattanooga**  
 Project Title: Building 2 and Auto Technology Building Update  
 SBC Project No: 166/012-02-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
25. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Dickson**  
 Project Title: Pump Station and Sewer Line Replacement  
 SBC Project No: 166/046-01-2023  
 Requested Action: Approval of a project and utilizing a Regional Consultant for design
  
26. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Memphis**  
 Project Title: Building and Elevator Upgrades  
 SBC Project No: 166/070-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
27. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Morristown**  
 Project Title: Buildings 102 and 103 Updates  
 SBC Project No: 166/072-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer

28. Agency: **Tennessee Board of Regents / Volunteer State Community College**  
 Project Title: Domestic Water Improvements  
 SBC Project No: 166/025-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
29. Agency: **Tennessee Board of Regents / Walters State Community College**  
 Project Title: Building System Upgrades  
 SBC Project No: 166/023-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
30. Agency: **Tennessee Board of Regents / Columbia State Community College**  
 Project Title: Accessibility and Security Updates  
 SBC Project No: 166/015-01-2021  
 Requested Action: Approval of a revision in project budget, funding, and scope
31. Agency: **Tennessee Board of Regents / Nashville State Community College**  
 Project Title: HVAC and Cooling Tower Repairs  
 SBC Project No: 166/034-02-2022  
 Requested Action: Approval of a revision in project budget and funding
32. Agency: **Tennessee Board of Regents / Northeast State Community College**  
 Project Title: Powers and Maintenance Roof Replacements  
 SBC Project No: 166/038-01-2021  
 Requested Action: Approval of a revision in project budget, funding, and scope
33. Agency: **Tennessee Board of Regents / Pellissippi State Community College**  
 Project Title: HVAC & Electrical Upgrades and Repairs  
 SBC Project No: 166/032-06-2018  
 Requested Action: Approval of a revision in project budget and funding
34. Agency: **Tennessee Board of Regents / Roane State Community College**  
 Project Title: Multiple Buildings HVAC Correction  
 SBC Project No: 166/027-02-2022  
 Requested Action: Approval of a revision in project budget and funding
35. Agency: **Tennessee Board of Regents / Southwest State Community College**  
 Project Title: Mechanical Systems and Infrastructure Updates  
 SBC Project No: 166/033-04-2022  
 Requested Action: Approval of a revision in project budget and funding
36. Agency: **Tennessee Board of Regents**  
 Project Title: TCAT Mechanical, Electrical, and Plumbing Updates  
 SBC Project No: 166/000-01-2020  
 Requested Action: Approval of a revision in project budget, funding, and scope

37. Agency: **Tennessee Board of Regents**  
 Project Title: TCAT Maintenance Repairs  
 SBC Project No: 166/000-02-2021  
 Requested Action: Approval of a revision in project budget, funding, and scope
38. Agency: **Tennessee Board of Regents**  
 Project Title: TCAT Parking and Paving Updates  
 SBC Project No: 166/000-03-2021  
 Requested Action: Approval of a revision in project budget, funding, and scope
39. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Athens**  
 Project Title: New Academic Building  
 SBC Project No: 166/040-01-2023  
 Requested Action: Approval of a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
40. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Chattanooga**  
 Project Title: New Academic Building  
 SBC Project No: 166/012-03-2023  
 Requested Action: Approval of a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
41. 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 a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
42. 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 a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
43. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Hohenwald**  
 Project Title: Welding and Auto Additions  
 SBC Project No: 166/054-01-2023  
 Requested Action: Approval of a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
44. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Jackson**  
 Project Title: New Truck Driving Building and Renovations  
 SBC Project No: 166/058-03-2023  
 Requested Action: Approval of a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method

45. 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 a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
46. 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 project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
47. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Newbern**  
 Project Title: New Academic Building and Additions  
 SBC Project No: 166/076-01-2023  
 Requested Action: Approval of a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
48. 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 project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
49. 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 a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
50. 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 a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method
51. Agency: **Tennessee Board of Regents / Tennessee State University**  
 Project Title: Electrical Upgrades  
 SBC Project No: 166/001-03-2020  
 Requested Action: Approval of a revision in project budget and funding
52. Agency: **Tennessee Board of Regents / Tennessee State University**  
 Project Title: Multiple Buildings Roof Replacement  
 SBC Project No: 166/001-05-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer



53. Agency: **Department of Military**  
 Project Title: Dickson Readiness Center Re-Roof and Facility Update  
 SBC Project No: 361/021-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
54. Agency: **Department of Military**  
 Project Title: Statewide Force Protection Improvements FY24  
 SBC Project No: 361/000-01-2023  
 Requested Action: Approval of a project utilizing Agency Resources for design and utilizing Central Procurement Office contracts for construction
55. Agency: **Department of Military**  
 Project Title: Cookeville Readiness Center HVAC and Facility Update  
 SBC Project No: 361/015-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
56. Agency: **Department of Military**  
 Project Title: Berry Field Building 721 Systems Updates  
 SBC Project No: 361/067-02-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
57. Agency: **Department of Military**  
 Project Title: Union City Readiness Center Re-Roof and Facility Update  
 SBC Project No: 361/095-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
58. Agency: **Department of Military**  
 Project Title: Nashville Joint Forces Headquarters Campus Renovation  
 SBC Project No: 361/067-04-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
59. Agency: **Department of Military**  
 Project Title: VTS Milan Fire Truck Bay  
 SBC Project No: 368/031-02-2022  
 Requested Action: Approval of Early Design Phase as recommended by the State Architect
60. Agency: **Department of Environment & Conservation**  
 Project Title: Panther Creek State Park Recreation Center  
 SBC Project No: 126/072-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
61. Agency: **Department of Environment & Conservation**  
 Project Title: Long Hunter State Park Maintenance Facility and Site Upgrades  
 SBC Project No: 126/115-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer

62. Agency: **Department of Environment & Conservation**  
Project Title: Norris Dam State Park Water Tank  
SBC Project No: 126/063-01-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
63. Agency: **Department of Environment & Conservation**  
Project Title: Natchez Trace State Park Cub Lake Lodge Renovations  
SBC Project No: 126/057-01-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
64. Agency: **Department of Environment & Conservation**  
Project Title: Tims Ford State Park Cabin Renovations  
SBC Project No: 126/092-01-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
65. Agency: **Department of Environment & Conservation**  
Project Title: Edgar Evins State Park Cabin Foundation Repairs  
SBC Project No: 126/018-01-2022  
Requested Action: Approval of a revision in project budget and funding
66. Agency: **Department of Environment & Conservation**  
Project Title: State Park Master Plan  
SBC Project No: 126/000-04-2021  
Requested Action: Approval of an amendment to the contract
67. Agency: **Department of Correction**  
Project Title: DJRC Site Improvements  
SBC Project No: 142/009-03-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
68. Agency: **Department of Correction**  
Project Title: NWCX Annex Site Improvements  
SBC Project No: 142/016-01-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
69. Agency: **Department of Correction**  
Project Title: RMSI Food Service Upgrades  
SBC Project No: 142/020-01-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
70. Agency: **Department of Correction**  
Project Title: WTSP Electronic Security Systems Refresh  
SBC Project No: 142/022-01-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer

71. Agency: **Department of Transportation**  
 Project Title: Region 2 New Fentress County Maintenance Building  
 SBC Project No: 242/010-01-2023  
 Requested Action: Approval of a project and to utilize an agency consultant for design
72. Agency: **Department of Transportation**  
 Project Title: Region 2 New Cumberland County Maintenance Building  
 SBC Project No: 242/010-02-2023  
 Requested Action: Approval of a project and to utilize an agency consultant for design
73. Agency: **Department of Transportation**  
 Project Title: Region 2 New Bledsoe County Maintenance Building  
 SBC Project No: 242/010-03-2023  
 Requested Action: Approval of a project and to utilize an agency consultant for design
74. Agency: **Department of Transportation**  
 Project Title: Region 2 New Van Buren County Maintenance Building  
 SBC Project No: 242/010-04-2023  
 Requested Action: Approval of a project and to utilize an agency consultant for design
75. Agency: **Department of Transportation**  
 Project Title: Region 4 New Crockett County Maintenance Building  
 SBC Project No: 244/010-02-2023  
 Requested Action: Approval of a project and to utilize an agency consultant for design
76. Agency: **Department of Transportation**  
 Project Title: Region 1 Reroof of Campus Buildings  
 SBC Project No: 241/010-03-2021  
 Requested Action: Approval to award a construction contract to the Best Value proposer
77. Agency: **Department of Education**  
 Project Title: TSD Akin Gym Floor and HVAC Repairs  
 SBC Project No: 168/007-01-2020  
 Requested Action: Approval of a revision in project budget and funding
78. Agency: **Tennessee Historical Commission**  
 Project Title: Sabine Hill New Visitor Center & Site Improvements  
 SBC Project No: 160/006-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
79. Agency: **Department of Commerce & Insurance**  
 Project Title: TN Fire Training Academy Fire Alarm System Upgrades  
 SBC Project No: 700/001-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer

80. Agency: **Department of General Services**  
 Project Title: MCRHO Interior Renovations, Elevator Replacement, and Generator Upgrades  
 SBC Project No: 408/002-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
81. Agency: **Department of General Services**  
 Project Title: 310 Great Circle Roof and Mechanical Replacement  
 SBC Project No: 529/096-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
82. Agency: **Department of General Services**  
 Project Title: Andrew Jackson Building Cabling Isolation  
 SBC Project No: 529/073-01-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
83. Agency: **Department of General Services**  
 Project Title: TN Tower Office Space Consolidation – BECF & CC  
 SBC Project No: 529/079-02-2023  
 Requested Action: Approval of a project and proceeding with the process to select a designer
84. Agency: **Department of General Services**  
 Project Title: Environmental Consultant  
 SBC Project No: 529/000-03-2022  
 Requested Action: Approval of a revision in project funding
85. Agency: **Department of General Services**  
 Project Title: STREAM Consultants  
 SBC Project No: 529/000-02-2019  
 Requested Action: Approval of a revision in project funding
86. Agency: **Department of General Services**  
 Project Title: R.S. Gass State Laboratory ADA Upgrades  
 SBC Project No: 406/003-01-2018  
 Requested Action: Approval to cancel a project
87. 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 to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

DEPARTMENT OF SAFETY & HOMELAND SECURITY

Statewide, Tennessee

**Requested Action:** Approval of a project, utilizing an agency consultant for support services, and utilizing Best Value alternative delivery method

**Project Title:** Tennessee Advanced Communication Network (TACN) Phase 3a Towers and Support Facilities

**Project Description:** Site development; installation of communication towers and support facilities; and all required related work.

**SBC Number:** 502/001-01-2023

**Total Project Budget:** \$22,000,000.00

**Source of Funding:** \$22,000,000.00 TDOS Op Funds (A)

**Comment:** This Phase 3 project is a part of a larger program to complete the Tennessee Advanced Communications Network (TACN) through the installation of communication towers and support facilities across the state in areas not identified in Phases 1 and 2. This Phase 3a will include the installation of 21 towers and support facilities across Carroll, Giles, Haywood, Henderson, Lawrence, Maury, Moore, Sequatchie, Putnam, Shelby, Tipton, and Williamson Counties.

The use of an agency consultant (Buford Goff & Associates) for support services is being requested due to their extensive knowledge and experience working with the agency on the Phase 1 and 2 installations and Phase 3 planning. They will provide consultant services that include site evaluation, tower and support facility specification development, and installation quality assurance.

Best Value alternative delivery method is being requested due to the specialized nature of the project. Contractors specializing in the procurement and installation of pre-manufactured communication towers and support facilities will be sought.

**Minutes:** 07/13/2023 SBC Approved project, utilizing an agency consultant (Buford Goff & Associates) for support services, and utilizing Best Value alternative delivery method

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Middle TN Regional Office, Nashville, Davidson County, Tennessee

**Requested Action:**           **Approval of a project and utilizing Central Procurement Office contracts to perform the work**

**Project Title:**               Clover Bottom River Cottages Renovations

**Project Description:**       Provide exterior envelope and interior finish upgrades consistent with a youth intake/assessment facility.

**SBC Number:**               346/003-01-2023

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

**Source of Funding:**       \$500,000.00           22/23           CurrFunds-CapImp       (A)

**Comment:**                 This is a portion of the FY 22/23 line-item project in the capital budget (Finance and Administration Projects \$500,000.00). This project will facilitate the creation of a temporary assessment and intake facility in Middle Tennessee for the Department of Children’s Services.

                                      The use of Central Procurement Office contracts is being requested due to the single trade nature of the work.

**Minutes:**                   07/13/2023   SBC   Approved project and utilizing Central Procurement Office contracts to perform the work

DEPARTMENT OF CHILDREN'S SERVICES

New Visions Youth Development Center, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project and utilizing Central Procurement Office contracts to perform the work

**Project Title:** Standing Tall YDC Hardware Secure Facility Upgrades

**Project Description:** Install additional exterior containment measures and interior life safety systems consistent with a hardware secure facility and all required related work.

**SBC Number:** 144/004-01-2023

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

**Source of Funding:** \$2,900,000.00      22/23      CurrFunds-CapImp      (A)

**Comment:** This is a portion of the FY 22/23 line-item project in the capital budget (Finance and Administration Projects \$2,900,000.00).  
  
The use of Central Procurement Office contracts is being requested due to the single trade nature of the work.

**Minutes:** 07/13/2023    SBC    Approved project and utilizing Central Procurement Office contracts to perform the work

DEPARTMENT OF CHILDREN'S SERVICES

John S. Wilder Youth Development Center, Somerville, Fayette County, Tennessee

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

**Project Title:** John S. Wilder YDC Electronic Security Improvements

**Project Description:** Upgrade and integrate additional site electronic security to comprehensively monitor the site and all required related work.

**SBC Number:** 144/011-01-2023

**Total Project Budget:** \$7,000,000.00

**Current Project Funding:** \$ 800,000.00

**Source of Funding:** \$ 800,000.00      22/23      CurrFunds-CapImp      (A)

**Comment:** This is a portion of the FY 22/23 line-item project in the capital budget (Finance and Administration Projects \$800,000.00).

**Minutes:** 07/13/2023    SBC    Lieutenant Governor McNally asked if the project was fully funded. Commissioner Quin replied that it was. State Architect McGauran replied that it is only funded for the \$800,000.00, not the full \$7,000,000.00. Deputy Commissioner John Hull with the Department of General Services clarified that the total project budget is \$7,000,000.00 and that this requested amount of \$800,000.00 is just for this portion of the project. Lieutenant Governor McNally asked what this portion would be. Deputy Commissioner Hull replied that this is for additional cameras and monitoring of the site itself. Lieutenant Governor McNally asked if they would come back to the Legislature for additional money next year. Deputy Commissioner Hull replied that they would if there was additional work to be done they would have to come back for additional funding.

Speaker Sexton asked how many acres the project at Wilder has. Deputy Commissioner Hull replied that he does not remember. Speaker Sexton asked how much of the property they do have is being used, a small portion or a large portion. Deputy Hull replied that the total site acreage is much larger than the actual campus that they are monitoring. They are monitoring the facility itself where the fences are. Speaker Sexton stated he was wanting to know if they have additional land there where they could do more than just Wilder. Deputy Commissioner Hull replied that they do.



Secretary Hargett confirmed that the total project is \$7 million and this is the first \$800,000.00 of this project. Deputy Commissioner Hull stated that was correct. Secretary Hargett confirmed that the project is not fully funded at this time. Deputy Commissioner Hull stated that was correct.

Lieutenant Governor McNally confirmed that they are just approving the cameras. Deputy Commissioner Hull relied yes this approval is just for this scope.

The Commission approved the project and to select a designer.

DEPARTMENT OF CHILDREN'S SERVICES

John S. Wilder Youth Development Center, Somerville, Fayette County, Tennessee

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

**Project Title:** John S. Wilder YDC Electrical System Upgrades

**Project Description:** Replacement of electrical equipment and infrastructure, correcting electrical circuitry issues, and all required related work.

**SBC Number:** 144/011-02-2023

**Total Project Budget:** \$10,000,000.00

**Current Project Funding:** \$ 1,100,000.00

**Source of Funding:** \$ 1,100,000.00      22/23      CurrFunds-CapImp      (A)

**Comment:** This is a portion of the FY 22/23 line-item project in the capital budget (Finance and Administration Projects \$1,100,000.00).

**Minutes:** 07/13/2023    SBC    Lieutenant Governor McNally asked if this project is fully funded. Deputy Commissioner Hull replied that they are asking to select a designer to design the project and that is all the funding they are asking for at this time. Lieutenant Governor McNally confirmed that there are two Wilder projects. Deputy Commissioner Hull confirmed that was correct. Lieutenant Governor asked what the total amount for the Wilder projects would be and if there are more. Deputy Commissioner Hull replied for the two projects on this agenda the total current request is \$1.9 million.

Speaker Sexton asked that while they are spending this money to update the archaic buildings do they plan to keep these buildings or is this just to get them through until they can build something new. This is just a one time thing to bring it up and then annihilate it later. Commissioner Quin replied that was correct and that they need to maintain the integrity of the structures while they house children there until the Legislature approves funding to build a new Wilder. Speaker Sexton stated that he had heard that the youth at Wilder will be moved to Nashville at some point and not use Wilder and asked if this was accurate. Commissioner Quin replied that they will continue to use Wilder and they are in discussions about using Wilder in a different way, a staff secure way, and to harden Standing Tall so they can use that in the way it was intended to be used which is a hardware secure facility. Speaker Sexton replied that was intriguing and asked what the new purpose would be for Wilder. Commissioner Quin replied to use it as a staff secure facility. Speaker Sexton asked what that means. Commissioner Quin replied that they would have youth there with an

indeterminate sentence, youth who have committed less serious offenses. Speaker Sexton stated that they would be going back to the previous days when they had Taft Youth Center (TAFT), which was for the violent juvenile offenders that was closed and they had the youth centers which were for the less violent. Is this the model they are going back to? Commissioner Quin replied that they have always had staff secure facilities that house indeterminate youth. These are youth who have committed less serious offences, youth that are in facilities for six months or less. Determinate sentenced youth are sentenced to their nineteenth birthday, they are in hardware secured facilities. Youth who are sentenced indeterminately are in staff secured facilities. Those are facilities that do not have the same sort of locking mechanisms and security features. The housing at Wilder is less secure by nature and was not designed to be a hardware secure facility. Speaker Sexton stated to the point that TAFT was used for the violent offenders for sixteen to nineteen year old violent offenders. The other youth centers were used for the lesser offences for the most part. When they closed TAFT did they not move or mix the populations, which location was used for the youth from TAFT. Commissioner Quin stated that was before her time and would need to research that information and get back to him. Commissioner Branscom stated that the TAFT population was split between Wilder and Mountain View. Speaker Sexton stated that goes back to his point that they closed a hardened security one to move them Wilder which they were just informed was not built to house those individuals.

The Commission approved the project and to select a designer.

DEPARTMENT OF CHILDREN'S SERVICES

Woodland Hills Development Center, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project and to utilize an agency consultant for design

**Project Title:** Woodland Hills YDC Staff Secure Facility Upgrades

**Project Description:** Renovation of Buildings D, E, and F on the existing campus to include interior upgrades, system upgrades, exterior containment measures, and all required related work..

**SBC Number:** 144/002-01-2023

**Total Project Budget:** \$18,550,000.00

**Current Project Funding:** \$ 2,700,000.00

**Source of Funding:** \$ 2,700,000.00      22/23      CurrFunds-CapImp      (A)

**Comment:** This is a portion of the FY 22/23 line-item project in the capital budget (Finance and Administration Projects \$2,700,000.00).

The use of an agency consultant (A2H Inc.) for design is requested due to their involvement in the programming effort at this facility and the need to expedite the project schedule.

**Minutes:** 07/13/2023    SBC    Treasurer Lillard asked what it meant to use an agency consultant for design. Deputy Commissioner Hull replied that they have a list of consultants they have who have already done work for DGS and they would like to use one of them as opposed to going out and getting a brand-new designer for the project. Treasurer Lillard asked how much of this is allocated to the designer's fee. Would they do this within the fee already approved as a consultant for the agency or is this separate and above. Deputy Commissioner Hull replied that the funding for this is for their fee. Treasurer Lillard asked why they are not doing the normal designer selection process on this. Deputy Commissioner Hull stated that it is more of a simple project and they have already had someone investigate those properties and it helps them move quicker to be able to use that consultant.

Lieutenant Governor McNally confirmed that this is not fully funded and this request is for \$2.7 million of the \$18.5 million. Commissioner Quin confirmed that was correct. Lieutenant Governor McNally asked, in total, how much do they lack in funding to do all of the DCS YDC projects. Commissioner Quin replied that they would lack the remainder of the funding for this project and would seek funding from the Legislature to finish the project. Lieutenant Governor McNally stated that he meant all of the projects, there were a number of projects not fully funded and asked how much it would be for the amounts not funded

for. Deputy Commissioner Hull replied that they can get back with the Commission with a complete accounting list for all these projects. Many of these are just starting the design work and they are only asking for that funding.

Lieutenant Governor McNally stated that one thing they are a little sensitive to is when people ask for design and they give the money for design and then they come back to the Governor and the Legislature and say they have already designed it and need to go ahead with it. It makes the appropriations process much more difficult.

Speaker Sexton confirmed that this project is for 70 plus additional beds for a staff secured facility. Commissioner Quin confirmed that was correct. Speaker Sexton asked how many hardware secured beds would be in the state once they get through these projects. Commissioner Quin replied that they are at capacity on their hardware secure beds and their staff secure beds. On any given day they have been 65-75 youth waiting in detention centers across the state. Roughly about two-thirds are waiting on staff secure beds and about one-third is waiting on hardware secure beds. This does not include 134 kids waiting in Shelby County in that detention center who are pre-adjudication. The 65-75 are post adjudication and that does not include the number of youths who are waiting in local detention centers who are pre-adjudication.

Speaker Sexton asked how many hard secure beds there are in the State. Commissioner Quin replied that they currently have about 635 youth in both staff secure and hardware secure beds in the state. Speaker Sexton asked if it was 50/50 ratio, 60/40 ratio, assuming more staff than hardware. Commissioner Quin replied they have 125 youth in hardware secure beds. Speaker Sexton confirmed that the remaining 510 are in staff secure beds. Commissioner Quin confirmed his statement

Speaker Sexton asked what the plan is for ten years down the line with juvenile crime the way it is in parts of the state. He stated that it is great that they are adding 70 beds to staff secure but asked where they need to be ten years from now on bed capacity for hardware and staff secure. Commissioner Quin stated that they are about 25%-35% deficit in the hardware secure beds. They need to build in the capacity to have empty beds because right now they are replacing one to one so there is no cushion in the bed capacity. Speaker Sexton stated that it sounds like there are about 200 in waiting and may need a combination of about 2,000 more beds. Commissioner Quin stated that the plan they want to put before the Legislature gives them about 500 beds they would like to build for but the plan also enables them to add on beds if they see that they are overrunning the juvenile justice system. Speaker Sexton asked is it more cost efficient to build today what you need today instead of waiting five years when you are overrun. He stated that his question is

seeing what's going on with juvenile crime, for example Memphis where it looks like it is progressing, how those individuals are not going anywhere other than back out on the streets. Speaker Sexton stated that he would like to see us looking further down the road and saying that the project in 2050 we need this many beds why wait until 2045 to build that if they know they need it. It would be cheaper in today's terms than it would be long term.

The Commission approved the project and utilizing an agency consultant for design (A2H, Inc.).

DEPARTMENT OF CHILDREN'S SERVICES

Mountain View Youth Development Center, Dandridge, Jefferson County, Tennessee

**Requested Action:** Approval of a project and to utilize a previously selected designer

**Project Title:** Mountain View YDC Hardware Secure Facility Upgrades

**Project Description:** Installation of security locks on the existing housing unit doors, required smoke evacuation system, and all required related work.

**SBC Number:** 144/013-01-2023

**Total Project Budget:** \$10,660,000.00

**Current Project Funding:** \$ 1,250,000.00

**Source of Funding:** \$ 1,250,000.00      22/23      CurrFunds-CapImp      (A)

**Comment:** This is a portion of the FY 22/23 line-item project in the capital budget (Finance and Administration Projects \$1,250,000.00).

The use of a previously selected designer (Engineering Services Group Inc.) is requested due to their involvement at this facility for a similar scope of work on SBC Project 144/013-01-2015 (Mountain View YDC Physical Security Upgrades) and their familiarity with agency requirements.

**Minutes:** 07/13/2023 SBC Lieutenant Governor McNally stated that this project is about 1/10 funded. He asked if the smoke evacuation systems would be installed in locations not accessible youths so they could not stop them up or ruin the system. Commissioner Quin replied that was correct. They have to install these systems in order to be able to use those dormitories or pods as a hardware secure dormitory or pod. Installing these in the dorms allows them to utilize that particular dorm as staff secure or hardware secure and enables the Department to have flexibility to convert to a hardware facility quicker and easier if the need starts to trend to more hardware secure beds. Without the smoke evacuation system they cannot convert to hardware secure beds.

Speaker Sexton asked if a hardware secure facility can be used for individuals or youth needing a staff secure facility, but a staff secure facility cannot be used for youth that need a hardware secure facility. Commissioner Quin replied that was correct.

Commissioner Branscom stated that they do have existing funding in the Finance and Administration Projects to finish out the construction of these DCS projects. Lieutenant Governor asked how much the total

would be for all the projects. Commissioner Branscom stated that they can calculate this and get back to the Commission.

Speaker Sexton stated that they were in Bolivar not too long ago and elected officials suggested using the state property there for hardware secure facility. Speaker Sexton asked if this was currently being discussed or if they were aware of this concept. Commissioner Branscom confirmed that he was asking about the West TN Mental Health Institute site. She stated that they know they have the excess property in Bolivar and they could consider that location but a lot has to do with staffing. The area in Sommerville has an existing facility with currently available staff and a community that supports it being there, so they have not investigated other locations too deeply. The great news about Wilder is that they have the infrastructure in place which makes sense. Speaker Sexton stated he was asking since they would potentially be looking at adding 2,000 beds. The Bolivar community has supported mental health hospitals and probably would be supportive adopt this as a mechanism of having different facilities potentially.

The Commission approved the project and utilizing a previously selected designer (Engineering Services Group, Inc.).



TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Elizabethton, Elizabethton, Carter County, Tennessee

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

**Project Title:** Carter County Higher Education Center

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

**SBC Number:** 166/052-01-2023

**Total Project Budget:** \$40,000,000.00

**Source of Funding:** \$40,000,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Campus Locations \$40,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

This project will construct a new replacement campus on the existing site.

Project is expected to include demolition of vacated buildings and abandoned utilities, but that scope will be added later in the project development.

**Minutes:** 07/13/2023 SBC Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Jackson, Jackson, Madison County, Tennessee

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

**Project Title:**             Jackson Regional Workforce Training Center

**Project Description:**     Construct a new workforce development training facility on the Jackson State Community College campus to include an academic building, site development, parking areas, drives, and infrastructure improvements.

**SBC Number:**             166/058-01-2023

**Total Project Budget:**   \$34,600,000.00

**Source of Funding:**     \$34,600,000.00    23/24    CurrFunds-CapImp        (A)

**Comment:**                This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$34,600,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

This new facility will be constructed on an existing campus. Pending THEC approval of the Master Plan amendment.

**Minutes:**                 07/13/2023    SBC    Chancellor Tydings stated that this site is in the July 7, 2023 THEC master plan amendment.

Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Paris, Paris, Henry County, Tennessee

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

**Project Title:**            Paris Replacement Campus

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

**SBC Number:**            166/079-01-2023

**Total Project Budget:**   \$58,000,000.00

**Source of Funding:**     \$58,000,000.00    23/24    CurrFunds-CapImp        (A)

**Comment:**                This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT Replacement Campuses \$58,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

Constructed on a new site that is being gifted to the State.

**Minutes:**                07/13/2023    SBC    Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Covington, Covington, Tipton County, Tennessee

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

**Project Title:**            Covington Replacement Campus

**Project Description:**    Construct a replacement campus to include new academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes additions to existing buildings and demolition of vacated buildings and abandoned utilities.

**SBC Number:**            166/042-01-2023

**Total Project Budget:**   \$58,750,000.00

**Source of Funding:**     \$58,750,000.00    23/24    CurrFunds-CapImp        (A)

**Comment:**                This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT Replacement Campuses \$58,750,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

This project will provide replacement buildings on the existing campus.

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

**Minutes:**                07/13/2023    SBC    Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Knoxville, Knoxville, Knox County, Tennessee

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

**Project Title:** Knoxville 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.

**SBC Number:** 166/060-01-2023

**Total Project Budget:** \$77,000,000.00

**Source of Funding:** \$77,000,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT Replacement Campuses \$77,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

This project will provide replacement buildings on the existing campus.

Project is expected to include demolition of vacated buildings and abandoned utilities, but that scope will be added later in the project development.

**Minutes:** 07/13/2023 SBC Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

Lieutenant Governor McNally asked if this will be on the campus of the old Knoxville college. Chancellor Tydings replied no and that it is on the existing TCAT Knoxville campus. Lieutenant Governor McNally stated that there had been some talk about this. Chancellor Tydings stated that they have had some negotiations about trying to do some building on the old Knoxville college campus but it has not materialized at this point.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Jackson, Jackson, Madison County, Tennessee \*\*

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

**Project Title:**                Lexington Replacement Campus

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

**SBC Number:**                166/058-02-2023

**Total Project Budget:**     \$29,750,000.00

**Source of Funding:**         \$29,750,000.00   23/24   CurrFunds-CapImp       (A)

**Comment:**                   This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT Replacement Campuses \$29,750,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

Constructed on a new site that is being gifted to the State.

This site is in the June 30, 2023 THEC approved master plan amendment.

**Minutes:**                    07/13/2023   SBC   Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

Treasurer Lillard recognized that Mayor Griggs was in attendance in support of this item.

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

\*\* Work to be done in Henderson County

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ McMinnville, McMinnville, Warren County, Tennessee

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

**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 to existing buildings.

**SBC Number:** 166/068-01-2023

**Total Project Budget:** \$46,000,000.00

**Source of Funding:** \$46,000,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT Replacement Campuses \$46,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

Portions of this project will be constructed on adjacent property.

Project is expected to include demolition of vacated buildings and abandoned utilities, but that scope will be added later in the project development.

**Minutes:** 07/13/2023 SBC Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:**                Memphis Replacement Campus

**Project Description:**       Construct a replacement campus, located on the current campus, to include new academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes renovations to existing buildings, demolition of vacated buildings and abandoned utilities, and land acquisition.

**SBC Number:**                166/070-02-2023

**Total Project Budget:**     \$89,000,000.00

**Source of Funding:**        \$89,000,000.00   23/24   CurrFunds-CapImp        (A)

**Comment:**                 This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT Replacement Campuses \$89,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

**Minutes:**                 07/13/2023    SBC    Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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



TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Nashville, Nashville, Davidson County, Tennessee

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

**Project Title:**            New Academic Buildings and Aviation Replacement Campus

**Project Description:**    Construct new academic buildings and aviation hangar on the current main campus. Project includes parking, site, and infrastructure improvements.

**SBC Number:**            166/064-01-2023

**Total Project Budget:**   \$67,750,000.00

**Source of Funding:**     \$67,750,000.00    23/24    CurrFunds-CapImp        (A)

**Comment:**                This adds a portion of two FY 23/24 **line-items** in the capital budget (Statewide TCAT Replacement Campuses \$12,250,000.00 and Statewide TCAT New Buildings, Additions, & Improvements \$55,500,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

Project is expected to include demolition of vacated buildings and abandoned utilities, but that scope will be added later in the project development.

**Minutes:**                07/13/2023    SBC    Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Dickson, Dickson, Dickson County, Tennessee

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

**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 Number:**               166/046-02-2023

**Total Project Budget:**     \$42,625,000.00

**Source of Funding:**       \$42,625,000.00   23/24   CurrFunds-CapImp       (A)

**Comment:**                 This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$42,625,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

The structures are less than 50 years old and does not require review by the Tennessee Historical Commission.

**Minutes:**                 07/13/2023    SBC    Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Hartsville, Hartsville, Trousdale County, Tennessee

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

**Project Title:**            New Admin & Academic Bldg. and New Technical Bldg.

**Project Description:**    Construct a new administrative and academic building and a new technical building. Project includes parking, site, and infrastructure improvements.

**SBC Number:**            166/050-01-2023

**Total Project Budget:**   \$38,750,000.00

**Source of Funding:**     \$38,750,000.00    23/24    CurrFunds-CapImp        (A)

**Comment:**                This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$38,750,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

This project is a new building on an existing campus.

**Minutes:**                07/13/2023    SBC    Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Jacksboro, Jacksboro, Campbell County, Tennessee

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

**Project Title:**            New Admin/Healthcare, Shop, & Transportation Buildings

**Project Description:**    Construct a new administration and healthcare building, shop building, and transportation and logistics building. Project includes expansion of parking, site and infrastructure improvements.

**SBC Number:**            166/056-01-2023

**Total Project Budget:**   \$55,500,000.00

**Source of Funding:**     \$55,500,000.00    23/24    CurrFunds-CapImp        (A)

**Comment:**                This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$55,500,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

This is a new building on an existing campus.

Project is expected to include demolition of vacated buildings and abandoned utilities, but that scope will be added later in the project development.

**Minutes:**                07/13/2023    SBC    Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Dickson, Dickson, Dickson County, Tennessee

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

**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 Number:** 166/046-03-2023

**Total Project Budget:** \$35,000,000.00

**Source of Funding:** \$35,000,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Campus Locations \$35,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

This is a shared facility on a new site.

Pending THEC approval of the master plan amendment.

**Minutes:** 07/13/2023 SBC Chancellor Tydings stated that this site is in the July 7, 2023 THEC master plan amendment.

Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

TENNESSEE BOARD OF REGENTS

**Tennessee College of Applied Technology @ McMinnville, McMinnville, Warren County, Tennessee** \*\*

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

**Project Title:**               Coffee County Facility

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

**SBC Number:**               166/068-02-2023

**Total Project Budget:**     \$25,000,000.00

**Source of Funding:**       \$25,000,000.00   23/24   CurrFunds-CapImp       (A)

**Comment:**                 This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Campus Locations \$25,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

                                  This is a new location.

**Minutes:**                 07/13/2023   SBC   Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

\*\* Work to be done in Coffee County

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Chattanooga, Chattanooga, Hamilton County, Tennessee \*\*

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

**Project Title:** Rhea County Facility

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

**SBC Number:** 166/012-04-2023

**Total Project Budget:** \$20,000,000.00

**Source of Funding:** \$20,000,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Campus Locations \$20,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

Pending THEC approval of the Master Plan amendment.

**Minutes:** 07/13/2023 SBC Chancellor Tydings stated that this site is in the July 7, 2023 THEC master plan amendment.

Treasurer Lillard asked what the plan is for these to be completed. Chancellor Tydings replied that they expect the majority of the projects to be completed by 2025 with substantial completion of the remainder by September 2026.

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

\*\* Work to be done in Rhea County

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:**        **Approval of a master plan amendment**

**Project Title:**            MTSU Masterplan Amendment

**Project Description:**    Consultant services for minor revisions needed to the 2016 Campus Masterplan.

**SBC Number:**            366/009-10-2021

**Total Project Budget:**   \$100,000.00

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

**Comment:**                This amendment identifies two possible sites for a future hotel development that will provide both experiential learning opportunities for MTSU Tourism and Hospitality students and convenient lodging needed to support MTSU's academic and athletic demand.

The MTSU master plan consultant (Perkins and Will) has reviewed the proposed amendment and determined that the proposed hotel project is consistent with the vision of the *2016 Campus Master Plan*. The proposed hotel development concept also aligns with the MTSU *Academic Master Plan* by facilitating collaborations between students and the business sector (Strategic Direction 1) and providing experiential learning opportunities (Strategic Direction 2).

The proposed campus master plan amendment was approved by the MTSU Board of Trustees on December 13, 2022, and by the Tennessee Higher Education Commission on January 27, 2023.

**Previous Action:**        08/12/2021    SBC    Approved project utilizing previously selected consultant (Perkins and Will)

**Minutes:**                07/13/2023    SBC    President McPhee introduced Mr. Steve Smith, Chairman of Board of Trustees and Trustee J.B. Baker.

Lieutenant Governor McNally stated that it was good to have former Senator Bill Ketron in attendance.

The Commission approved a master plan amendment.



MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:**            Hotel Development

**Project Description:**    Construct and operate a hotel to provide both experiential learning opportunities to the MTSU Tourism and Hospitality program students and convenient lodging needed to support MTSU's academic and athletic demand.

**SBC Number:**            366/009-03-2023

**Comment:**                This is a FY 23/24 **disclosed** project in the capital budget.

This RFP seeks to engage a hotel developer/operator to design, build, finance, maintain, and operate a hotel on one of two proposed sites on University and MTSU Foundation owned property.

The proposals will be evaluated with a three-phase process including submission criteria for developer project team, relevant experience and references, technical capabilities, financial capabilities and financing structures, operation and maintenance capabilities, project proforma, project schedule, and project program/design concepts.

The hotel developer will be responsible for all development and hotel operation costs and responsibilities.

The agreement for development and operation is expected to be in the form of a long-term ground lease negotiated with the best evaluated proposer.

**Minutes:**                07/13/2023        SBC    Approved issuing an RFP for Public Private Partnership

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee \*\*

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

**Project Title:** Aerospace Campus

**Project Description:** Construct a new campus to include academic buildings with classroom, class-lab, office, and support spaces along with aircraft hangar space. Project includes site utilities, earthwork, auto parking, and aircraft apron and taxiway.

**SBC Number:** 366/009-04-2023

**Total Project Budget:** \$62,200,000.00

<b>Source of Funding:</b>	\$57,224,000.00	22/23	CurrFunds-CapImp	(A)
	1,675,000.00		Plant Funds (Non-Aux)	(A)
	1,658,000.00		TSSBA	(A)
	1,643,000.00		Gifts	(O)

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

This project will relocate MTSU Aerospace Professional Pilot and Maintenance Management programs to the Shelbyville Municipal Airport due to lack of space needed for expansion to accommodate program growth at the current location at the Murfreesboro Municipal Airport.

CM/GC delivery method is requested to assure quality construction and to provide preconstruction services including cost estimation and identification of buildability issues and cost savings measures during the design process.

TSSBA funding is 5-year short-term financing included as part of the institutional match and was approved by the Tennessee State School Bond Authority on June 15, 2022.

**Minutes:** 07/13/2023 SBC President McPhee expressed his appreciation to the General Assembly, especially Speaker Pro Tem Pat Marsh for all the support on this very important economic project for the State. Lieutenant Governor McNally stated that they also heard from Senator Dawn White and Senator Shane Reeves.

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

\*\* Work to be done in Bedford County

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** Applied Engineering Building

**Project Description:** Design and construction of a new center for the Applied Engineering disciplines and the demolition of Voorhies Engineering Technology building.

**SBC Number:** 366/009-09-2021

**Total Project Budget:** \$74,800,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,500,000.00	\$ 0.00	\$ 2,500,000.00		TSSBA (A)
	\$ 442,000.00	\$ 1,066,000.00	\$ 1,508,000.00		Plant Funds (Non-Aux) (A)
	\$50,508,000.00	\$ 0.00	\$50,508,000.00	21/22	CurrFunds-CapImp (A)
	\$ 1,450,000.00	\$ 526,000.00	\$ 1,976,000.00		Gifts (O)
	\$ 0.00	\$18,308,000.00	\$18,308,000.00	23/24	CurrFunds-CapImp (A)
<b>Original Funding:</b>	<b>\$54,900,000.00</b>				
<b>Change in Funding:</b>		<b>\$19,900,000.00</b>			
<b>Revised Funding:</b>			<b>\$74,800,000.00</b>		

**Comment:** This adds funding from a FY 23/24 line-item in the capital budget. This increases the project funding from \$54,900,000.00 to \$74,800,000.00 and fully funds the project.

**Previous Actions:**

08/12/2021	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method
08/23/2021	ESC	Approved designer selection (HFR, Inc)
05/12/2022	SBC	Approved CM/GC award to best evaluated proposer (Denark Construction)
09/08/2022	SBC	Approved a revision in project funding
10/13/2022	SBC	Approved a revision in project budget and funding and the EDP presentation

**Minutes:** 07/13/2023 SBC Approved a revision in project funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Savage Gulf State Park, Beersheba Springs, Grundy County, Tennessee

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

**Project Title:** Savage Gulf State Park Improvements Phase Two

**Project Description:** Construct additional camping experiences, bath and restroom facilities, a new boat rental facility with fishing pier and kayak boat launch, new pavilions, parking, roads, infrastructure, and all required related work.

**SBC Number:** 126/099-01-2023

**Total Project Budget:** \$73,950,000.00

**Source of Funding:** \$73,950,000.00      23/24      CurrFunds-CapImp      (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget. The scope of this project will complete the current work planned at this facility.

**Minutes:** 07/13/2023    SBC    Secretary Hargett stated that Representative Rush Bricken was in attendance in support of the project.

The Commission approved the project and to select a designer.

WEST TENNESSEE RIVER BASIN AUTHORITY

West TN River Basin Authority, Humboldt, Gibson County, Tennessee

**Requested Action:**           **Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method**

**Project Title:**                Water Education and Training Center

**Project Description:**       Construct a flood simulation training facility including buildings, support structures, pumps, parking, and all required related work.

**SBC Number:**                 128/020-01-2023

**Total Project Budget:**     \$28,730,000.00

**Source of Funding:**        \$28,730,000.00        23/24        CurrFunds-CapImp                               (A)

**Comment:**                    This is a FY 23/24 line-item project in the capital budget.

                                      Best Value alternative delivery method is being requested due to the specialized nature of the project consisting of both buildings and hydraulic structures.

**Minutes:**                     07/13/2023   SBC   Approved project, to select a designer, and utilizing Best Value alternative delivery method

STATE BUILDING COMMISSION

**Minutes of Meeting of State Building Commission**

- 1) Approved the Minutes of the State Building Commission meeting held on June 8, 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) | <b>State Procurement Agency:</b> TN Board of Regents<br><b>Location:</b> Nashville, Tennessee<br><b>Project Title:</b> TCAT Building Systems Update<br><b>SBC Project No:</b> 166/000-01-2017<br><b>Designer:</b> Lyle Cook Martin Architects                       | <b>User Agency:</b> TCAT Nashville<br><br><b>Approval Date:</b> 05/31/2023<br><b>Contractor:</b> Fellowship Construction Inc.   |
|    | <b>Construction Completion %:</b> 89%<br><b>Change Order No.</b> 7<br><b>Change Order Amount:</b> \$8,947.28<br><b>Change Order Percentage:</b> 1.34%<br><b>Cumulative Percentage:</b> 10.69%   | <b>Targeted Substantial Completion:</b> 06/13/2023<br><b>Comment: Omission</b><br>This change order addresses the need to add a badge printer and video workstation and adds 46 days to the project schedule. |
|    | <b><u>Approved Project Funding</u></b><br><b>Original Bid Target:</b> \$667,000.00<br><b>Base Contract Amount:</b> \$667,000.00<br><b>Contingency:</b> \$40,000.00  | <b><u>After This Change Order</u></b><br><b>Revised Contract Amount:</b> \$738,312.91<br><b>Remaining Undedicated Funds:</b> \$10,000.00  |
| 2) | <b>State Procurement Agency:</b> TN Board of Regents<br><b>Location:</b> Crump, Tennessee<br><b>Project Title:</b> TCAT Mechanical, Electrical & Plumbing Updates<br><b>SBC Project No:</b> 166/000-01-2020<br><b>Designer:</b> Buildings Systems Group Engineering | <b>User Agency:</b> TCAT Crump<br><br><b>Approval Date:</b> 06/13/2023<br><b>Contractor:</b> Delta Electrical Inc.  |
|    | <b>Construction Completion %:</b> 90%<br><b>Change Order No.</b> 4<br><b>Change Order Amount:</b> \$3,230.71<br><b>Change Order Percentage:</b> 1.7%<br><b>Cumulative Percentage:</b> 24.33%  | <b>Targeted Substantial Completion:</b> 06/12/2023<br><b>Comment: Hidden Conditions</b><br>This change order addresses the need to replace a chilled water valve and adds 28 days to the project schedule.    |
|    | <b><u>Approved Project Funding</u></b><br><b>Original Bid Target:</b> \$189,594.00<br><b>Base Contract Amount:</b> \$189,594.00<br><b>Contingency:</b> \$46,406.00  | <b><u>After This Change Order</u></b><br><b>Revised Contract Amount:</b> \$235,729.30<br><b>Remaining Undedicated Funds:</b> \$270.70   |

- 3) **State Procurement Agency:** STREAM **User Agency:** Department of Correction  
**Location:** Memphis, Tennessee  
**Project Title:** MLTC Renovations to Transition Center  
**SBC Project No:** 140/005-01-2017 **Approval Date:** 06/05/2023  
**Designer:** ETFC **Contractor:** Zellner Construction Services, LLC  
**Construction Completion %:** 96% **Targeted Substantial Completion:** 06/27/2023  
**Change Order No.** 24 **Comment: Hidden Conditions**  
**Change Order Amount:** \$22,762.91 This change order addresses the need to increase the allowance for floor drain remediation.  
**Change Order Percentage:** 0.26%  
**Cumulative Percentage:** 10.81%  
**Approved Project Funding**  
**Original Bid Target:** \$9,300,000.00 **After This Change Order**  
**Base Contract Amount:** \$8,653,000.00 **Revised Contract Amount:** \$9,588,021.03  
**Contingency:** \$481,480.64 **Remaining Undedicated Funds:** \$904,513.50
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Correction  
**Location:** Memphis, Tennessee  
**Project Title:** MLTC Renovations to Transition Center  
**SBC Project No:** 140/005-01-2017 **Approval Date:** 06/09/2023  
**Designer:** ETFC **Contractor:** Zellner Construction Services, LLC  
**Construction Completion %:** 98% **Targeted Substantial Completion:** 07/07/2023  
**Change Order No.** 25 **Comment: Hidden Conditions**  
**Change Order Amount:** \$28,060.58 This construction change directive addresses the need to install a new secondary electrical line and conduit and also adds 10 days to the project schedule.  
**Change Order Percentage:** 0.32%  
**Cumulative Percentage:** 11.13%  
**Approved Project Funding**  
**Original Bid Target:** \$9,300,000.00 **After This Change Order**  
**Base Contract Amount:** \$8,653,000.00 **Revised Contract Amount:** \$9,616,081.61  
**Contingency:** \$481,480.64 **Remaining Undedicated Funds:** \$881,750.59
- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Education  
**Location:** Nashville, Tennessee  
**Project Title:** TN School for the Blind Centralized Operations Bldg  
**SBC Project No:** 168/005-01-2017 **Approval Date:** 05/25/2023  
**Designer:** Kline Swinney Associates **Contractor:** Boger Construction LLC  
**Construction Completion %:** 99% **Targeted Substantial Completion:** 07/10/2023  
**Change Order No.** 12 **Comment: Value Added**  
**Change Order Amount:** \$194,005.58 This change order addresses the need to add a sidewalk and ramp and adds 120 days to the project schedule.  
**Change Order Percentage:** 6.06%  
**Cumulative Percentage:** 23.07%  
**Approved Project Funding**  
**Original Bid Target:** \$3,900,000.00 **After This Change Order**  
**Base Contract Amount:** \$3,203,350.00 **Revised Contract Amount:** \$3,942,410.44  
**Contingency:** \$195,000.00 **Remaining Undedicated Funds:** \$586,686.96

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Education  
**Location:** Nashville, Tennessee  
**Project Title:** TN School for the Blind Centralized Operations Bldg  
**SBC Project No:** 168/005-01-2017 **Approval Date:** 06/06/2023  
**Designer:** Kline Swinney Associates **Contractor:** Boger Construction LLC
- Construction Completion %:** 99% **Targeted Substantial Completion:** 07/24/2023  
**Change Order No.** 13 **Comment: Hidden Conditions**  
**Change Order Amount:** \$21,894.99 This change order addresses the need to demolish and  
**Change Order Percentage:** 0.68% remove an abandoned, pit-mounted vehicular scale and  
**Cumulative Percentage:** 23.75% adds 14 days to the project schedule.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$3,900,000.00  
**Base Contract Amount:** \$3,203,350.00 **Revised Contract Amount:** \$3,964,305.43  
**Contingency:** \$195,000.00 **Remaining Undedicated Funds:** \$338,512.28
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of Transportation  
**Location:** Nashville, Tennessee  
**Project Title:** Region 3 Headquarters Buildings Reroof  
**SBC Project No:** 243/020-03-2020 **Approval Date:** 06/20/2023  
**Designer:** Hurst-Rosche, Inc. **Contractor:** FTM Contracting  
**Construction Completion %:** 98% **Targeted Substantial Completion:** 08/03/2023  
**Change Order No.** 4 **Comment: Hidden Conditions**  
**Change Order Amount:** \$40,033.42 This change order addresses the need to replace a  
**Change Order Percentage:** 2.18% broken roof drain, modify the roof slope, modify roof  
**Cumulative Percentage:** 30.32% flashing and modify two door thresholds and adds 65  
days to the project schedule.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$2,400,000.00  
**Base Contract Amount:** \$1,840,500.00 **Revised Contract Amount:** \$2,398,508.93  
**Contingency:** \$240,000.00 **Remaining Undedicated Funds:** \$324,634.07
- 8) **State Procurement Agency:** STREAM **User Agency:** Department of Military  
**Location:** Knoxville, Tennessee  
**Project Title:** Knoxville Sutherland RC Renovation  
**SBC Project No:** 361/047-01-2016 **Approval Date:** 06/13/2023  
**Designer:** Design House 1411 LLC **Contractor:** Jenkins & Stiles, LLC
- Construction Completion %:** 92% **Targeted Substantial Completion:** 06/17/2023  
**Change Order No.** 10 **Comment: Hidden Conditions/Design Modifications**  
**Change Order Amount:** \$46,907.50 This change order addresses the need to raise HVAC  
**Change Order Percentage:** 1.10% curbs, demolish two HVAC chases and add building  
**Cumulative Percentage:** 22.81% automation controls which are identified as hidden  
conditions. This change order also addresses the need  
to replace a wall which is identified as a design  
modification.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$5,581,000.00  
**Base Contract Amount:** \$4,257,700.00 **Revised Contract Amount:** \$5,228,835.96  
**Contingency:** \$279,050.00 **Remaining Undedicated Funds:** \$706,350.62



### Initial and Revised Approvals of Capital Projects

- 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 / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Jennings Building – Cul2vate Training Kitchen  
**Project Description:** Renovation of space on the ground floor to provide a commercial training kitchen and all required related work.  
**SBC Project No.** 100/000-01-2023  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** Gift-in-Place (O)  
**Approval:** Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect  
**Approval Date:** 06/14/2023

### 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:** Caryville, Tennessee  
**Project Title:** Cove Lake State Park Waterline Replacement  
**Project Description:** Replace the waterlines at Cove Lake State Park and all required related work.  
**SBC Project No.** 126/027-01-2021  
**Total Project Budget:** \$1,830,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved a revision in project funding in order to award a contract (Brabston Trucking, Inc.) (moved funds from Administration & Miscellaneous to Construction cost)  
**Approval Date:** 06/21/2023

### 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:** STREAM / Department of Military  
**Location:** Statewide, Tennessee  
**Project Title:** Comprehensive Energy and Water Audit Consultant  
**Project Description:** Engineering consultant to perform energy and water audits at Military facilities.  
**SBC Project No.** 361/000-03-2018  
**Total Project Budget:** \$738,900.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved a revision in project budget and funding and an amendment to the contract (increased by \$119,200.00)  
**Approval Date:** 06/21/2023

## Approvals of Acquisitions and Disposals of State Property

- Reported the following disposal of TDOT property in accordance with Item 2.04(E)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Transportation  
**Transaction Description:** Transaction No. 23-03-021  
**Location:** Knox County - .76 ± acres – 0 Discovery Lane, Knoxville, TN  
**Estimated Sale Price:** Fair Market Value  
**Approval:** Approved disposal in fee with waiver of appraisal  
**Approval Date:** 06/14/2023

## 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 Institute of Agriculture  
**Location:** Knoxville, Tennessee  
**Project Title:** NETREC Building Improvements  
**SBC Project No.** 540/001-15-2022  
**Designer:** Thomas Caldwell, Architect  
**Amount:** \$7,980.00  
**Explanation:** This ASR is for a structural feasibility study identified as project programming.  
**Approval Date:** 05/25/2023  
**OSA Receipt Date:** 05/30/2023
  - 2) **State Procurement Agency:** University of Tennessee Southern  
**Location:** Pulaski, Tennessee  
**Project Title:** Life Safety Upgrades  
**SBC Project No.** 540/006-01-2022  
**Designer:** Henderson Engineers  
**Amount:** \$41,427.00  
**Explanation:** This ASR is for a life safety/code analysis which is identified as project programming.  
**Approval Date:** 05/25/2023  
**OSA Receipt Date:** 05/30/2023
  - 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Jamestown, Tennessee  
**Project Title:** Pickett CCC Memorial State Park ADA Upgrades  
**SBC Project No.** 126/078-01-2022  
**Designer:** Sparkman & Associates Architects, Inc.  
**Amount:** \$98,100.00  
**Explanation:** This ASR is for a site and underground utility survey required for the successful execution of the project.  
**Approval Date:** 06/07/2023  
**OSA Receipt Date:** 06/07/2023

- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Monteagle, Tennessee  
**Project Title:** South Cumberland State Park ADA Upgrades  
**SBC Project No.** 126/116-02-2022  
**Designer:** Oliver, Little, Gipson Engineering, Inc.  
**Amount:** \$33,960.00  
**Explanation:** This ASR is for a topographic survey required for the successful execution of the project.  
**Approval Date:** 05/30/2023  
**OSA Receipt Date:** 05/30/2023

**Other Business**

There being no further business, the meeting adjourned at 11:51 a.m.

\* \* \* \* \*

AUSTIN PEAY STATE UNIVERSITYAustin Peay State University, Clarksville, Montgomery County, Tennessee

**Requested Action:** Approval of a project utilizing Agency Resources for design and Campus Procurement for construction

**Project Title:** Building Management System Upgrades

**Project Description:** Modernize the HVAC controls in Shasteen, Dunn, Maynard, Technology, Sundquist, Clement, McCord, University Center, Marks, Harned, Miller, McReynolds, Ellington, Pace, Sexton, and Ft. Campbell Center, and all related work.

**SBC Number:** 373/003-04-2023

**Total Project Budget:** \$1,570,000.00

**Source of Funding:** \$1,570,000.00      23/24      CurrFunds-CapMaint (MP)      (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget. The project description has been modified to include priority locations. The use of Agency Resources is requested for design because the work is within the capabilities of the team and Campus Procurement is requested for construction because of the simplicity of the work.

**Minutes:** 07/13/2023      SBC      Approved project utilizing Agency Resources for design and Campus Procurement for construction

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

**Requested Action:** Approval of a project and utilization of a previously selected designer

**Project Title:** Multiple Buildings Elevator and Fire Alarms

**Project Description:** Funds are provided for upgrades to life safety systems, including fire alarms, emergency generators, elevators, emergency lighting, fire walls, exiting requirements and all related work.

**SBC Number:** 367/007-04-2023

**Total Project Budget:** \$5,340,000.00

**Source of Funding:** \$5,340,000.00 23/24 CurrFunds-CapMaint (MP) (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget.

Request to utilize a previously selected designer (Canup Engineering, Inc.) because their project knowledge from working on the Building Code and Safety Repairs SBC #367/007-05-2020 will allow them to progress efficiently and effectively with this project request.

**Minutes:** 07/13/2023 SBC Approved project and utilizing a previously selected designer (Canup Engineering, Inc.)

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

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

**Project Title:** Campus Consultants

**Project Description:** Professional service consultants for Architecture, MEP Engineering, Civil Engineering, Structural Engineering, ADA, Environmental, Building Envelope, and Landscape Architect.

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

**Total Project Budget:** \$1,250,000.00

<b>Source of Funding:</b>	\$1,100,000.00	Plant Funds (Non-Aux)	(A)
	\$ 150,000.00	Various Project Funds	(A)

**Comment:** This project will serve Campus' needs for professional consultant services for a term of three years with the option to renew selected contracts for an additional two years, for a maximum of five years. Two contracts each will be awarded for Architectural and MEP Engineering services. One contract each will be awarded for all other services. Contracts for consultant services are expected to commence September 1, 2023. Existing contracts will expire August 31, 2023.

**Minutes:** 07/13/2023 SBC Approved procurement and to select consultants

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:**                Campus-Wide Building Controls Upgrades

**Project Description:**        Upgrade pneumatic controls to digital controls on several buildings, including replacement of devices and equipment required to complete digital control of the HVAC systems. Project includes all related work.

**SBC Number:**                364/011-06-2021

**Total Project Budget:**     \$6,000,000.00

**Current Project Funding:**   \$4,175,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,150,000.00	0.00	\$2,150,000.00	21/22 CurrFunds-CapMaint (MP)	(A)
	0.00	\$2,025,000.00	\$2,025,000.00	23/24 CurrFunds-CapMaint (MP)	(A)

**Original Project Funding:**   **\$2,150,000.00**

**Change in Funding:**               **\$2,025,000.00**

**Revised Project Funding:**               **\$4,175,000.00**

**Comment:**                    This adds funding from a FY 23/24 line-item in the capital budget (Phase 2) and increases the current funding from \$2,150,000.00 to \$4,175,000.00. The project description in the budget was incorrect and the current description reflects the expected scope of work.

**Previous Action:**            08/12/2021   SBC   Approval of project and to select a designer  
   08/23/2021   ESC   Approved designer selection (Maffett Loftis Engineering, LLC)

**Minutes:**                     07/13/2023   SBC   Approved a revision in project budget and funding

EAST TENNESSEE STATE UNIVERSITYEast 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:** Multiple Buildings HVAC Repairs

**Project Description:** Repair and replace air handling units and HVAC systems in multiple campus buildings. The work to include both component and system replacements and all associated work.

**SBC Number:** 369/005-03-2023

**Total Project Budget:** \$3,800,000.00

**Source of Funding:** \$3,800,000.00 23/24 CurrFunds-CapMaint (MP) (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget. The priority buildings included are VA Bldg 1, VA Bldg 4, VA Bldg 178, VA Bldg 119, Ross Hall, and Hutcheson Hall.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer



EAST TENNESSEE STATE UNIVERSITYEast 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:** Safety Lighting and Fire Alarm System

**Project Description:** Replace exit and emergency/safety lights and fire alarm systems and related equipment as needed to meet current life safety codes in multiple buildings. A sprinkler system will be installed in Ball Hall to improve life safety. Project includes all related work.

**SBC Number:** 369/005-04-2023

**Total Project Budget:** \$3,200,000.00

**Current Project Funding:** \$1,600,000.00

**Source of Funding:** \$1,600,000.00    23/24    CurrFunds-CapMaint    (A)

**Comment:** This is a FY 23/24 line-item (Phase 1) project in the capital budget (Phase I). The priority buildings include Ada Ernest Hall, Art Annex, Ball Hall, Burgin Dossett Hall, Gilbreath Hall, Lyle House, Mathes Hall, Mini-Dome, Reece Museum, Rogers-Stout Hall, Warf-Pickel Hall, Wilbur Bond, and VA Bldg. 178.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

EAST TENNESSEE STATE UNIVERSITYEast 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:** Millennium Center Chiller Replacement

**Project Description:** This project will install a chiller(s) and all related components/work to serve the building's cooling needs and all related work.

**SBC Number:** 369/005-05-2023

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

**Source of Funding:** \$1,500,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a July 1, 2023 **disclosed** project reported by ETSU.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

**Project Title:** General Education Building (GEB) Systems Upgrades

**Project Description:** Upgrades to building systems and all related work in the GEB.

**SBC Number:** 540/013-04-2023

**Total Project Budget:** \$7,480,000.00

**Source of Funding:** \$7,480,000.00 23/24 CurrFunds-CapMaint (A)

**Comment:** This is a FY 23/24 line-item in the capital budget.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

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

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

**Project Title:** CVM Building Envelope Repairs

**Project Description:** Replacement of all exterior windows, repair of the exterior building façade and roofing system, and all related work.

**SBC Number:** 540/001-17-2023

**Total Project Budget:** \$3,610,000.00

**Source of Funding:** \$3,610,000.00      23/24      CurrFunds-CapMaint (MP)      (A)

**Comment:** This is a FY 23/24 line-item in the capital budget.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Spring Hill, Maury County, Tennessee

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

**Project Title:** ARP – Broiler and Research Facility

**Project Description:** Construction of facilities for poultry broiler production and research space at the Middle Tennessee AgResearch and Education Center (MTREC). Includes all related work to complete the project.

**SBC Number:** 540/001-18-2023

**Total Project Budget:** \$8,000,000.00

**Source of Funding:** \$8,000,000.00 Federal Funds (ARP) (F)

**Comment:** This request is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026.

The CM/GC procurement method is requested due to the need for assistance in project budgeting and scheduling. Desired team attributes include ability to schedule the project in order to meet deadlines as required for the funding and accommodate long lead items in association with this schedule.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method

UNIVERSITY OF TENNESSEE

**University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee**

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

**Project Title:**                Soccer Turf Research Building

**Project Description:**       This project will construct a semi-permanent pre-engineered building. This structure will house turf research for indoor stadiums associated with the 2026 World Cup championship events. It will be climate controlled with movable lighting to simulate conditions around North America. Site work will also be done to accommodate the drainage and other accessibility needs around the structure.

**SBC Number:**                 540/001-07-2021

**Total Project Budget:**     \$2,419,322.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	Gift-In-Place	(O)
	\$ 645,000.00	\$1,774,322.00	\$2,419,322.00		
<b>Original Project Budget:</b>	<b>\$ 645,000.00</b>				
<b>Change in Funding:</b>		<b>\$1,774,322.00</b>			
<b>Revised Project Budget:</b>			<b>\$2,419,322.00</b>		

**Comment:**                    This request increases the budget from \$645,000.00 to \$2,419,322.00 primarily due to initial costs only covering the building and not taking into consideration site preparation and equipment.

**Previous Action:**           09/09/2021   SBC   Approved project and accepting GIP construction with plans and specifications to be approved by the State Architect

**Minutes:**                     07/13/2023   SBC   Approved a revision in project budget and funding

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:** Second Creek Repair and Storm Sewer Replacement

**Project Description:** Repairs and improvements of the streambank to stop deterioration, replacement of storm sewer, and all related work.

**SBC Number:** 540/009-09-2023

**Total Project Budget:** \$2,880,000.00

**Source of Funding:** \$2,880,000.00      23/24      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 23/24 line-item in the capital budget.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

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

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

**Project Title:** Steam Plant Improvements

**Project Description:** Improvement of safety, including upgrades to existing equipment systems, repair and replacement of equipment access areas, fencing and electronic security upgrades, and all related work.

**SBC Number:** 540/009-10-2023

**Total Project Budget:** \$3,600,000.00

**Source of Funding:** \$3,600,000.00 23/24 CurrFunds-CapMaint (MP) (A)

**Comment:** This is a FY 23/24 line-item in the capital budget.

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

**Minutes:** 07/13/2023 SBC Approved project and to select a designer



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

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

**Project Title:** Intramural Fields Renovation

**Project Description:** Improvements to the Intramural Fields including a new support building, field and general space upgrades, infrastructure maintenance and improved amenities. Includes all related work to complete the project.

**SBC Number:** 540/009-11-2023

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

**Source of Funding:** \$5,000,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a FY 23/24 disclosed project in the capital budget. System Procurement is requested due to the simplicity of the work and used for replacing the artificial turf and improving the drainage system.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing System Procurement for a portion of the work

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

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

**Project Title:** Elam Center Exterior Wall Repairs

**Project Description:** Repairs to the masonry and structural components at the south and north walls of the Elam Center, replacement of overhead and service doors, repair of exposed structural components and related finishes in natatorium area, and all related work.

**SBC Number:** 540/011-04-2023

**Total Project Budget:** \$4,000,000.00

**Source of Funding:** \$4,000,000.00      23/24      CurrFunds-CapMaint (MP)      (A)

**Comment:** This is a FY 23/24 line-item in the capital budget.

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

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee Southern, Pulaski, Giles County, Tennessee

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

**Project Title:** Building Envelope Repair

**Project Description:** Repairs and upgrades of exterior building components for facades and roofing systems of multiple buildings. Project includes all related work.

**SBC Number:** 540/006-04-2023

**Total Project Budget:** \$2,000,000.00

**Source of Funding:** \$2,000,000.00      23/24      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 23/24 line-item in the capital budget. Priority buildings include Colonial Hall, Gault Fine Arts, and Maintenance House.

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

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITY

**Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee**

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

**Project Title:**            Central Plant and Campus Utilities Updates

**Project Description:**      Repair, replacement, and updating of centralized and de-centralized cooling and heating plant systems, including all underground campus utilities and related work.

**SBC Number:**              366/009-05-2023

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

**Current Funding:**         \$ 5,000,000.00

**Source of Funding:**        \$ 2,000,000.00        23/24    CurrFunds-CapMaint        (A)  
    \$ 3,000,000.00        23/24    CurrFunds-CapMaint (MP)    (A)

**Comment:**                    This is a FY 23/24 line-item (Phase I and 2) project in the capital budget.

The project area includes the entirety of the main MTSU campus and will address necessary repairs, replacement, and updating of the aging central chilled water and steam plants and utilities infrastructure.

**Minutes:**                    07/13/2023        SBC        Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** Campus Consultants 2023

**Project Description:** Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, Stormwater, Landscape Architecture, Maintainability/Maintenance Planning, and Building Envelope

**SBC Number:** 366/000-01-2023

**Total Project Budget:** \$975,000.00

<b>Source of Funding:</b>	\$500,000.00	Plant Funds (Non-Aux)	(A)
	\$475,000.00	Various Project Funds	(A)

**Comment:** Professional consultant services will be for a term of three years with the option to renew for an additional two years, for a maximum of five years.

**Minutes:** 07/13/2023 SBC Approved procurement and to select consultants

TENNESSEE BOARD OF REGENTSEast Tennessee State University, Johnson City, Washington County, Tennessee

**Requested Action:** Approval to award a contract to the best evaluated proposer

**Project Title:** Housing Renovations

**Project Description:** Renovate Lucille Clement, Stone, Buc Ridge, West, and Nell Dossett Halls. Work to include building system replacements as well as selected space reconfiguration and new finishes. Replacement of the furnishings will also be part of the project.

**SBC Number:** 166/005-01-2022

**Total Project Budget:** \$25,000,000.00

**Current Project Funding:** \$25,000,000.00

**Source of Funding:** \$22,000,000.00 TSSBA (housing) (A)  
\$ 3,000,000.00 Plant Funds (Aux-housing) (A)

**Comment:** One proposal was received on May 30, 2023. The Notice of Intent to award was sent on June 23, 2023 naming Blaine Construction Corporation as the best evaluated proposer for a Construction Manager/General Contractor. No protests were received in the protest period.

**Previous Action:** 05/23/2022 SBC Approved project and use of CM/GC  
11/21/2022 ESC Approved designer selection (Clark Nexsen, Inc.)

**Minutes:** 07/13/2023 SBC Approved awarding a contract to the best evaluated proposer (Blaine Construction Corporation)

TENNESSEE BOARD OF REGENTSChattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Central Plant Modernization

**Project Description:** Modernize the central plant, including replacement of boilers, chillers, pumps, and piping; lighting, electrical, and controls updates; and all related work.

**SBC Number:** 166/012-01-2023

**Total Project Budget:** \$1,075,000.00

**Source of Funding:** \$1,075,000.00 23/24 CurrFunds-CapMaint (MP) (A)

**Comment:** This is a FY 23/24 line-item in the capital budget (Phase One). This will be the first phase of a multi-phase project.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSCleveland State Community College, Cleveland, Bradley County, Tennessee

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

**Project Title:** Library Modernization

**Project Description:** Modernize the library building, including building code updates; replacement of windows, fixtures, and finishes throughout; modernize existing IT and electrical infrastructure; and all related work.

**SBC Number:** 166/013-01-2023

**Total Project Budget:** \$1,050,000.00

**Source of Funding:** \$1,050,000.00 23/24 CurrFunds-CapMaint (A)

**Comment:** This is a FY 23/24 line-item in the capital budget (Phase One). This will be the first phase of a multi-phase project.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer



TENNESSEE BOARD OF REGENTSDyersburg State Community College, Dyersburg, Dyer County, Tennessee

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

**Project Title:** Campus Paving and Resurfacing

**Project Description:** Repair existing parking areas; update curbs, sidewalks, and signage for ADA compliance; and all related work.

**SBC Number:** 166/017-01-2023

**Total Project Budget:** \$1,125,000.00

**Source of Funding:** \$1,125,000.00 23/24 CurrFunds-CapMaint (A)

**Comment:** This is a FY 23/24 line-item in the capital budget.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

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

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

**Project Title:** Backup Power and Utilities Upgrades

**Project Description:** Install backup power and utilities to support core operational systems in Marcum IT department, Ingram Administration Building, and power plant operations building. Project includes all related work.

**SBC Number:** 166/021-02-2023

**Total Project Budget:** \$2,100,000.00

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

**Source of Funding:** \$1,050,000.00 23/24 CurrFunds-CapMaint (A)

**Comment:** This is a FY 23/24 line-item in the capital budget (Phase One). This will be the first phase of a multi-phase project.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Chattanooga, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Building 2 and Auto Technology Building Update

**Project Description:** Renovate select areas of TCAT Building 2 with movable equipment that was originally slated to coincide with the Advanced Manufacturing Building project. Renovate the auto tech building to accommodate electrical vehicle program. Project includes all related work.

**SBC Number:** 166/012-02-2023

**Total Project Budget:** \$10,125,000.00

**Source of Funding:** \$10,125,000.00 23/24 CurrFunds-CapMaint (A)

**Comment:** This is a FY 23/24 line-item in the capital budget (TCAT Buildings 1 and 2 Updates Phases One, Two, and Three). The project title and description have been modified for clarity. Building 1 is now part of an outlay project (TCAT Chattanooga New Academic Building) and the Auto Technology Building is the next highest campus priority.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Dickson, Dickson, Dickson County, Tennessee \*\*

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

**Project Title:** Pump Station and Sewer Line Replacement

**Project Description:** Replace or repair lift station at the Clarksville Campus. Project includes earthwork to repair depressions in and around site and all related work.

**SBC Number:** 166/046-01-2023

**Total Project Budget:** \$1,100,000.00

**Source of Funding:** \$1,100,000.00 23/24 CurrFunds-CapMaint (A)

**Comment:** This is a FY 23/24 line-item in the capital budget. The project description has been modified from the capital budget for clarity. Use of regional consultant (Rodney L. Wilson Consulting, PLLC) is requested because of their work on the Clarksville Campus Expansion SBC Project 166/046-01-2022.

**Minutes:** 07/13/2023 SBC Approved project and utilizing a Regional Consultant (Rodney L. Wilson Consulting, PLLC) for design

\*\* Work will be done in Montgomery County

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:** Building and Elevator Upgrades

**Project Description:** Renovate the former Automotive Technology and Welding Technology training areas, including a new HVAC system, finish upgrades; modernize existing elevators one and two in the Education Building and the wheelchair lift in the Administration Building; and all related work.

**SBC Number:** 166/070-01-2023

**Total Project Budget:** \$1,787,000.00

**Source of Funding:** \$1,787,000.00 23/24 CurrFunds-CapMaint (A)

**Comment:** This is a FY 23/24 line-item in the capital budget (Phases One and Two). This project is intended to complete the scope of work.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Morristown, Morristown, Hamblen County, Tennessee

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

**Project Title:** Buildings 102 and 103 Updates

**Project Description:** Update buildings 102 and 103 on the main campus, including upgraded lighting, finishes, and hardware; demolition and reconfiguration of interior walls; addition of overhead doors, interior windows, and paint booth; and all related work.

**SBC Number:** 166/072-01-2023

**Total Project Budget:** \$2,573,000.00

**Source of Funding:** \$2,573,000.00 23/24 CurrFunds-CapMaint (A)

**Comment:** This is a FY 23/24 line-item in the capital budget (Phases One and Two). This project is intended to complete the scope of work.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSVolunteer State Community College, Gallatin, Sumner County, Tennessee

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

**Project Title:** Domestic Water Improvements

**Project Description:** Replace all domestic underground water lines entering structures, some degraded lines within buildings, and all related work.

**SBC Number:** 166/025-01-2023

**Total Project Budget:** \$2,500,000.00

**Current Project Funding:** \$1,250,000.00

**Source of Funding:** \$1,250,000.00 23/24 CurrFunds-CapMaint (MP) (A)

**Comment:** This is a FY 23/24 line-item in the capital budget (Phase One). This will be the first phase of a multi-phase project.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS**Walters State Community College, Morristown, Hamblen County, Tennessee** \*\*

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

**Project Title:** Building System Upgrades

**Project Description:** Update fire alarm systems, exterior lighting, and exterior entrances at multiple campuses. Project includes all related work.

**SBC Number:** 166/023-01-2023

**Total Project Budget:** \$1,465,000.00

**Source of Funding:** \$1,465,000.00 23/24 CurrFunds-CapMaint (MP) (A)

**Comment:** This is a FY 23/24 line-item in the capital budget. Priorities include Morristown, Sevierville, Expo Center, and Greeneville locations.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

\*\* Work will be performed on multiple campuses in Hamblen, Sevier, and Greene Counties



TENNESSEE BOARD OF REGENTS

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

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

**Project Title:**                Accessibility and Security Updates

**Project Description:**        Make updates to aged and non-ADA compliant elevator systems, *doors, windows*, exterior lighting, building access, and ADA issues to improve security, safety, and accessibility across campus, including all related work.

**SBC Number:**                 166/015-01-2021

**Total Project Budget:**     \$3,670,000.00

**Current Project Funding:**   \$2,360,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$ 950,000.00	\$ 0.00	\$ 950,000.00	21/22	CurrFunds-CapMaint	(A)
	40,000.00	0.00	40,000.00		Plant Funds (Non-Aux)	(A)
	0.00	1,370,000.00	1,370,000.00	23/24	CurrFunds-CapMaint (MP)	(A)
<b>Original Project Budget:</b>	<b>\$ 990,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,370,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$2,360,000.00</b>			
			<b>0</b>			

**Comment:**                    This adds funding from a FY 23/24 line-item in the capital budget (Phase Two) and increases the project budget from \$990,000.00 to \$3,670,000.00.

**Previous Action:**           07/22/2021   SBC   Approved project and to select a designer  
                                   08/23/2021   ESC   Approved designer selection (Hurst-Rosche, Inc.)  
                                   04/06/2023   SBC   Approved a revision in project budget and funding

**Minutes:**                     07/13/2023   SBC   Approved a revision in project budget, funding, and scope

TENNESSEE BOARD OF REGENTS

**Nashville State Community College, Nashville, Davidson County, Tennessee**

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

**Project Title:**               HVAC and Cooling Tower Repairs

**Project Description:**       Repair HVAC system to include cooling tower repairs and replacement of rooftop and heat pump units, including all related work.

**SBC Number:**               166/034-02-2022

**Total Project Budget:**     \$4,800,000.00

**Current Project Funding:**  \$1,800,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$ 800,000.00	\$       0.00	\$ 800,000.00	22/23	CurrFunds-CapMaint (MP)	(A)
	0.00	1,000,000.00	1,000,000.00	23/24	CurrFunds-CapMaint (MP)	(A)
<b>Original Project Budget:</b>	<b>\$ 800,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,000,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,800,000.00</b>			

**Comment:**                   This adds funding from a FY 23/24 **line-item** in the capital budget (Phase Two) and increases the project budget from \$800,000.00 to \$4,800,000.00.

**Previous Action:**           07/08/2022   SBC   Approved project and to select a designer  
   07/13/2022   ESC   Approved designer selection (Gresham Smith)

**Minutes:**                    07/13/2023   SBC   Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

**Northeast State Community College, Blountville, Sullivan County, Tennessee**

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

**Project Title:**               Powers and Maintenance Roof Replacements

**Project Description:**       Replacement of roofs at the Powers Math & Science Building and the Maintenance Building, including coping; *exterior updates of the Maintenance Building including repairs and replacement of exterior materials and masonry, replacement of windows and doors, gutters and downspouts, parking and drives; and all related work.*

**SBC Number:**               166/038-01-2021

**Total Project Budget:**     \$1,210,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 410,000.00	\$ 0.00	\$ 410,000.00	21/22	CurrFunds-CapMaint (MP)	(A)
	0.00	800,000.00	800,000.00	23/24	CurrFunds-CapMaint	(A)
<b>Original Project Budget:</b>	<b>\$ 410,000.00</b>					
<b>Change in Funding:</b>		<b>\$800,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,210,000.00</b>			

**Comment:**                   This adds funding from a FY 23/24 line-item in the capital budget (Maintenance Building Exterior Updates) and increases the project budget from \$410,000.00 to \$1,210,000.00. This is to allow for the completion of the original scope for the Maintenance Building and to complete additional needed envelope improvements.

**Previous Action:**           07/28/2021   SBC   Approved project and to select a designer  
                                   08/04/2021   ESC   Approved designer selection (McGahey Associates, Architects)

**Minutes:**                   07/13/2023   SBC   Approved a revision in project budget, funding, and scope

TENNESSEE BOARD OF REGENTS

**Pellissippi State Community College, Knoxville, Knox County, Tennessee**

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

**Project Title:**               HVAC & Electrical Upgrades and Repairs

**Project Description:**       Work will consist of updating HVAC systems, controls, electrical service, and utility tunnel repairs at the Magnolia and Hardin Valley campuses, including all related work.

**SBC Number:**               166/032-06-2018

**Total Project Budget:**     \$3,440,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$ 0.00	\$ 500,000.00	18/19	CurrFunds-CapMaint	(A)
	850,000.00	0.00	850,000.00	18/19	CurrFunds-CapMaint (MP)	(A)
	1,100,000.00	0.00	1,100,000.00	22/23	CurrFunds-CapMaint (MP)	(A)
	0.00	990,000.00	990,000.00	23/24	CurrFunds-CapMaint (MP)	(A)
<b>Original Project Budget:</b>	<b>\$2,450,000.00</b>					
<b>Change in Funding:</b>		<b>\$990,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$3,440,000.00</b>			

**Comment:**                   This adds funding from a FY 23/24 line-item in the capital budget (Phase Three) and increases the project budget from \$2,450,000.00 to \$3,440,000.00. It is anticipated that this additional funding will complete the scope of work.

**Previous Action:**       07/12/2018   SBC   Approved project and to select a designer  
                                   07/23/2018   ESC   Approved designer selection (West Welch Reed Engineers)  
                                   07/13/2022   SBC   Approved a revision in project budget and funding

**Minutes:**                 07/13/2023   SBC   Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

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

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

**Project Title:**               Multiple Buildings HVAC Correction

**Project Description:**       Replace HVAC system components serving multiple buildings on the main campus to include outdated components, system control software, actuators, cooling tower, and all related work.

**SBC Number:**               166/027-02-2022

**Total Project Budget:**     \$3,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,800,000.00	\$       0.00	\$1,800,000.00	22/23	CurrFunds-CapMaint (MP)	(A)
	0.00	1,200,000.00	1,200,000.00	23/24	CurrFunds-CapMaint	(A)
<b>Original Project Budget:</b>	<b>\$1,800,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,200,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$3,000,000.00</b>			

**Comment:**                   This adds funding from a FY 23/24 line-item in the capital budget (Phase Two) and increases the project budget from \$1,800,000.00 to \$3,000,000.00. Locations to include Scott, Campbell, and Morgan County campuses.

**Previous Action:**       07/13/2022    SBC    Approved project and to select a designer  
                                   07/25/2022    ESC    Approved designer selection (Engineering Services Group, Inc.)

**Minutes:**                 07/13/2023    SBC    Approved a revision in project budget and funding

\*\* Work will be performed in Roane, Scott, Campbell, and Morgan Counties

TENNESSEE BOARD OF REGENTS

**Southwest State Community College, Memphis, Shelby County, Tennessee**

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

**Project Title:**               Mechanical Systems and Infrastructure Updates

**Project Description:**       Replace boilers and air handling units, including ductwork and insulation, testing of all units, and installation or replacement of HVAC control systems and temperature sensors. Project includes replacement of underground steam lines, chiller lines, and all related work.

**SBC Number:**               166/033-04-2022

**Total Project Budget:**     \$7,800,000.00

**Current Project Funding:**   \$5,500,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$4,000,000.00	\$       0.00	\$4,000,000.00	22/23	CurrFunds-CapMaint	(A)
	0.00	1,500,000.00	1,500,000.00	23/24	CurrFunds-CapMaint (MP)	(A)
<b>Original Project Budget:</b>	<b>\$4,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,500,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$5,500,000.00</b>			

**Comment:**                   This adds funding from a FY 23/24 line-item in the capital budget (Phase One) and increases the project budget from \$4,000,000.00 to \$7,800,000.00.

**Previous Action:**           07/13/2022   SBC   Approved project and to select a designer  
                                   07/25/2022   ESC   Approved designer selection (Pickering Firm, Inc.)

**Minutes:**                   07/13/2023   SBC   Approved a revision in project budget, funding, and scope

TENNESSEE BOARD OF REGENTS

**Statewide, Tennessee**

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

**Project Title:**               TCAT Mechanical, Electrical, and Plumbing Updates

**Project Description:**       Upgrade and/or replace plumbing systems and fixtures, mechanical systems and controls, sanitary drain systems, *security systems*, and lighting systems at multiple TCAT campuses, including all related work.

**SBC Number:**               166/000-01-2020

**Total Project Budget:**     \$13,870,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$ 1,890,000.00	\$       0.00	\$1,890,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	8,660,000.00	0.00	8,660,000.00	21/22	CurrFunds-CapMaint	(A)
	0.00	3,320,000.00	3,320,000.00	23/24	CurrFunds-CapMaint	(A)
<b>Original Project Budget:</b>	<b>\$10,550,000.00</b>					
<b>Change in Funding:</b>		<b>\$3,320,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$13,870,000.00</b>			

**Comment:**                   This adds funding from several FY 23/24 **line-items** in the capital budget (TCAT Hartsville Wilson County MEP Updates \$860,000.00, TCAT Livingston Comprehensive Building Plumbing Corrections \$835,000.00, TCAT Livingston Exterior and Interior Lighting Updates \$325,000.00, TCAT Livingston HVAC Replacement \$425,000.00, and TCAT Murfreesboro HVAC and Security System Updates \$875,000.00) and increases the project budget from \$10,550,000.00 to \$13,870,000.00.

**Previous Action:**

08/13/2020	SBC	Approved project and to select 3 designers
08/24/2020	ESC	Middle TN designers selected (Gresham Smith)
09/21/2020	ESC	East and West designers selected (Engineering Services Group and Building Systems Group Engineering)
07/22/2021	SBC	Approved a revision in project budget and funding

**Minutes:**                   07/13/2023   SBC   Approved a revision in project budget, funding, and scope

TENNESSEE BOARD OF REGENTS

**Statewide, Tennessee**

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

**Project Title:**               TCAT Maintenance Repairs

**Project Description:**       Replace fixtures, lighting, and flooring to meet ADA guidelines, floor tile abatement, and replacement, *updates and replacement of doors, hardware, ceilings, paint, and ADA signage*, window replacement, restroom updates, and all related work.

**SBC Number:**               166/000-02-2021

**Total Project Budget:**     \$7,887,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$4,580,000.00	\$ 0.00	\$4,580,000.00	21/22	CurrFunds-CapMaint	(A)
	0.00	3,307,000.00	3,307,000.00	23/24	CurrFunds-CapMaint	(A)
<b>Original Project Budget:</b>	<b>\$4,580,000.00</b>					
<b>Change in Funding:</b>		<b>\$3,307,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$7,887,000.00</b>			

**Comment:**                   This adds funding from several FY 23/24 **line-items** in the capital budget (TCAT Chattanooga Interior Updates \$337,000.00, TCAT Covington Maintenance Repairs \$800,000.00, TCAT Hartsville Maintenance Repairs \$310,000.00, TCAT Livingston Exterior Door and Window Replacements \$425,000.00, TCAT Newbern Maintenance Repairs \$660,000.00, and TCAT Ripley Maintenance Repairs \$775,000.00) and increases the project budget from \$4,580,000.00 to \$7,887,000.00.

**Previous Action:**           07/22/2021   SBC   Approved project and to select 3 designers  
                                   07/22/2021   ESC   East, Middle, and West designers selected (Derthick, Henley & Wilkerson Architects, PLLC, McFarlin Huitt Panvini, Inc., and Braganza Design Group)

**Minutes:**                   07/13/2023   SBC   Approved a revision in project budget, funding, and scope



TENNESSEE BOARD OF REGENTS

**Statewide, Tennessee**

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

**Project Title:** TCAT Parking and Paving Updates

**Project Description:** ~~Upgrade~~ *Upgrade* New and upgraded parking and paving to include resurfacing, re-striping, repairs to curbs, drainage, sidewalks, exterior lighting improvements and all related work.

**SBC Number:** 166/000-03-2021

**Total Project Budget:** \$5,615,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$5,090,000.00	\$ 0.00	\$5,090,000.00	21/22	CurrFunds-CapMaint	(A)
	0.00	525,000.00	525,000.00	23/24	CurrFunds-CapMaint	(A)
<b>Original Project Budget:</b>	<b>\$5,090,000.00</b>					
<b>Change in Funding:</b>		<b>\$525,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$5,615,000.00</b>			

**Comment:** This adds funding from a FY 23/24 line-item in the capital budget (TCAT Oneida/Huntsville Parking Expansion, Repaving, and Lighting \$525,000.00) and increases the project budget from \$5,090,000.00 to \$5,615,000.00.

**Previous Action:** 07/22/2021 SBC Approved project and to select 3 designers  
 07/22/2021 ESC East, Middle, and West designers selected (S & ME, Inc., HFR, Inc., and Burr & Cole Consulting Engineers, Inc.)

**Minutes:** 07/13/2023 SBC Approved a revision in project budget, funding, and scope

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Athens, Athens, McMinn County, Tennessee

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

**Project Title:** New Academic Building

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

**SBC Number:** 166/040-01-2023

**Total Project Budget:** \$9,750,000.00

**Source of Funding:** \$9,750,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$9,750,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Chattanooga, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** New Academic Building

**Project Description:** Construct a new academic building and expand parking areas. Project includes site and infrastructure improvements.

**SBC Number:** 166/012-03-2023

**Total Project Budget:** \$15,000,000.00

**Source of Funding:** \$15,000,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$15,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

Project is expected to include demolition of vacated buildings and abandoned utilities, but that scope will be added later in the project development.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

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

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

**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 adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$14,750,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

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

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

**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 adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$15,500,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Hohenwald, Hohenwald, Lewis County, Tennessee

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

**Project Title:** Welding and Auto Additions

**Project Description:** Construct additions to existing facilities and expand parking areas. Project includes site and infrastructure improvements.

**SBC Number:** 166/054-01-2023

**Total Project Budget:** \$6,750,000.00

**Source of Funding:** \$6,750,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$6,750,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Jackson, Jackson, Madison County, Tennessee

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

**Project Title:** New Truck Driving Building and Renovations

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

**SBC Number:** 166/058-03-2023

**Total Project Budget:** \$7,800,000.00

**Source of Funding:** \$7,800,000.00 23/24 CurrFunds-CapImp (A)

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$7,800,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

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

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

**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.

**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:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$17,000,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

Project is expected to include demolition of vacated buildings and abandoned utilities, but that scope will be added later in the project development.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method



TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ McKenzie, McKenzie, Carroll County, Tennessee

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

**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:** 166/066-01-2023

**Total Project Budget:** \$11,400,000.00

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

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$11,400,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

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

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Newbern, Newbern, Dyer County, Tennessee

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

**Project Title:** New Academic Building and Additions

**Project Description:** Construct new academic building and additions to existing facilities. Project includes expanding parking areas and site and infrastructure improvements.

**SBC Number:** 166/076-01-2023

**Total Project Budget:** \$10,500,000.00

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

**Comment:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$10,500,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

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

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

**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 adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$9,250,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

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

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

**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:** This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$13,500,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

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

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

**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 adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Campus Locations \$10,500,000.00). The Construction Manager/General Contractor alternative delivery method is requested to coordinate a phased release of multiple construction documents and equipment procurement packages and to assist in project budgeting.

**Minutes:** 07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

\*\* Work to be done in Bledsoe County

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

**Project Title:**                Electrical Upgrades

**Project Description:**        Upgrade campus electrical infrastructure based on the recently completed Electrical Master Plan.

**SBC Number:**                 166/001-03-2020

**Total Project Budget:**     \$19,230,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 5,000,000.00	\$ 0.00	\$5,000,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	5,000,000.00	0.00	5,000,000.00	21/22	CurrFunds-CapMaint (MP)	(A)
	5,000,000.00	0.00	5,000,000.00	22/23	CurrFunds-CapMaint	(A)
	0.00	4,230,000.00	4,230,000.00	23/24	CurrFunds-CapMaint (MP)	(A)
<b>Original Project Budget:</b>	<b>\$15,000,000.00</b>					
<b>Change in Funding:</b>	<b>\$4,230,000.00</b>					
<b>Revised Project Budget:</b>	<b>\$19,230,000.00</b>					

**Comment:**                    This adds funding from a FY 23/24 line-item in the capital budget (Phase Four) and increases the project budget from \$19,220,300.00 to \$19,230,000.00.

**Previous Action:**            09/10/2020   SBC   Approved project and to select a designer  
   03/22/2021   ESC   Approved designer selection (I. C., Thomasson Associates)  
   07/22/2021   SBC   Approved a revision in funding  
   07/13/2022   SBC   Approved a revision in funding

**Minutes:**                     07/13/2023   SBC   Approved a revision in project budget and funding

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

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

**Project Title:** Multiple Buildings Roof Replacement

**Project Description:** Replace roof systems at Jackson Hall and Performing Arts Building including all related systems and work required for roof-top mounted equipment and drainage. Project includes all related work.

**SBC Number:** 166/001-05-2023

**Total Project Budget:** \$1,600,000.00

**Source of Funding:** \$1,600,000.00 23/24 CurrFunds-CapMaint (MP) (A)

**Comment:** This is a FY 23/24 line-item in the capital budget (Phase One). The Jackson Hall roof was installed in 1987 and is beyond its useful life. It was recoated in 2004 with a ten-year warranty which has expired. The Performing Arts roof was installed in 2002, is beyond its useful life, and the warranty has expired. The project description has been modified to address the priority needs of the campus. It is anticipated that this funding will complete the scope of work.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYDickson Readiness Center, Dickson, Dickson County, Tennessee

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

**Project Title:** Dickson Readiness Center Re-Roof and Facility Update

**Project Description:** Replace roof system; masonry repairs; exterior and interior facility updates; site grading and drainage improvements; and all required related work.

**SBC Number:** 361/021-01-2023

**Total Project Budget:** \$1,220,000.00

**Source of Funding:**

\$ 610,000.00		Federal Funds (NGB)	(F)
610,000.00	23/24	CurrFunds-CapMaint (MP)	(A)

**Comment:** This is a FY 23/24 line-item project in the capital budget. The existing modified bitumen roof is 17 years old (2006) and has reached the end of its useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2023.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer



DEPARTMENT OF MILITARYStatewide, Tennessee

**Requested Action:** Approval of a project utilizing Agency Resources for design and utilizing Central Procurement Office contracts for construction

**Project Title:** Statewide Force Protection Improvements FY24

**Project Description:** Install security measures, including high security fencing, gates, and ballistic doors at Tennessee Army National Guard Facilities, and all required related work.

**SBC Number:** 361/000-01-2023

**Total Project Budget:** \$4,020,000.00

**Source of Funding:** \$4,020,000.00      23/24      CurrFunds-CapImp      (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget.

The use of Agency Resources for design is requested because the design effort is within the capabilities of the agency.

The use of Central Procurement Office contracts is requested because of the multiple statewide locations and the single trade nature of the work.

**Minutes:** 07/13/2023    SBC    Approved project and utilizing Agency Resources for design and utilizing Central Procurement Office contracts for construction

DEPARTMENT OF MILITARYCookeville Readiness Center, Cookeville, Putnam County, Tennessee

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

**Project Title:** Cookeville Readiness Center HVAC and Facility Update

**Project Description:** Replace mechanical and electrical systems, exterior and interior facility updates, and all required related work.

**SBC Number:** 361/015-01-2023

**Total Project Budget:** \$2,120,000.00

**Source of Funding:**

\$1,060,000.00		Federal Funds (NGB)	(F)
1,060,000.00	23/24	CurrFunds-CapMaint (MP)	(A)

**Comment:** This is a FY 23/24 line-item project in the capital budget. The existing mechanical, electrical, and plumbing systems are more than 20 years old and much of the plumbing fixtures date to the construction of the facility. These systems have reached the end of their useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2023.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYNashville Airport - Berry Field, Nashville, Davidson County, Tennessee

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

**Project Title:** Berry Field Building 721 Systems Updates

**Project Description:** Replace boiler and repair mechanical and plumbing systems and all required related work.

**SBC Number:** 361/067-02-2023

**Total Project Budget:** \$1,830,000.00

**Source of Funding:**

\$1,372,500.00		Federal Funds (NGB)	(F)
457,500.00	23/24	CurrFunds-CapMaint (MP)	(A)

**Comment:** This is a FY 23/24 **line-item** project in the capital budget. The existing mechanical and plumbing systems are more than 20 years old and much of the plumbing fixtures date to the construction of the facility. These systems have reached the end of their useful life. Minor repairs have been made to extend the life of the systems: however, minor repairs can no longer maintain the systems. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2023.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYUnion City Readiness Center, Union City, Obion County, Tennessee

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

**Project Title:** Union City Readiness Center Re-Roof and Facility Update

**Project Description:** Replace roof system; masonry repairs; exterior and interior facility updates; site grading and drainage improvements; and all required related work.

**SBC Number:** 361/095-01-2023

**Total Project Budget:** \$1,580,000.00

**Source of Funding:**

\$ 790,000.00		Federal Funds (NGB)	(F)
790,000.00	23/24	CurrFunds-CapMaint (MP)	(A)

**Comment:** This is a FY 23/24 line-item project in the capital budget. The existing metal roof is 29 years old (1994) and has reached the end of its useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2023.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYNashville Joint Forces Headquarters, Nashville, Davidson County, Tennessee

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

**Project Title:** Nashville Joint Forces Headquarters Campus Renovation

**Project Description:** Renovate architectural features, mechanical, electrical, and plumbing systems; construction of ADA parking, and all required related work.

**SBC Number:** 361/067-04-2023

**Total Project Budget:** \$4,810,000.00

**Source of Funding:** \$4,810,000.00      22/23      CurrFunds-CapImp      (A)

**Comment:** This is a portion of the FY 22/23 line-item project in the capital budget (Finance and Administration Projects \$4,810,000.00).

The JFHQ Clement Nunally building is a two-story, approximately 26,950 square foot structure built in 1962. A major renovation completely restored the 59 years old space in 2010 for Tennessee Army National Guard unit use.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

DEPARTMENT OF MILITARYVolunteer Training Site - Milan, Lavinia, Gibson County, Tennessee

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

**Project Title:**            VTS Milan Fire Truck Bay

**Project Description:**      Construction of a five-truck fire apparatus bay and all required related work.

**SBC Number:**              368/031-02-2022

**Total Project Budget:**    \$2,160,000.00

**Source of Funding:**        \$2,160,000.00                                  Federal Funds (NGB)                                  (F)

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

**Previous Action:**            05/12/2022    SBC    Approved project and to select a designer  
    06/21/2022    ESC    Approved designer selection (A2H, Inc.)  
    04/13/2023    SBC    Approved a revision in project scope, budget, and funding

**Minutes:**                    07/13/2023    SBC    Approved EDP as recommended by the State Architect

DEPARTMENT OF ENVIRONMENT & CONSERVATIONPanther Creek State Park, Morristown, Hamblen County, Tennessee

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

**Project Title:** Panther Creek State Park Recreation Center

**Project Description:** Demolish pool and construct a new recreation center including a small kitchen, restrooms, meeting spaces, storage, outdoor gathering space, playground, and all required related work.

**SBC Number:** 126/072-01-2023

**Total Project Budget:** \$12,590,000.00

**Source of Funding:** \$12,590,000.00      23/24      CurrFunds-CapImp      (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget.

The pool structure is less than 50 years old and does not require review by the Tennessee Historical Commission

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLong Hunter State Park, Hermitage, Davidson County, Tennessee

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

**Project Title:** Long Hunter State Park Maintenance Facility and Site Upgrades

**Project Description:** Construct maintenance equipment building, outdoor covered and uncovered parking, above ground fuel storage tanks, fishing pier, boat rental facility, bathhouse, trail bridge, and all required related work.

**SBC Number:** 126/115-01-2023

**Total Project Budget:** \$18,600,000.00

**Source of Funding:** \$18,600,000.00      23/24      CurrFunds-CapImp      (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget.

**Minutes:** 07/13/2023      SBC      Approved project and to select a designer



DEPARTMENT OF ENVIRONMENT & CONSERVATIONNorris Dam State Park, Rocky Top, Campbell County, Tennessee

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

**Project Title:** Norris Dam State Park Water Tank

**Project Description:** Construct a new water tank for fire suppression on the east side of Norris Dam State Park and all required related work.

**SBC Number:** 126/063-01-2023

**Total Project Budget:** \$3,790,000.00

**Source of Funding:** \$3,790,000.00      23/24      CurrFunds-CapImp      (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONNatchez Trace State Park, Wildersville, Henderson County, Tennessee

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

**Project Title:** Natchez Trace State Park Cub Lake Lodge Renovations

**Project Description:** Reconstruct the lodge, including structural replacement, interior and exterior painting, flooring and siding repairs; relocation and replacement of furniture, fixtures, equipment, and HVAC systems; and all required related work.

**SBC Number:** 126/057-01-2023

**Total Project Budget:** \$6,160,000.00

**Source of Funding:** \$6,160,000.00      23/24      CurrFunds-CapMaint (MP)      (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget.

The Tennessee Historical Commission requests to look at the design drawings of this alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONTims Ford State Park, Winchester, Franklin County, Tennessee

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

**Project Title:**               Tims Ford State Park Cabin Renovations

**Project Description:**       Renovate the cabins at Tims Ford State Park, including interior and exterior repairs, and all related work.

**SBC Number:**               126/092-01-2023

**Total Project Budget:**     \$14,670,000.00

**Source of Funding:**       \$14,670,000.00       23/24       CurrFunds-CapMaint (MP)                               (A)

**Comment:**                 This is a FY 23/24 line-item project in the capital budget.

**Minutes:**                 07/13/2023    SBC    Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Edgar Evins State Park, Silver Point, Putnam County, Tennessee

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

**Project Title:**               Edgar Evins State Park Cabin Foundation Repairs

**Project Description:**       Shore and rehabilitate footings of cabins, site grading for drainage, and all required related work.

**SBC Number:**               126/018-01-2022

**Total Project Budget:**     \$2,003,500.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 380,000.00	\$        0.00	\$ 380,000.00	22/23	CurrFunds-CapMaint	(A)
	0.00	1,623,500.00	1,623,500.00		TDEC Op Funds	(A)
<b>Original Project Funding:</b>	<b>\$ 380,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,623,500.00</b>				
<b>Revised Project Funding:</b>			<b>\$2,003,500.00</b>			

**Comment:**                   The total project budget is increasing from \$380,000.00 to \$2,033,500.00 to rebuild foundations for five duplex cabins instead of repairs to two duplex cabins.

**Previous Action:**           10/13/2022   SBC   Approved project and to select a designer  
                                   10/24/2022   ESC   Approved designer selection (LBYD, Inc.)

**Minutes:**                   07/13/2023   SBC   Approved a revision in project budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATIONStatewide, Tennessee

**Requested Action:** Approval of an amendment to the contract

**Project Title:** State Park Master Plan

**Project Description:** Develop a State Park Master Plan and all required related work

**SBC Number:** 126/000-04-2021

**Total Project Budget:** \$750,000.00

**Source of Funding:** \$750,000.00      21/22      CurrFunds-CapImp      (A)

**Comment:** The agreement for the current state park master plan consultant will be amended to increase the maximum liability of the contract from \$598,650 to \$750,000 for additional scope at Paris Landing State Park, additional analytical services, and additional advisory services.

**Previous Action:** 11/10/2021    SBC    Approved procurement and issuing an RFQ  
04/14/2022    SBC    Approved awarding consultant contract to the best evaluated proposer  
(Pros Consulting, Inc.)

**Minutes:** 07/13/2023    SBC    Approved an amendment to the contract

DEPARTMENT OF CORRECTIONDebra K. Johnson Rehabilitation Center, Nashville, Davidson County, Tennessee

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

**Project Title:** DJRC Site Improvements

**Project Description:** Improvements to surface and underground site infrastructure, drainage, grading, and all required related work.

**SBC Number:** 142/009-03-2023

**Total Project Budget:** \$6,100,000.00

**Source of Funding:** \$6,100,000.00      22/23      CurrFunds-CapMaint (SA)      (A)

**Comment:** This project is a FY 23/24 line-item project in the capital budget utilizing prior year Sentencing Act funding.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

DEPARTMENT OF CORRECTIONNorthwest Correctional Complex, Tiptonville, Lake County, Tennessee

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

**Project Title:** NWCX Annex Site Improvements

**Project Description:** Improvements to surface and underground site infrastructure, drainage, grading, and all required related work.

**SBC Number:** 142/016-01-2023

**Total Project Budget:** \$8,040,000.00

**Source of Funding:** \$8,040,000.00      22/23      CurrFunds-CapMaint (SA)      (A)

**Comment:** This project is a FY 23/24 line-item project in the capital budget utilizing prior year Sentencing Act funding.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

DEPARTMENT OF CORRECTIONRiverbend Maximum Security Institution, Nashville, Davidson County, Tennessee

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

**Project Title:** RMSI Food Service Upgrades

**Project Description:** Renovation of the kitchen and support areas including systems, layout, equipment, and all required related work.

**SBC Number:** 142/020-01-2023

**Total Project Budget:** \$11,140,000.00

**Source of Funding:** \$11,140,000.00 22/23 CurrFunds-CapMaint (SA) (A)

**Comment:** This project is a FY 23/24 line-item project in the capital budget utilizing prior year Sentencing Act funding.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer



DEPARTMENT OF CORRECTIONWest TN State Penitentiary, Henning, Lauderdale County, Tennessee

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

**Project Title:** WTSP Electronic Security Systems Refresh

**Project Description:** Replace and upgrade security cameras, power sources, and all required related work.

**SBC Number:** 142/022-01-2023

**Total Project Budget:** \$4,500,000.00

**Source of Funding:** \$4,500,000.00      22/23      CurrFunds-CapMaint (SA)      (A)

**Comment:** This project is a FY 23/24 line-item project in the capital budget utilizing prior year Sentencing Act funding.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

DEPARTMENT OF TRANSPORTATIONRegion 2 - Fentress County Maintenance Building, Jamestown, Fentress County, Tennessee

**Requested Action:** Approval of a project and to utilize an agency consultant for design

**Project Title:** Region 2 New Fentress County Maintenance Building

**Project Description:** Demolish the current structure, construct a new maintenance building, and all required related work.

**SBC Number:** 242/010-01-2023

**Total Project Budget:** \$1,310,000.00

**Source of Funding:** \$1,310,000.00      21/22      TDOT Plant Construction Funds      (A)

**Comment:** This is a FY 21/22 line-item project in the capital budget (New Fentress County Maintenance Building \$900,000.00). This request includes a budget increase from \$900,000.00 to \$1,310,000.00 due to significant mechanical cost escalation realized during the programming phase of the project.

The use of an agency consultant (Smith Seckman & Reid Inc.) is requested due to their involvement to this point and their familiarity with TDOT requirements.

All structures to be demolished are less than 50 years old and do not require review by the Tennessee Historical Commission.

**Minutes:** 07/13/2023    SBC    Approved project and utilizing an agency consultant for design (Smith Seckman & Reid, Inc.)

DEPARTMENT OF TRANSPORTATIONRegion 2 - Cumberland County Maintenance Building, Crossville, Cumberland County, Tennessee

<b>Requested Action:</b>	<b>Approval of a project and to utilize an agency consultant for design</b>			
<b>Project Title:</b>	Region 2 New Cumberland County Maintenance Building			
<b>Project Description:</b>	Demolish the current structure, construct a new maintenance building, and all required related work.			
<b>SBC Number:</b>	242/010-02-2023			
<b>Total Project Budget:</b>	\$1,310,000.00			
<b>Source of Funding:</b>	\$1,310,000.00	21/22	TDOT Plant Construction Funds	(A)
<b>Comment:</b>	<p>This is a FY 21/22 <u>line-item</u> project in the capital budget (New Cumberland County Maintenance Building \$900,000.00). This request includes a budget increase from \$900,000.00 to \$1,310,000.00 due to significant mechanical cost escalation realized during the programming phase of the project.</p> <p>The use of an agency consultant (Smith Seckman &amp; Reid Inc.) is requested due to their involvement to this point and their familiarity with TDOT requirements.</p> <p>All structures to be demolished are less than 50 years old and do not require review by the Tennessee Historical Commission.</p>			
<b>Minutes:</b>	07/13/2023	SBC	Approved project and utilizing an agency consultant for design (Smith Seckman & Reid, Inc.)	

DEPARTMENT OF TRANSPORTATIONRegion 2 - Southeast TN, Chattanooga, Hamilton County, Tennessee \*\*

**Requested Action:** Approval of a project and to utilize an agency consultant for design

**Project Title:** Region 2 New Bledsoe County Maintenance Building

**Project Description:** Demolish the current structure, construct a new maintenance building, and all required related work.

**SBC Number:** 242/010-03-2023

**Total Project Budget:** \$1,310,000.00

**Source of Funding:** \$1,310,000.00      22/23      TDOT Plant Construction Funds      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget (Bledsoe County Maintenance Building Replacement \$900,000.00). This request includes a budget increase from \$900,000.00 to \$1,310,000.00 due to significant mechanical cost escalation realized during the programming phase of the project.

The use of an agency consultant (Smith Seckman & Reid Inc.) is requested due to their involvement to this point and their familiarity with TDOT requirements.

All structures to be demolished are less than 50 years old and do not require review by the Tennessee Historical Commission.

**Minutes:** 07/13/2023    SBC    Approved project and utilizing an agency consultant for design (Smith Seckman & Reid, Inc.)

\*\*Project is located in Bledsoe County

DEPARTMENT OF TRANSPORTATIONRegion 2 - Southeast TN, Chattanooga, Hamilton County, Tennessee \*\*

**Requested Action:** Approval of a project and to utilize an agency consultant for design

**Project Title:** Region 2 New Van Buren County Maintenance Building

**Project Description:** Demolish the current structure, construct a new maintenance building, and all required related work.

**SBC Number:** 242/010-04-2023

**Total Project Budget:** \$1,310,000.00

**Source of Funding:** \$1,310,000.00      22/23      TDOT Plant Construction Funds      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget (Van Buren County Maintenance Building Replacement \$900,000.00). This request includes a budget increase from \$900,000.00 to \$1,310,000.00 due to significant mechanical cost escalation realized during the programming phase of the project.

The use of an agency consultant (Smith Seckman & Reid Inc.) is requested due to their involvement to this point and their familiarity with TDOT requirements.

All structures to be demolished are less than 50 years old and do not require review by the Tennessee Historical Commission.

**Minutes:** 07/13/2023    SBC    Approved project and utilizing an agency consultant for design (Smith Seckman & Reid, Inc.)

\*\*Project located in Van Buren County

DEPARTMENT OF TRANSPORTATIONRegion 4 - Crockett County Maintenance Building, Alamo, Crockett County, Tennessee

**Requested Action:** Approval of a project and to utilize an agency consultant for design

**Project Title:** Region 4 New Crockett County Maintenance Building

**Project Description:** Demolish the current structure, construct a new maintenance building, and all required related work.

**SBC Number:** 244/010-02-2023

**Total Project Budget:** \$1,310,000.00

**Source of Funding:** \$1,310,000.00      21/22      TDOT Plant Construction Funds      (A)

**Comment:** This is a FY 21/22 line-item project in the capital budget (New Crockett County Maintenance Building \$900,000.00). This request includes a budget increase from \$900,000.00 to \$1,310,000.00 due to significant mechanical cost escalation realized during the programming phase of the project.

The use of an agency consultant (Smith Seckman & Reid Inc.) is requested due to their involvement to this point and their familiarity with TDOT requirements.

All structures to be demolished are less than 50 years old and do not require review by the Tennessee Historical Commission.

**Minutes:** 07/13/2023    SBC    Approved project and utilizing an agency consultant for design (Smith Seckman & Reid, Inc.)

DEPARTMENT OF TRANSPORTATIONRegion 1 – East Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval to award a construction contract to the Best Value proposer

**Project Title:** Region 1 Reroof of Campus Buildings

**Project Description:** Reroof Administration Building lower roof and Garage Building including new roof membrane, insulation, copings, adjustments to roof curbs, and all required related work.

**SBC Number:** 241/010-03-2021

**Total Project Budget:** \$2,000,000.00

**Source of Funding:** \$2,000,000.00      21/22      TDOT Plant Construction Funds (A)

**Comment:** Four bids were received on Thursday May 25, 2023. Dixie Roofing, Inc. submitted the lowest bid and has been deemed the Best Value proposer. The contract award will be for the base bid only.

**Previous Action:**

07/22/2021	SBC	Approved project and to select a designer and utilizing Best Value delivery method
10/25/2021	ESC	Approved designer selection (Cope Associates, Inc.)

**Minutes:**

07/13/2023	SBC	Approved awarding a construction contract to the Best Value proposer (Dixie Roofing, Inc.)
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DEPARTMENT OF EDUCATION

**Tennessee School for the Deaf, Knoxville, Knox County, Tennessee**

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

**Project Title:**               TSD Akin Gym Floor and HVAC Repairs

**Project Description:**       Replacement of flooring, upgrades to the mechanical system, and all required related work.

**SBC Number:**               168/007-01-2020

**Total Project Budget:**     \$2,370,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$1,350,000.00	\$       0.00	\$1,350,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	0.00	1,020,000.00	1,020,000.00	23/24	CurrFunds-CapMaint	(A)
<b>Original Project Funding:</b>	<b>\$1,350,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,020,000.00</b>				
<b>Revised Project Funding:</b>			<b>\$2,370,000.00</b>			

**Comment:**                   This request adds funding from a FY 23/24 **line-item** in the capital budget.

The total project budget is increasing from \$1,350,000.00 to \$2,370,000.00 due to inflation of mechanical system costs and in order to complete the project. There will be an increase in the designer's fee.

**Previous Action:**           10/08/2020   SBC   Approved project and to select a designer  
                                   10/19/2020   ESC   Approved designer selection (Sparkman & Associates Architects)

**Minutes:**                   07/13/2023   SBC   Approved a revision in project budget and funding



TENNESSEE HISTORICAL COMMISSIONSabine Hill State Historic Site, Elizabethton, Carter County, Tennessee

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

**Project Title:** Sabine Hill New Visitor Center & Site Improvements

**Project Description:** Construct a visitor center, site improvements, and all required related work.

**SBC Number:** 160/006-01-2023

**Total Project Budget:** \$2,710,000.00

**Source of Funding:** \$2,710,000.00      23/24      CurrFunds-CapImp      (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

DEPARTMENT OF COMMERCE & INSURANCETennessee Fire Service and Codes Enforcement Academy, Bell Buckle, Bedford County, Tennessee

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

**Project Title:** TN Fire Training Academy Fire Alarm System Upgrades

**Project Description:** Replacement and upgrade of fire alarm systems and all required related work.

**SBC Number:** 700/001-01-2023

**Total Project Budget:** \$1,580,000.00

**Source of Funding:** \$1,580,000.00      23/24      CurrFunds-CapMaint (MP)      (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget.

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESMid Cumberland Regional Health Office, Nashville, Davidson County, Tennessee

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

**Project Title:** MCRHO Interior Renovations, Elevator Replacement, and Generator Upgrades

**Project Description:** Interior renovations, elevator replacement, generator and security upgrades, and all required related work.

**SBC Number:** 408/002-01-2023

**Total Project Budget:** \$17,700,000.00

**Source of Funding:** \$17,700,000.00 FRF Reserves (A/R)

**Comment:** This is a FY 23/24 line-item project in the capital budget.

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES310 Great Circle, Nashville, Davidson County, Tennessee

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

**Project Title:**               310 Great Circle Roof and Mechanical Replacement

**Project Description:**       Roof replacement, mechanical system replacement, and all required related work.

**SBC Number:**               529/096-01-2023

**Total Project Budget:**     \$9,690,000.00

**Source of Funding:**       \$9,690,000.00       23/24       FRF CurrFunds-CapMaint (MP)   (A)

**Comment:**                 This is a FY 23/24 line-item project in the capital budget.

The State purchased this facility on February 28, 2020 and the roof is currently 18 years old (2005) and beyond its useful life. The new roof will be under the standard State warranty.

**Minutes:**                 07/13/2023   SBC    Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESAndrew Jackson State Office Bldg, Nashville, Davidson County, Tennessee

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

**Project Title:** Andrew Jackson Building Cabling Isolation

**Project Description:** Reroute cabling to isolate service from the Rachel Jackson Building and all required related work.

**SBC Number:** 529/073-01-2023

**Total Project Budget:** \$4,400,000.00

**Source of Funding:** \$4,400,000.00      23/24      FRF CurrFunds-CapMaint (MP)      (A)

**Comment:** This is a FY 23/24 line-item project in the capital budget.

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

**Minutes:** 07/13/2023    SBC    Approved project and to select a designer

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

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

**Project Title:** TN Tower Office Space Consolidation - BECF & CC

**Project Description:** Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

**SBC Number:** 529/079-02-2023

**Total Project Budget:** \$2,600,000.00

**Source of Funding:** \$2,600,000.00 FRF Reserves (A/R)

**Comment:** This project is a portion of a FY 23/24 line-item (2024 Office Space Reduction Plan, \$2,600,000.00) in the capital budget.

This project will consolidate the Bureau of Ethics and Campaign Finance (BECF) and the Claims Commission (CC) within portions of the TN Tower. The project will have an impact on the overall real estate reduction plan for Middle Tennessee.

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

**Minutes:** 07/13/2023 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

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

**Project Title:** Environmental Consultant

**Project Description:** Provide environmental services to State properties, interest, and initiatives including consulting, assessments, surveys, monitoring, training, and remediation, as may be required for maintaining regulatory compliance and addressing environmental concerns.

**SBC Number:** 529/000-03-2022

**Total Project Budget:** \$12,000,000.00

**Current Project Funding:** \$10,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 2,500,000.00	\$ 0.00	\$ 2,500,000.00	21/22	CurrFunds-CapMaint	(A)
	1,250,000.00	2,500,000.00	3,750,000.00		Various Project Funds	(O)
	1,250,000.00	2,500,000.00	3,750,000.00		Various Agency Funds	(O)
<b>Original Project Budget:</b>	<b>\$ 5,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$5,000,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$10,000,000.00</b>			

**Comment:** Additional spending authority from various capital projects and agency funds is requested to complete environmental work across the state. This increases the current project funding from \$5,000,000.00 to \$10,000,000.00. The current contract expiration date is October 31, 2027.

**Previous Action:** 05/12/2022 SBC Approved project and issuing a RFQ for an Environmental Consultant  
08/11/2022 SBC Approved awarding a contract to the best evaluated proposer for environmental services (EnSafe, Inc.)

**Minutes:** 07/13/2023 SBC Approved a revision in project funding

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

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

**Project Title:** STREAM Consultants

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

**SBC Number:** 529/000-02-2019

**Total Project Budget:** \$13,500,000.00

**Current Project Funding:** \$11,500,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 1,000,000.00	\$ 0.00	\$ 1,000,000.00	19/20	CurrFunds-CapMaint	(A)
	250,000.00	0.00	250,000.00	19/20	Agency Op Funds	(A)
	500,000.00	0.00	500,000.00	20/21	Agency Op Funds	(A)
	1,000,000.00	0.00	1,000,000.00	21/22	Agency Op Funds	(A)
	1,000,000.00	0.00	1,000,000.00	19/20	DGS Preplanning Funds	(A)
	1,000,000.00	0.00	1,000,000.00	20/21	DGS Preplanning Funds	(A)
	2,000,000.00	0.00	2,000,000.00	21/22	DGS Preplanning Funds	(A)
	1,086,200.00	0.00	1,086,200.00	22/23	DGS Preplanning Funds	(A)
	913,800.00	0.00	913,800.00	22/23	DGS Preplanning Funds	(R)
	0.00	1,086,200.00	1,086,200.00	23/24	DGS Preplanning Funds	(A)
	0.00	913,800.00	913,800.00	23/24	DGS Preplanning Funds	(R)
	750,000.00	0.00	750,000.00		Various Project Funds	(O)
<b>Original Project Funding:</b>	<b>\$ 9,500,000.00</b>					
<b>Change in Funding:</b>		<b>\$ 2,000,000.00</b>				
<b>Revised Project Funding:</b>			<b>\$11,500,000.00</b>			

**Comment:** Additional funding and spending authority is requested to fulfill the anticipated programming and consulting needs through this fiscal year. The consultant contracts for this project are listed on the following page.

<b>Previous Action:</b>	07/11/2019	SBC	Approved procurement and to select multiple consultants
	07/22/2019	ESC	Approved consultant selections for Architectural, Civil, Healthcare, Historical, MEP, Roofing & Envelope, Security and Structural consultants
	08/08/2019	SBC	Approved issuing an RFQ to select cost estimators
	12/12/2019	SBC	Approved a revision in project budget and funding and awarding a contract to the best two evaluated proposers for cost estimators (Connico, Inc.) and (Costing Services Group, Inc.)
	08/13/2020	SBC	Approved a revision in project funding and an amendment extending the term
	07/22/2021	SBC	Approved a revision in project budget and funding and to select two consultants



11/22/2021 ESC Approved designer selection (Hurst Rosche, Inc.)  
01/13/2022 SBC Approved a revision in project budget and funding  
01/24/2022 ESC Approved designer selection (R&N Systems Design, LLC)  
04/14/2022 SBC Approved to select consultants  
07/13/2022 SBC Approved a revision in project funding

**Minutes:**

07/13/2023 SBC Approved a revision in project funding

		<u>Start Date</u>	<u>Current Expiration</u>	<u>Anticipated Maturity Date</u>
<b>Architectural Engineering Statewide</b>	Goodwyn, Mills, & Caywood, Inc.	09/23/2019	10/31/2024	10/31/2024
	Gobbell Hays Partners, Inc.	10/24/2019	10/31/2024	10/31/2024
	EOA Architects, PLLC	11/12/2019	10/31/2024	10/31/2024
	Bauer Askew Architecture, PLLC	11/15/2019	10/31/2024	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2024	10/31/2024
	Derthick Henley & Wilkerson Architects	09/23/2019	10/31/2024	10/31/2024
<b>Civil Engineering Statewide</b>	AECOM	11/12/2019	10/31/2024	10/31/2024
	CTI Engineers, Inc.	09/23/2019	10/31/2024	10/31/2024
	S & ME, Inc.	09/23/2019	10/31/2024	10/31/2024
	Fisher & Arnold, Inc.	09/23/2019	10/31/2024	10/31/2024
<b>Healthcare Statewide</b>	Red Chair (dba A2H)	01/23/2020	10/31/2024	10/31/2024
	HFR, Inc	09/23/2019	10/31/2024	10/31/2024
<b>Historical Architectural Statewide</b>	Hefferlin+Kronenberg Architects, PLLC	12/19/2019	10/31/2024	10/31/2024
	Centric Architecture, Inc.	09/23/2019	10/31/2024	10/31/2024
<b>Mechanical Electrical Plumbing Statewide</b>	SSR, Inc.	09/23/2019	10/31/2024	10/31/2024
	Edmonds Engineering, Inc.	11/12/2019	10/31/2024	10/31/2024
	IC Thomason, Inc.	09/23/2019	10/31/2024	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2024	10/31/2024
	Allen & Hoshall, Inc.	09/23/2019	10/31/2024	10/31/2024
<b>Roofing &amp; Envelope Statewide</b>	SSR, Inc.	09/23/2019	10/31/2024	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2024	10/31/2024
	Hurst Rosche, Inc.	11/12/2019	10/31/2024	10/31/2024
<b>Security Consultant Statewide</b>	Security Risk Management Consultants, LLC	09/23/2019	10/31/2024	10/31/2024
<b>Structural Engineering Statewide</b>	Allen & Hoshall, Inc.	09/23/2019	10/31/2024	10/31/2024
	Hurst Rosche, Inc.	11/12/2019	10/31/2024	10/31/2024
	CTI, Inc.	09/23/2019	10/31/2024	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2024	10/31/2024
<b>Cost Estimator Statewide</b>	Costing Services Group, Inc.	03/17/2020	11/29/2022	11/29/2022
	Connico, Inc.	03/17/2020	10/31/2024	10/31/2024
<b>Security Electronics Statewide</b>	Hurst-Rosche, Inc.	03/22/2022	10/31/2024	10/31/2024



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

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

**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:** Four proposals were received on June 6, 2023 for the South Central Regional Health Office (SCRHO) Replacement Facility. The Notice of Intent to award was sent on June 22, 2023 naming Skanska USA as the best evaluated proposer. The protest period ended on June 29, 2023 and no protests were received.

**Previous Action:** 11/10/2022 SBC Approved project, to select a designer and utilizing the CM/GC alternative delivery method  
11/21/2023 ESC Approved designer selection (TMPartners, PLLC)

**Minutes:** 07/13/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Skanska USA)

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State