

MINUTES
STATE BUILDING COMMISSION
June 21, 2022

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Speaker Cameron Sexton called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- University of Tennessee
- Tennessee Technological University
- Department of Economic & Community Development
- Tennessee Board of Regents
- State Building Commission

PRESENTER

President Randy Boyd
President Philip Oldham
Commissioner Bob Rolfe
Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Garry Askew, Bauer Askew Architecture, PLLC

CONSENT AGENDA

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

1. Agency: **Middle Tennessee State University**
Project Title: Campus-Wide Utilities Repairs and Replacements
SBC Project No: 366/009-02-2021
Requested Action: Approval of a revision in project budget and funding in order to award a contract

2. Agency: **University of Memphis**
Project Title: Athletic Scoreboard / Video Boards
SBC Project No: 367/072-01-2022
Requested Action: Approval of a revision in project budget and funding

3. Agency: **Tennessee Board of Regents / Roane State Community College**
Project Title: Knox County Campus Expansion
SBC Project No: 166/027-02-2021
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

4. Agency: **University of Tennessee – Chattanooga**
Project Title: University Center Improvements – Chattanooga Rooms
SBC Project No: 540/005-04-2020
Requested Action: Approval to cancel the project

5. Agency: **University of Tennessee – Martin**
Project Title: Establish Veterans Park & Demolition of Dormitories
SBC Project No: 540/011-01-2022
Requested Action: Approval of a project and proceeding with the process to select a designer

6. Agency: **University of Tennessee – Martin**
Project Title: Hall-Moody Building Systems and Chiller Upgrade
SBC Project No: 540/011-04-2018
Requested Action: Approval of a revision in project budget and funding

7. Agency: **University of Tennessee – Knoxville**
Project Title: POD Market Expansion and Brand Refresh
SBC Project No: 540/009-21-2022
Requested Action: Approval of a project and proceeding with process to select a designer, and utilizing Campus Resources and System Procurement for a portion of the work

8. Agency: **University of Tennessee – Knoxville**
Project Title: Administration Garage Repairs
SBC Project No: 540/009-31-2021
Requested Action: Approval of a revision in project budget and funding

9. Agency: **University of Tennessee – Knoxville**
 Project Title: Regional Stormwater Storage Facility
 SBC Project No: 540/009-11-2021
 Requested Action: Approval of a revision in budget and funding in order to award a contract

10. Agency: **University of Tennessee – Knoxville**
 Project Title: Bass Building Renovation
 SBC Project No: 540/009-09-2019
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect

11. Agency: **Department of Military**
 Project Title: VTS Smyrna Civil Support Training Maintenance Bay
 SBC Project No: 361/079-01-2019
 Requested Action: Approval of a revision in project budget and funding

12. Agency: **Department of Military**
 Project Title: Statewide Facilities Maintenance Shops Eyewash Station Upgrades
 SBC Project No: 361/000-02-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer

13. Agency: **Department of Military**
 Project Title: VTS Tullahoma Transient Training Open Bay Barracks
 SBC Project No: 361/093-01-2021
 Requested Action: Approval of a revision in project funding

14. Agency: **Department of Military**
 Project Title: VTS Tullahoma Transient Training Open Bay Barracks Phase 2
 SBC Project No: 361/093-02-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer

15. Agency: **Tennessee Wildlife Resources Agency**
 Project Title: Cheatham WMA Flooding Pumps Replacement
 SBC Project No: 220/018-02-2018
 Requested Action: Approval to cancel the project

16. Agency: **Department of Agriculture**
 Project Title: Statewide Demolition of Structures
 SBC Project No: 100/010-01-2022
 Requested Action: Approval of a project utilizing a Central Procurement Office contract to perform the work

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: University Center Renovations

Project Description: Renovations of the building service and electrical systems; HVAC system, plumbing, lighting, ceilings, building finishes, doors, hardware, windows, roof system; upgrade restrooms; upgrade food service systems; correct drainage problems; repair building envelope; asbestos abatement; and ADA and life safety code upgrades. There will be wall reconfigurations changing layout, and accommodating system and code upgrades. Includes all related work to complete the project.

SBC Number: 540/005-03-2022

Total Project Budget: \$33,000,000.00

Source of Funding:	\$ 2,250,000.00	Plant Funds (Aux-Dining/Retail)	(A)
	\$ 3,450,000.00	Plant Funds (Non-Aux)	(A)
	\$ 100,000.00	Gifts	(O)
	\$27,200,000.00	TSSBA	(A)

Comment: This is a FY 20/21 **disclosed** project in the capital budget. The roof system being replaced is approximately 23 years old.

Minutes: 06/21/2022 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: **Approval of a Master Plan** as presented by Bauer Askew Architecture, PLLC

Project Title: Master Plan

Project Description: Develop master plan

SBC Number: 364/000-02-2019

Total Project Budget: \$625,000.00

Source of Funding: \$625,000.00 Plant Funds (Aux-Housing) (A)

Comment: The Master Plan was approved by the TTU Board of Trustees on March 10, 2022 and by THEC on May 19, 2022. Bauer Askew Architecture, PLLC will serve as a Campus Consultant for master planning for the ten-year life of the master plan.

Previous Action: 06/13/2019 SBC Approved project and issuing an RFQ for a Master Planner
 09/12/2019 SBC Approved designer selection (Bauer Askew Architecture, PLLC)

Minutes: 06/21/2022 SBC Garry Askew with Bauer Askew Architecture, PLLC presented the 2022 Master Plan.

The Commission approved a Master Plan as presented by Bauer Askew Architecture, PLLC.

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Memphis Regional Megasite, Haywood County, Tennessee

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

Project Title: Memphis Regional Megasite Ford Vehicle Plant Grant

Project Description: Grant to the Ford Motor Company for the Memphis Regional Megasite vehicle manufacturing plant for site development, infrastructure, equipment, facility construction and all required related work.

SBC Number: 170/009-01-2022

Total Project Budget: \$285,000,000.00

Source of Funding: \$285,000,000.00 21/22 CurrFunds-CapImp (A)

Comment: This grant is a FY 21/22 **line-item** in the capital budget and has been determined to be for a public purpose. The duration of the grant will be from contract execution until December 31, 2031 and will incorporate the accountability agreement including a clawback provision.

Minutes: 06/21/2022 SBC Approved a capital grant agreement

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Memphis Regional Megasite, Haywood County, Tennessee

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

Project Title: Memphis Regional Megasite BlueOval SK Battery Plant Grant

Project Description: Grant to the BlueOval SK, LLC for the Memphis Regional Megasite battery manufacturing plant for site development, infrastructure, equipment, facility construction and all required related work.

SBC Number: 170/009-02-2022

Total Project Budget: \$215,000,000.00

Source of Funding: \$215,000,000.00 21/22 CurrFunds-CapImp (A)

Comment: This grant is a FY 21/22 **line-item** in the capital budget and has been determined to be for a public purpose. The duration of the grant will be from contract execution until December 31, 2031 and will incorporate the accountability agreement including a clawback provision.

Minutes: 06/21/2022 SBC Approved a capital grant agreement

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Tornado Repairs and Replacement

Project Description: Building and structural repairs and replacement for TSU Agriculture campus caused by the tornado event of March 3, 2020. Design teams and work crews have begun assessing the damage and implementing emergency safety and stabilization protocols. This project will account for those significant measures already taken as well as those to come for site clean-up, temporary repairs, utility restoration, and permanent building repairs and restorations.

SBC Number: 166/001-01-2020

Total Project Budget: \$11,990,267.12

Current Project Funding: \$11,990,267.12

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00	19/20	CurrFunds-CapImp (E&C)	(A)
	734,210.11	44,047.00	778,257.11		Federal Grant (USDA)	(F)
	10,947,059.01	(35,049.00)	10,912,010.01		Insurance Proceeds	(O)
Original Project Budget:	\$11,981,269.12					
Change in Funding:		\$8,998.00				
Revised Project Budget:			\$11,990,267.12			

Comment: Net insurance proceeds of \$35,049.00 are being deducted from the project for the final settlement of the original Hoop Houses price (-\$117,478.00) and final adjustment for construction (GMP) price for Greenhouse 503 (+\$82,429.00). Campus funds are being added for design fees for the alternate Hoop House design (\$25,000.00); and enhancements to Greenhouse 503 (\$19,047).

Previous Action:

03/12/2020	SBC	Referred to ESC with authority to act
03/23/2020	ESC	Approved project utilizing the regional consultant and a previously selected designer
09/21/2020	ESC	Approved designer selection (Melvin Gill Architects)
01/14/2021	SBC	Approved a revision in funding and use of previously selected CM/GC (Hoar Construction)
07/22/2021	SBC	Approved a revision in budget and funding & use of previous designer
11/10/2021	SBC	Approved a revision in funding
01/13/2022	SBC	Approved a revision in funding
02/10/2022	SBC	Approved a revision in funding
03/10/2022	SBC	Approved a revision in project budget and funding
04/14/2022	SBC	Approved a revision in funding

Minutes: 06/21/2022 SBC Approved a revision in project budget and funding

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

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

Report of Items Approved by Office of the State Architect

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

1) State Procurement Agency:	University of Tennessee	User Agency:	UT Chattanooga
Location:	Chattanooga, Tennessee		
Project Title:	Academic Classroom Building Renovation (Lupton/Fine Arts)		
SBC Project No:	540/005-01-2015	Approval Date:	05/06/2022
Designer:	Derthick, Henley & Wilkerson Architects	Contractor:	J&J Contractors, Inc.
Construction Completion %:	15%	Targeted Substantial Completion:	07/23/2022
Change Order No.	1	Comment: Hidden Conditions/Design Modifications	
Change Order Amount:	\$151,283.57	This change order addresses the need to replace steel support members including an allowance for extended general conditions which is identified as a hidden condition. This change order also addresses the need to add electrical service which was identified as a design modification. This change order adds 20 days to the project schedule.	
Change Order Percentage:	16.00%		
Cumulative Percentage:	16.00%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$750,000.00	Revised Contract Amount:	\$1,096,983.57
Base Contract Amount:	\$945,700.00	Remaining Undedicated Funds:	\$281,000.00
Contingency:	\$75,000.00		
2) State Procurement Agency:	TN Board of Regents	User Agency:	Tennessee State University
Location:	Nashville, Tennessee		
Project Title:	Residence Centers Elevator Upgrade		
SBC Project No:	166/001-01-2018	Approval Date:	05/06/2022
Designer:	Engineering Services Group	Contractor:	Kone, Inc.
Construction Completion %:	95%	Targeted Substantial Completion:	05/12/2022
Change Order No.	6	Comment: Hidden Conditions	
Change Order Amount:	\$3,260.59	This change order addresses the need to repair existing elevator shaft vent actuators. This change order adds 35 days to the project schedule.	
Change Order Percentage:	1.21%		
Cumulative Percentage:	27.16%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$400,000.00	Revised Contract Amount:	\$342,051.11
Base Contract Amount:	\$269,000.00	Remaining Undedicated Funds:	\$83,442.31
Contingency:	\$25,000.00		

- 3) **State Procurement Agency:** STREAM **User Agency:** Department of Children's Services
Location: Dandridge, Tennessee
Project Title: Mountain View YDC Physical Security Upgrades
SBC Project No: 144/013-01-2015 **Approval Date:** 05/05/2022
Designer: Engineering Services Group **Contractor:** Merit Construction, Inc.
- Construction Completion %:** 70% **Targeted Substantial Completion:** 12/18/2022
Change Order No. 2 **Comment: Design Modifications**
Change Order Amount: \$540,294.56 This change order addresses the need to replace cell doors and enclose ductwork. This change order adds 296 days to the project schedule.
Change Order Percentage: 108.49%
Cumulative Percentage: 110.47% **After This Change Order**
- Approved Project Funding**
Original Bid Target: \$1,040,000.00
Base Contract Amount: \$498,000.00 **Revised Contract Amount:** \$1,048,131.03
Contingency: \$104,000.00 **Remaining Undedicated Funds:** \$168,352.61
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Children's Services
Location: Dandridge, Tennessee
Project Title: Mountain View YDC Upgrades
SBC Project No: 144/013-01-2017 **Approval Date:** 05/03/2022
Designer: Architects Weeks Ambrose **Contractor:** Merit Construction, Inc.
- Construction Completion %:** 95% **Targeted Substantial Completion:** 03/17/2022
Change Order No. 3 **Comment: Hidden Conditions/Codes/Value Added**
Change Order Amount: \$117,967.52 This change order addresses the need to install a new formed curb, security grates, re-seeding, the removal of existing millwork, handrail repair, grease line cleaning, grout bed work and drywall replacement all identified as hidden conditions. This change order also addresses the need to add pipe couplings and a fire valve which is identified as a code-requirement. This change order addresses the need to repair fencing and the replacement of plumbing valves which are identified as value-added. This change order adds 102 days to the project schedule.
Change Order Percentage: 3.34%
Cumulative Percentage: 15.96% **After This Change Order**
- Approved Project Funding**
Original Bid Target: \$4,050,000.00
Base Contract Amount: \$3,530,700.00 **Revised Contract Amount:** \$3,976,181.00
Contingency: \$405,000.00 **Remaining Undedicated Funds:** \$800,352.15

- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Humboldt, Tennessee
Project Title: Humboldt RC Re-roof and Facility Update
SBC Project No: 361/036-01-2019 **Approval Date:** 04/28/2022
Designer: Evans Taylor Foster **Contractor:** The Tradesman Group, Inc.
Childress Architects
Construction Completion %: 98% **Targeted Substantial Completion:** 01/31/2022
Change Order No. 2 **Comment: Schedule Modifications/Added Scope**
Change Order Amount: \$2,159.20 This change order addresses the need to reimburse the contractor for taxes on equipment which is identified as added scope. This change also addresses the need to add time to the project schedule due to extended lead time delays which was identified as a schedule modification. This change order adds 212 days to the project schedule.
Change Order Percentage: .30%
Cumulative Percentage: 30.15%

Approved Project Funding **After This Change Order**
Original Bid Target: \$1,080,000.00
Base Contract Amount: \$730,917.00 **Revised Contract Amount:** \$951,276.65
Contingency: \$108,000.00 **Remaining Undedicated Funds:** \$263,679.93
- 6) **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:** 04/29/2022
Designer: Design House 1411 LLC **Contractor:** Jenkins & Stiles, LLC
Construction Completion %: 58% **Targeted Substantial Completion:** 01/01/2023
Change Order No. 5 **Comment: Schedule Modifications**
Change Order Amount: \$25,649.31 This change order addresses the need to add time and an allowance for extended general conditions. This change order adds 24 days to the project schedule.
Change Order Percentage: .60%
Cumulative Percentage: 11.49%
Approved Project Funding **After This Change Order**
Original Bid Target: \$5,581,000.00
Base Contract Amount: \$4,257,700.00 **Revised Contract Amount:** \$4,747,044.64
Contingency: \$279,050.00 **Remaining Undedicated Funds:** \$1,166,883.75

Initial and Revised Approvals of Capital Projects

Approvals of Emergency Capital Projects

- Reported the following approval of an emergency project in accordance with Item 2.04(D) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Mental Health & Substance Abuse Services
Location: Bolivar, Tennessee
Project Title: Emergency – Western MHI Temporary Kitchen
Project Description: Installation of both short-term mobile and long-term modular kitchens including sitework, temporary and permanent utilities and all required related work.
SBC Project No. 344/015-01-2022
Total Project Budget: \$2,340,000.00
Source of Funding: 21/22 MHSAS Op Funds (R)
Approval: Approved project, utilizing a previously selected designer (Allen & Hoshall, Inc.), and utilizing CPO contracts to perform the work
Approval Date: 04/29/2022

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Middleton, Tennessee
Project Title: West TN 4-H Center Security Upgrades
SBC Project No. 540/001-02-2020
Designer: Allen & Hoshall, Inc.
Amount: \$7,959.24
Explanation: This ASR is for services relating to design changes to the site plan.
Approval Date: 05/16/2022
OSA Receipt Date: 05/16/2022
 - 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Haslam Field Expansion
SBC Project No. 540/009-08-2016
Designer: Johnson Architecture
Amount: \$370,800.00
Explanation: This ASR is for construction materials testing by the designer and also includes athletic branding design.
Approval Date: 04/26/2022
OSA Receipt Date: 04/27/2022

- 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Art and Architecture Improvements
SBC Project No. 540/009-21-2019
Designer: Brewer, Ingram & Fuller Architects
Amount: \$2,948.00
Explanation: This ASR is for services required to provide electrical improvements.
Approval Date: 05/02/2022
OSA Receipt Date: 05/03/2022

- 4) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Andy Holt Tower Renovations
SBC Project No. 540/009-23-2021
Designer: Brewer, Ingram & Fuller Architects
Amount: \$7,416.00
Explanation: This ASR is for FF&E design services.
Approval Date: 04/27/2022
OSA Receipt Date: 04/28/2022

- 5) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Tracy City, Tennessee
Project Title: Statewide Dam Repairs
SBC Project No. 126/000-01-2021
Designer: S&ME, Inc.
Amount: \$25,765.20
Explanation: This ASR is for geotechnical and scanning services.
Approval Date: 04/26/2022
OSA Receipt Date: 04/26/2022

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

Other Business

There being no further business, the meeting adjourned at 11:09 a.m.

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Campus-Wide Utilities Repairs and Replacements

Project Description: Funds are provided for repair and replacement of utilities campus wide including, but not limited to, underground electrical, steam, steam condensate, steam manhole, sanitary sewer, domestic water and backflow preventers, and stormwater infrastructure. Project includes all related work.

SBC Number: 366/009-02-2021

Total Project Budget: \$3,161,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,816,000.00	\$ 0.00	\$1,816,000.00	21/22	CurrFunds-CapMaint	(A)
	1,139,000.00	0.00	1,139,000.00	21/22	CurrFunds-CapMaint (MP)	(A)
	0.00	206,000.00	206,000.00	19/20	CurrFunds-CapMaint	(R)
Original Project Budget:	\$2,955,000.00					
Change in Funding:		\$ 206,000.00				
Revised Project Budget:			\$3,161,000.00			

Comment: This request increases the project budget from \$ 2,955,000.00 to \$3,161,000.00 to award a contract to FM Sylvan, Inc. for \$2,023,575.00 for the base bid only. One bid was received on May 5, 2022. The increase in cost is due to material and labor cost escalation. There will be no additional designer fees.

Previous Actions: 07/22/2021 SBC Approved project and to select a designer
 07/22/2021 ESC Approved designer selection (I.C. Thomasson Associates, Inc.)

Minutes: 06/21/2022 SBC Approved a revision in project budget and funding in order to award a contract (FM Sylvan, Inc.)

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

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

Project Title: Athletic Scoreboard / Video Boards

Project Description: Installation of Scoreboard / Video Boards for indoor football, FedEx Baseball Park, and the Soccer / Track field.

SBC Number: 367/072-01-2022

Total Project Budget: \$2,050,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,150,000.00	\$ 900,000.00	\$2,050,000.00	Gift-in-Place	(0)
Original Funding:	\$1,150,000.00				
Change in Funding:		\$ 900,000.00			
Revised Funding:			\$2,050,000.00		

Comment: This action will fund construction for scoreboards/videoboards at the Soccer and Track facilities and decrease the total project budget from \$2,950,000 to \$2,050,000 as this completes the scope.

Previous Action: 02/10/2022 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

Minutes: 06/21/2022 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS**Roane State Community College, Harriman, Roane County, Tennessee** **

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

Project Title: Knox County Campus Expansion

Project Description: Build a new facility in Knox County including site development, utilities, parking, and landscaping. New campus will provide Nursing, Allied Health Science, and related programs for RSCC and TCAT Knoxville.

SBC Number: 166/027-02-2021

Total Project Budget: \$75,000,000.00

Current Funding: \$ 1,000,000.00 21/22 CurrFunds-CapImp (A)

Comment: Five proposals were received on May 9, 2022. The Notice of Intent to award was sent on May 27, 2022 naming Johnson & Galyon, Inc. as the best evaluated proposer. The protest period will expire on June 3, 2022.

Previous Action:

07/22/2021	SBC	Approved project and use of CM/GC
07/22/2021	ESC	Approved designer selection (Barber McMurry Architects)
12/20/2021	SBC	Approved revision in budget

Minutes: 06/21/2022 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (Johnson & Galyon, Inc.)

** Work will be done in Knox County

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee**Requested Action:** Approval to cancel the project**Project Title:** University Center Improvements - Chattanooga Rooms**Project Description:** This project will upgrade the flooring, ceiling, paint and other wall treatments for sound control in the University Center Chattanooga Rooms A, B, & C. It will also reconfigure part of this area to add a warming kitchen and storage area.**SBC Number:** 540/005-04-2020**Original Project Budget:** \$800,000.00**Project Expenditures:** \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$200,000.00	(\$200,000.00)	\$0.00	Plant Funds (Non-Aux)	(A)
	250,000.00	(\$250,000.00)	\$0.00	Plant Funds (Aux-Dining)	(A)
	250,000.00	(\$250,000.00)	\$0.00	Student Fees	(A)
	100,000.00	(\$100,000.00)	\$0.00	Gift-in-Place (Dining Vendor)	(O)
Original Project Budget:	\$800,000.00				
Change in Funding:		(\$800,000.00)			
Revised Project Budget:			\$0.00		

Comment: The campus has requested to cancel the project as this scope will be included as part of the FY 20/21 Disclose project in the capital budget, University Center Renovation project.

Previous Action: 01/09/2020 SBC Approved project and to select a designer and accepting Gift-in-Place construction for a portion of work, with plans and specifications to be approved by the State Architect

01/28/2020 ESC Approved designer selection (Billingsley/Architecture)

Minutes: 06/21/2022 SBC Approved cancellation of the project

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

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

Project Title: Establish Veterans Park & Demolition of Dormitories

Project Description: Demolition and abatement of the Grove Apartments to establish a veteran's park. Includes all related work to complete the project.

SBC Number: 540/011-01-2022

Total Project Budget: \$1,500,000.00

Current Project Funding: \$ 500,000.00

Source of Funding: \$ 500,000.00 21/22 CurrFunds-CapImp (A)

Comment: This is a FY 21/22 line-item project in the capital budget. The current funding will be used to start demolition of apartments.

The Tennessee Historical Commission has determined that the demolition or disposal of this property does adversely affect this State-owned resource and the THC encourages consultation with their office to explore alternative that would avoid, minimize or mitigate the adverse effect. Mitigating activities to adequately document the facilities are being conducted.

Minutes: 06/21/2022 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Hall-Moody Building Systems and Chiller Upgrade

Project Description: This project will replace air handlers, modify pipe system to a 4 pipe system; replace heat exchangers and pumps; replace a chiller; upgrade plumbing and electrical systems; remodel the attic for the mechanical room; and upgrade building finishes.

SBC Number: 540/011-04-2018

Total Project Budget: \$11,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$10,560,000.00	\$ 0.00	\$10,560,000.00	18/19	CurrFunds-CapMaint	(A)
	0.00	940,000.00	940,000.00	15/16	CurrFunds-CapMaint	(R)
Original Project Budget:	\$10,560,000.00					
Change in Funding:		\$940,000.00				
Revised Project Budget:			\$11,500,000.00			

Comment: This request increases the budget from \$10,560,000.00 to \$11,500,000.00 based on the designer’s estimate. The increase is primarily due to higher HVAC and electrical components costs within the current market conditions.

Previous Action: 08/09/2018 SBC Approved project and to select a designer
 08/20/2018 ESC Approved designer selection (Pickering Firm, Inc.)
 10/13/2020 SBC Approved reallocation of funds

Minutes: 06/21/2022 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, and utilizing Campus Resources and System Procurement for a portion of the work

Project Title: POD Market Expansion and Brand Refresh

Project Description: Upgrades to the Provisions on Demand (POD) markets and dining facilities across campus. Includes all related work to complete the project.

SBC Number: 540/009-21-2022

Total Project Budget: \$750,000.00

Current Project Funding: \$275,000.00

Source of Funding: \$275,000.00 Plant Funds (Aux-Dining) (A)

Comment: This is a FY 20/21 **disclosed** project in the capital budget. The primary locations are Volunteer Hall and the Student Union. Campus Resources and System Procurement are requested for this initial portion due to the simplicity of the work.

Minutes: 06/21/2022 SBC Approved project and to select a designer, and utilizing Campus Resources and System Procurement for a portion of the work

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

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

Project Title: Administration Garage Repairs

Project Description: This project provides structural repairs to the garage and includes all related work to complete the project.

SBC Number: 540/009-31-2021

Total Project Budget: \$2,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,200,000.00	\$1,200,000.00	\$2,400,000.00	Plant Funds (Aux-Parking) (A)
Original Project Budget:	\$1,200,000.00			
Change in Funding:		\$1,200,000.00		
Revised Project Budget:			\$2,400,000.00	

Comment: This request increases the budget from \$1,200,000.00 to \$2,400,000.00 based on the designer's estimate. The increase is primarily due to more extensive structural repairs and the current market conditions.

Previous Action: 10/14/2021 SBC Approved project and to select a designer
 10/25/2021 ESC Approved designer selection (Studio Four Design, Inc.)

Minutes: 06/21/2022 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Regional Stormwater Storage Facility

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

SBC Number: 540/009-11-2021

Total Project Budget: \$3,106,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,510,000.00	\$1,596,000.00	\$3,106,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$1,510,000.00			
Change in Funding:		\$1,596,000.00		
Revised Project Budget:			\$3,106,000.00	

Comment: This increases the budget from \$1,510,000.00 to \$3,106,000.00. Three bids were received on May 11, 2022. An increase in funding is needed to award a \$2,600,500.00 contract to Southern Constructors, Inc. for the base bid and two alternates. The increase is primarily due to concrete and electrical costs along with labor shortages and the availability of contractors in the current market conditions. There will be no increase in designer fees.

Previous Action:

04/08/2021	SBC	Approved project and to select a designer, utilizing Best Value alternative delivery method
04/19/2021	ESC	Approved designer selection (Lose & Associates, Inc. dba Lose Design)

Minutes: 06/21/2022 SBC Approved a revision in budget and funding in order to award a contract (Southern Constructors, Inc.)

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

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

Project Title: Bass Building Renovation

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

SBC Number: 540/009-09-2019

Total Project Budget: \$1,621,000.00

Source of Funding: \$1,621,000.00 Plant Funds (Non-Aux) (A)

Previous Action:

08/08/2019	SBC	Approved project and to select a designer
08/22/2019	ESC	Approved designer selection (Sparkman & Associates Architects, Inc.)
10/14/2021	SBC	Approved a revision in project scope, budget, and funding

Minutes: 06/21/2022 SBC Approved EDP as recommended by the State Architect

DEPARTMENT OF MILITARY

Volunteer Training Site Smyrna, Smyrna, Rutherford County, Tennessee

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

Project Title: VTS Smyrna Civil Support Training Maintenance Bay

Project Description: Construction of a new maintenance training bay and all required related work.

SBC Number: 361/079-01-2019

Total Project Budget: \$1,855,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,820,000.00	\$35,000.00	\$1,855,000.00	Federal Funds (NGB) (F)
Original Project Budget:	\$1,820,000.00			
Change in Funding:		\$35,000.00		
Revised Project Budget:			\$1,855,000.00	

Comment: This request increases the project budget from \$1,820,000.00 to \$1,855,000.00. An increase in funding is needed to execute a change order for unforeseen COVID related delays due to materials and extending builders' risk. There will be no additional designer fees. This project is 100% federally funded.

Previous Action:

07/11/2019	SBC	Approved project and to select a designer
07/22/2019	ESC	Approved designer selection (Kaatz Binkley Jones & Morris Arch)
06/19/2020	SBC	Approved a revision in project budget and funding
09/18/2020	SBC	Approved reallocations of budget revising MACC

Minutes: 06/21/2022 SBC Approved a revision in project budget and funding

DEPARTMENT OF MILITARYStatewide, Tennessee

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

Project Title: Statewide Facilities Maintenance Shops Eyewash Station Upgrades

Project Description: Upgrade eyewash stations and associated infrastructure to meet current code and federal regulations and all required related work.

SBC Number: 361/000-02-2022

Total Project Budget: \$1,455,000.00

Source of Funding: \$1,455,000.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded. The project will upgrade approximately 27 eyewash stations at various facilities statewide.

Minutes: 06/21/2022 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYVolunteer Training Site Tullahoma, Tullahoma, Coffee County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: VTS Tullahoma Transient Training Open Bay Barracks

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

SBC Number: 361/093-01-2021

Total Project Budget: \$1,725,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 175,652.00	\$1,549,348.00	\$1,725,000.00	Federal Funds (NGB) (F)
Original Project Budget:	\$ 175,652.00			
Change in Funding:		\$1,549,348.00		
Revised Project Budget:			\$1,725,000.00	

Comment: This request is to add the construction funds to complete the project. This project is 100% federally funded.

Previous Action: 05/13/2021 SBC Approved project and to select a designer and utilizing a previously selected consultant
05/24/2021 ESC Approved designer selection (Hefferlin + Kronenberg Architects, PLLC)

Minutes: 06/21/2022 SBC Approved a revision in project funding

DEPARTMENT OF MILITARYVolunteer Training Site Tullahoma, Tullahoma, Coffee County, Tennessee

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

Project Title: VTS Tullahoma Transient Training Open Bay Barracks Phase 2

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

SBC Number: 361/093-02-2022

Total Project Budget: \$7,170,000.00

Current Project Funding: \$1,830,000.00

Source of Funding: \$1,830,000.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded. Phase 2 will add one additional barrack per year to the one constructed in VTS Tullahoma Transient Training Open Bay Barracks (361/093-01-2021). The remaining barracks will be added when additional funding is made available from the National Guard Bureau.

Minutes: 06/21/2022 SBC Approved project and to select a designer

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 2 - Middle, Ashland City, Cheatham County, Tennessee

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

Project Title: Cheatham WMA Flooding Pumps Replacement

Project Description: Install water pump system that seasonally floods fields for waterfowl habitat, and all required related work.

SBC Number: 220/018-02-2018

Original Project Budget: \$1,750,000.00

Project Expenditures: \$ 44,046.71

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 800,000.00	\$ (755,953.29)	\$44,046.71	18/19	TWRA Op Funds	(A)
	950,000.00	(950,000.00)	0.00	19/20	TWRA Op Funds	(A)
Original Project Funding:	\$1,750,000.00					
Change in Funding:		\$(1,705,953.29)				
Revised Project Budget:			\$44,046.71			

Comment: Project cancellation is being requested due to the lower annual cost of renting pumps instead of installing and maintaining agency pumps. Project expenditures were for design costs.

Previous Action:

12/13/2018	SBC	Approved project and to select a designer
01/28/2019	ESC	Approved designer selection (Griggs & Maloney, Inc.)
10/10/2019	SBC	Approved a revision in project budget and funding

Minutes: 06/21/2022 SBC Approved cancellation of the project

DEPARTMENT OF AGRICULTUREDivision of Forestry, Statewide, Tennessee

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

Project Title: Statewide Demolition of Structures

Project Description: Demolition of structures that are beyond their useful life and repair, and all required related work.

SBC Number: 100/010-01-2022

Total Project Budget: \$850,000.00

Source of Funding: \$850,000.00 21/22 CurrFunds-CapImp (A)

Comment: This is a FY21/22 line-item project in the capital budget.

The use of a Central Procurement Office contract to perform the work is requested due to the work being limited in scope and a single trade. No designer is required.

The Tennessee Historical Commission has determined that the demolition or disposal of this property does adversely affect this State-owned resource. Through consultation with THC the agency will provide all necessary documentation to mitigate the adverse effect prior to demolition or disposal.

This project includes eleven structures consisting of six residences, two storage sheds, two offices, and one crew cabin.

Minutes: 06/21/2022 SBC Approved project utilizing a Central Procurement Office contract to perform the work

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State