

MINUTES
STATE BUILDING COMMISSION
November 10, 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

- Tennessee Technological University
- University of Tennessee
- Tennessee Board of Regents
- Department of Transportation
- Tennessee Historical Commission
- State Building Commission

PRESENTER

President Phil Oldham
President Randy Boyd
Executive Director Dick Tracy
Deputy Commissioner Paul Degges
Historic Sites Program Director Dan Brown
State Architect Ann McGauran

OTHER PARTICIPANTS

Peter Ludman, Cope Associates Architecture
Vice President Douglas Allen, Tennessee State University
Will Reid, Department of Transportation
Shane Hester, Department of Transportation

CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**
Project Title: Chiller Addition
SBC Project No: 364/011-07-2021
Requested Action: Approval of a revision in project budget and funding

2. Agency: **University of Tennessee – Chattanooga**
Project Title: Roof Replacement
SBC Project No: 540/005-10-2016
Requested Action: Approval of a revision in project scope, budget, and funding

3. Agency: **University of Tennessee Institute of Agriculture**
Project Title: Lone Oaks 4-H Center STEM Building
SBC Project No: 540/001-12-2022
Requested Action: Approval of a project and proceeding with the process to select a designer

4. Agency: **University of Tennessee – Knoxville**
Project Title: Classroom Upgrades (22/23)
SBC Project No: 540/009-41-2022
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

5. Agency: **University of Tennessee – Knoxville**
Project Title: Athletic Facilities Upgrades
SBC Project No: 540/009-29-2022
Requested Action: Approval of a revision in project funding and utilizing Campus Resources and System Procurement for a portion of the work

6. Agency: **University of Tennessee – Knoxville**
Project Title: Carousel Theatre Replacement
SBC Project No: 540/009-08-2021
Requested Action: Approval of a revision in project budget and funding

7. Agency: **Department of Military**
Project Title: Mechanical, Electrical & Plumbing Consultant 2022
SBC Project No: 361/000-05-2022
Requested Action: Approval of a procurement and proceeding with the process to select a consultant

8. Agency: **Department of Military**
Project Title: VTS Milan Cantonment Area Additional Emergency Generators
SBC Project No: 368/031-04-2022
Requested Action: Approval of a project and proceeding with the process to select a designer

9. Agency: **Department of General Services**
Project Title: South Central Regional Health Office (SCRHO) Replacement Facility
SBC Project No: 408/012-01-2022
Requested Action: Approval of a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam 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: Advanced Construction and Manufacturing Engineering Building

Project Description: Construct an advanced construction and manufacturing engineering facility. The project scope includes the demolition of Lewis Hall and the Foundry, rerouting existing utilities, and returning the site to green space.

SBC Number: 364/011-05-2022

Total Project Budget: \$62,400,000.00

Source of Funding: \$57,408,000.00 22/23 CurrFunds-CapImp (A)
 4,992,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 22/23 **line-item** in the capital budget. The project description has been modified for clarity. The CM/GC delivery method is requested because the project requires construction team involvement for design alternatives, advice regarding budget, and schedule implications of various design solutions. Contractors experienced with preconstruction services, budgeting, scheduling and demolition will be pursued.

The Tennessee Historical Commission has determined these demolitions will adversely affect these State-owned resources, and requests to approve the mitigation plan prior to demolition. Plant funds will be used in lieu of gift funds required for the match until the gift funds are received.

Minutes: 11/10/2022 SBC Approved project, to select a designer, and utilizing CM/GC alternate delivery method

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 and utilizing Construction Manager/General Contractor alternate delivery method**

Project Title: 540 McCallie Renovation

Project Description: Renovation of the interior and exterior of the seven-story plus basement-level building.

SBC Number: 540/005-06-2022

Total Project Budget: \$40,000,000.00

Source of Funding: \$38,400,000.00 22/23 CurrFunds-CapImp (A)
 \$ 1,600,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 22/23 **line-item** project in the capital budget. The CM/GC procurement method is requested due to the need for multiple bid packages. Desired team attributes should include enhanced pre-construction services in budgeting and scheduling of work packages to speed up delivery of long lead materials and components while maintaining the overall 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: 11/10/2022 SBC Approved project, to select a designer, and utilizing CM/GC alternate delivery method

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in project funding and the partial Early Design Phase** as presented by Cope Associates Architecture

Project Title: Neyland Stadium South Renovations

Project Description: This project will provide premium seating enhancements, renovations of the south ground and concourse levels and includes addressing life safety issues, improvements to the west bowl seating, and demolition of south hall, along with updating utilities. New amenities will include gates, videoboards, and specialty patron features. This is a phased project with planning for the total project included in the first phase.

SBC Number: 540/009-02-2017

Total Project Budget: \$288,000,000.00

Source of Funding:	\$232,600,000.00	TSSBA	(A)
	21,072,302.00	Plant Funds (Aux-Athletics)	(A)
	34,327,698.00	Gifts	(O)

Comment: The request reallocates funds from Admin/Misc to the Design fee to align the fee with the updated contract agreement which covers specialty consultants, construction testing, and added scope portions from moving work from Movable Equipment, Data /Telecom, and Admin/Misc into the Bid Target to support the CM/GC scope of work for the kitchen equipment and data/telecom.

Previous Action:	02/09/2017	SBC	Referred to ESC with authority to act
	02/27/2017	ESC	Approved project and to select a programmer and consultant throughout design and construction phases
	08/10/2017	SBC	Approved project and to select a designer
	11/20/2017	ESC	Approved designer selection (Cope Associates Architecture)
	12/14/2017	SBC	Approved a revision in project budget, funding, and to utilize CM/GC alternative delivery method
	06/14/2018	SBC	Approved CM/GC award to The Christman Company
	07/11/2019	SBC	Approved a revision in funding
	06/10/2021	SBC	Approved a revision in scope and EDP presentation
	09/09/2021	SBC	Approved a revision in scope
	05/12/2022	SBC	Approved a revision in scope and partial EDP
	09/08/2022	SBC	Approved a revision in budget and funding

Minutes: 11/10/2022 SBC President Randy Boyd introduced Mr. Peter Ludman with Cope Associates Architecture. Mr. Ludman stated that the project is in budget and on schedule.

Lieutenant Governor McNally asked how much revenue is expected with the additional seating. Mr. Ludman replied that he understood that the West Lower Bowl, which is affiliated with the West Field Club, is expected to create about \$5.4 million per year in revenue. Mr. Ludman stated that

he is unsure how that compares with previous revenue. He stated that he is unsure what the amounts were for the North but understood that the response has been positive this season and that all the seats were sold.

The Commission approved a revision in project funding and a partial EDP as presented by Cope Associates Architecture.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Balcony Repairs

Project Description: Replace deteriorated stairwells in priority order at the Ford Residential and New Housing Complex

SBC Number: 166/001-01-2017

Total Project Budget: \$1,415,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 875,000.00	\$540,000.00	\$1,415,000.00	Plant Funds (Aux-Housing) (A)
Original Project Budget:	\$ 875,000.00			
Change in Funding:		\$540,000.00		
Revised Project Budget:			\$1,415,000.00	

Comment: Available funds were not sufficient to complete all the work. Seventeen stairways were replaced with the current funding and there are fifteen sets of stairs remaining. This funding is expected to complete the project.

Previous Action: 07/13/2017 SBC Approved project
 07/27/2017 ESC Approved designer selection (Melvin Gill and Associates)
 10/11/2018 SBC Approved a revision in scope
 09/09/2021 SBC Approved a revision in project budget and funding

Minutes: 11/10/2022 SBC Lieutenant Governor McNally asked how much in plant funds is available in total. Vice President Allen stated that Tennessee State University currently has \$52.7 million in plant funds. Lieutenant Governor McNally asked how much of that is already encumbered. Vice President Allen replied \$10.8 million. Lieutenant Governor McNally asked if there are plans to use some of the remaining \$41 million for construction of dorms or student housing. Vice President Allen stated that TSU will be coming back to the Commission, hopefully soon, for approval of a new residence hall which would require some of their current funds.

Lieutenant Governor McNally asked if this project was a result of a collapse because of student damage. Mr. Dick Tracy stated that this was due to the age of the stairs. The original project was the balcony repairs and they have not touched those yet, but the Campus has secured them, and they are not available to the students. When the designer evaluated the necessary work, it was determined that the stairs were the priority. This resulted in TBR seeking approval from the Commission to convert the scope to address the immediate need to replace the stairs. They completed about half of the stairs under the initial contract. When the

remaining stairs were bid there was not enough money to complete the work. This additional funding will complete the stairs. They would have to come back for a future project to address the balconies. TBR is studying the best solution for the balconies and are considering replacing the balconies or removing them which would result in a renovation of the façade of the apartments.

Lieutenant Governor McNally asked how old the existing stairs were. Mr. Tracy stated they were completed about 20 years ago. They were wood framed because of the type of construction at the time. They have deteriorated over time. There is a separate project that was recently approved by the State Architect where there are damages in one apartment due to students having a function inside the apartment which damaged the building structure. The Campus applied for an insurance claim to assist with the repair work. Lieutenant Governor McNally asked if the students were punished for their behavior. Mr. Tracy replied that he doesn't know but will ask TSU.

Speaker Sexton asked how much certainty there is in the \$52 million plant fund balance. Vice President Allen replied that they provided detailed information on their fund balance back in August to the Commission and he is 100% committed that they have \$52.7 million.

Speaker Sexton stated that there was a financial audit done recently showing \$3 million unaccounted for. Vice President Allen replied that there was no money missing from their financial statements and he would need further clarification to answer the Speakers question.

Comptroller Mumpower stated that he would need his audit staff to speak to the details but the financial audit did show many repeat findings. Some for five to seven years in a row and including work with the Foundation. He apologized for not having his statements or audit staff with him. The financial audit showed a need for better bookkeeping procedures. Vice President Allen thanked Comptroller Mumpower and stated that the audit was an unmodified opinion which is the highest opinion you can receive on a financial statement audit. He agreed that there were findings and stated that TSU are addressing them. In the prior year there were seven findings and now there were four which showed progress. Vice President Allen stated that he wanted to be clear that there was no misappropriation of funds resulting in a loss of \$3 million.

Speaker Sexton asked if they knew where the \$3 million went. Vice President Allen stated that their financial statements were materially correct in accordance with GAP and those are audited by Comptroller Mumpower's office. Speaker Sexton stated that they can review the audit documents. Vice President Allen stated that they would provide any additional requested information but neither their financial statements nor their findings indicated a \$3 million misappropriation. Speaker Sexton stated that he did not

say misappropriation he just said missing. Vice President Allen stated that there is not \$3 million in missing funds. Speaker Sexton asked if Vice President Allen if he was certain there is \$52 million in plant funds. Vice President Allen replied that as he previously answered, yes that is correct.

Comptroller Mumpower asked if the \$52 million includes the money necessary to pay for the leases of the hotels. Vice President Allen replied that is correct. Comptroller Mumpower asked for clarification if the money to pay the hotels is included in the \$52 million or is that the balance after taking the hotel funds out. Vice President Allen stated that in their FY23 budget they included the cost of the hotels as part of their budget to clear it through ENG. They did set aside \$7.3 million in funds, as mentioned in August, for the hotel leases. So, there will be, right now, about \$5.2 million of the \$7.3 million that is going to come out of the plant funds to cover the hotel costs. Therefore, today's \$52 million will be reduced to between \$47 and \$48 million.

Speaker Sexton stated that the Lieutenant Governor previously asked about the \$10.8 million already encumbered. Vice President Allen replied that is correct. Speaker Sexton asked if the \$5.2 million for the hotel leases is included in the \$10.8 million or is it an addition. Vice President Allen replied that the \$5.2 million is included in the \$10.8 but the majority is for their new residence hall debt service.

The Commission approved a revision in project budget and funding.

DEPARTMENT OF TRANSPORTATION

Region 3 - Middle TN, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a project and Designer, and utilizing agency procurement for design and construction, and an Early Design Phase presentation** as recommended by the State Architect

Project Title: New I-65 Robertson County Southbound Weigh Station

Project Description: Demolish the current structures, provide a new southbound Weigh Station, and all required Related Work.

SBC Number: 243/020-02-2022

Total Project Budget: \$38,750,000.00

Source of Funding: \$ 3,875,000.00 22/23 TDOT Op Funds (A)
 \$34,875,000.00 Federal Funds (F)

Comment: The existing facility was built in 1976 and is beyond its useful life.

The request to utilize agency procurement for design and construction is to maintain continuity of highway design and construction, conformance to federal and state requirements, and to maintain single contracts for all work of the project. The Tennessee Department of Transportation (TDOT) is capable of procuring and managing the work.

The Designer, Barge Design Solutions Inc., was selected by the TDOT Commissioner, according with Item 2.04F of the *SBC By-Laws, Policy & Procedures* and meets TDOT standards for this project.

The new structures are anticipated to cost less than \$3,000,000.00.

Minutes: 11/10/2022 SBC Approved project and Designer (Barge Design Solutions, Inc.), and utilizing agency procurement for design and construction, and an EDP presentation as recommended by the State Architect

TENNESSEE HISTORICAL COMMISSION

Rock Castle State Historic Site, Hendersonville, Sumner County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Tuck Hinton Architects

Project Title: Rock Castle New Event Center and Site Improvements

Project Description: Construct a new event facility including a visitor center and event space, a new storage building, and an addition to the caretaker's residence; existing building repairs; site improvements; and all required related work.

SBC Number: 160/001-01-2021

Total Project Budget: \$7,260,000.00

Source of Funding: \$7,260,000.00 21/22 CurrFunds-CapImp (A)

Comment: This project is on schedule and in budget with construction anticipated to start Spring of 2023.

Previous Action: 08/12/2021 SBC Approved project and to select a designer
08/23/2021 ESC Approved designer selection (Tuck Hinton Architects, PLC)
12/20/2021 SBC Approved a revision in project scope

Minutes: 11/10/2022 SBC Historic Sites Program Director Dan Brown introduced Mr. Josh Hughes with Tuck Hinton Architects. Mr. Hughes gave the presentation.

The Commission approved the EDP as presented by Tuck Hinton Architects.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on October 13, 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 Institute of Agriculture
Location: Jackson, Tennessee
Project Title: West TN REC Bridge Replacement
SBC Project No: 540/001-02-2019 **Approval Date:** 10/07/2022
Designer: Pickering Firm, Inc. **Contractor:** Martin Paving Company
Construction Completion %: 40% **Targeted Substantial Completion:** 09/22/2022
Change Order No. 1 **Comment: Hidden Conditions**
Change Order Amount: \$74,001.97 This change order addresses the need for subgrade stabilization. This change order adds 85 days to the project schedule.
Change Order Percentage: 55.35%
Cumulative Percentage: 55.35%
Approved Project Funding **After This Change Order**
Original Bid Target: \$250,000.00
Base Contract Amount: \$133,705.00 **Revised Contract Amount:** \$207,706.97
Contingency: \$25,000.00 **Remaining Undedicated Funds:** \$103,000.00
- 2) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Statewide, Tennessee
Project Title: BAS-HVAC TPW-DSNF Systems Upgrades
SBC Project No: 140/001-01-2015 **Approval Date:** 10/05/2022
Designer: SSR, Inc. **Contractor:** S.M. Lawrence
Construction Completion %: 66% **Targeted Substantial Completion:** 11/28/2022
Change Order No. 9 **Comment: Hidden Conditions/Unavoidable Delays**
Change Order Amount: \$2,357.91 This change order addresses the need to add 28 days to the project schedule which is identified as an unavoidable delay. This change order also addresses the need for a roof modification which is identified as a hidden condition.
Change Order Percentage: .36%
Cumulative Percentage: 15.28%
Approved Project Funding **After This Change Order**
Original Bid Target: \$725,000.00
Base Contract Amount: \$659,597.00 **Revised Contract Amount:** \$760,350.86
Contingency: \$87,000.00 **Remaining Undedicated Funds:** \$1,313,062.69

- 3) **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:** 10/21/2022
Designer: Design House 1411 **Contractor:** Jenkins & Stiles, LLC
Construction Completion %: 62% **Targeted Substantial Completion:** 01/01/2023
Change Order No. 6 **Comment: Error/Design Modifications**
Change Order Amount: \$7,556.00 This change order addresses the need to add mechanical ducting space, a new door and provides for leveling an existing concrete slab which are identified as design modifications. This change order also includes a change to the countertop type which is identified as a designer error.
Change Order Percentage: .18%
Cumulative Percentage: 11.67%
- Approved Project Funding**
Original Bid Target: \$5,581,000.00
Base Contract Amount: \$4,257,700.00
Contingency: \$279,050.00
- After This Change Order**
Revised Contract Amount: \$4,754,600.64
Remaining Undedicated Funds: \$1,141,234.44
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Smyrna, Tennessee
Project Title: VTS Smyrna Civil Support Training Maintenance Bay
SBC Project No: 361/079-01-2019 **Approval Date:** 10/15/2022
Designer: Kaatz Binkley Jones & Morris Architects, Inc. **Contractor:** Trinity Builders, Inc.
Construction Completion %: 90% **Targeted Substantial Completion:** 10/12/2022
Change Order No. 2 **Comment: Schedule Modifications/Value Added**
Change Order Amount: \$45,808.00 This change order addresses the need to add a construction fence which is identified as value added. This change order also adds extended premiums for builder's risk insurance and accounts for door pricing escalation which are identified as a schedule modification. This change order adds 175 days to the project schedule.
Change Order Percentage: 3.02%
Cumulative Percentage: 10.88%
- Approved Project Funding**
Original Bid Target: \$1,607,000.00
Base Contract Amount: \$1,518,142.00
Contingency: \$80,350.00
- After This Change Order**
Revised Contract Amount: \$1,683,243.12
Remaining Undedicated Funds: \$36,798.88

5) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Milan, Tennessee
Project Title: Milan Barracks Latrines Renovation
SBC Project No: 368/031-01-2018 **Approval Date:** 10/03/2022
Designer: Gresham Smith **Contractor:** Herron Construction
Construction Completion %: 65% **Targeted Substantial Completion:** 08/11/2022
Change Order No. 3 **Comment: Unavoidable Delays**
Change Order Amount: \$6,963.09 This change order addresses the need to add 140 days
Change Order Percentage: .84% to the project schedule delay. This change order also
Cumulative Percentage: 18.34% addresses the need to add plumbing brackets which is
identified as value added.
Approved Project Funding **After This Change Order**
Original Bid Target: \$950,000.00
Base Contract Amount: \$832,813.00 **Revised Contract Amount:** \$985,583.97
Contingency: \$95,000.00 **Remaining Undedicated Funds:** \$73,301.71

- **Disposal Easements** - SBC approval of all usual and customary easements, licenses, disposals of utilities, right of entries, and right of ways necessary for the maintenance and support of utilities for the project (in accordance with Item 3.02(E) of the *SBC By-Laws, Policy & Procedures*)

1) **State Procurement Agency:** Tennessee Board of Regents
Grantee: Mallory Valley Utility District of Williamson County, TN
Type: Utility
Project Title: Columbia SCC Williamson County Center Relocation
SBC Project No. 166/015-01-2012
Approval: Form of easement approved by OSA and AG
Approval Date: 11/21/2022

Initial and Revised Approvals of Capital Projects

- Reported the following two capital improvements with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Demolition of 1610 Elrod Street
Project Description: This project provides for the demolition of 1610 Elrod Street, Murfreesboro, TN and all related work.
SBC Project No. 366/009-12-2022
Total Project Budget: \$40,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved project utilizing Campus Procurement for construction
Approval Date: 11/10/2022

2) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Demolition of 1614 Elrod Street
Project Description: This project provides for the demolition of 1614 Elrod Street, Murfreesboro, TN and all related work.
SBC Project No. 366/009-13-2022
Total Project Budget: \$55,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved project utilizing Campus Procurement for construction
Approval Date: 11/10/2022

- Reported the following six capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: CVM-Large Animal Hospital Improvements
Project Description: Upgrades of the existing stalls including new finishes, repairs and replacement of gating system, and all related work to complete the project.
SBC Project No. 540/001-14-2022
Total Project Budget: \$630,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a previously selected designer (Smee Busby Architects, P.C.)
Approval Date: 10/11/2022

2) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Upgrades to Gentry Center
Project Description: Combine 2nd floor Cardio Pulmonary Unit (CPU) Lab and classroom into one large CPU Lab. Renovate two supply rooms into a new restroom and Body Composition Lab. Includes related finishes and MEP changes.
SBC Project No. 166/001-10-2019
Total Project Budget: \$490,000.00
Source of Funding: Federal (Title III Grant) (F)
Approval: Approved a revision in project budget and funding (increases budget by \$40,000.00)
Approval Date: 10/24/2022

3) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Foundation Hall Engineering Lab Upgrades
Project Description: Update existing engineering lab space in Foundation Hall to make it suitable for use as a senior Capstone Project Design Lab. Upgrades will be made to the HVAC systems and ductwork, electrical and lighting.
SBC Project No. 364/011-02-2021
Total Project Budget: \$490,000.00
Project Expenditures: \$ 0.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved the cancellation of the project
Approval Date: 10/24/2022

- 4) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Food Service Improvements
Project Description: Renovate MTSU dining facilities in the Student Union Building and the James Walker Library.
SBC Project No. 366/009-11-2022
Total Project Budget: \$800,000.00
Source of Funding: Gift-in-Place (Contract) (O)
Approval: Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
Approval Date: 10/20/2022
- 5) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Raymond C. Hand Field Centerfield Wall
Project Description: Construct a centerfield wall in Raymond C. Hand Field, and all related work.
SBC Project No. 373/003-11-2022
Total Project Budget: \$200,000.00
Source of Funding: Gift (O)
Approval: Approved project utilizing an Agency Consultant for design (Ross Bryan Associates, Inc.)
Approval Date: 10/25/2022
- 6) **State Procurement Agency:** STREAM / Department of Correction
Location: Wartburg, Tennessee
Project Title: MCCX Emergency Backup Power Control System Replacement
Project Description: Replace the Emergency Backup Power Programmable Logic Control Module, Software, and all required related work.
SBC Project No. 142/014-04-2022
Total Project Budget: \$480,000.00
Source of Funding: \$181,288.67 04/05 CurrFunds-CapMaint (SA) (R)
\$298,711.33 05/06 CurrFunds-CapMaint (SA) (R)
Approval: Approved project utilizing Agency Resources and Central Procurement Office contracts to perform the work
Approval Date: 10/19/2022

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology – Nashville
Location: Nashville, Tennessee
Project Title: Allied Health Building
Project Description: New Allied Health Building to include programs in Nursing, Dental Assisting, Phlebotomy, and EMT. Building includes classrooms, nursing sim lab, dental exam spaces, EMT ambulance bay, offices, and support spaces. Renovations to space vacated by Dental Program for HVACR, Diesel Power Equipment, Automotive, Building Construction, Computer Information technology and Robotics. Refacing and modernization of the front of the campus to enhance the appearance. Project includes all related work.

SBC Project No. 166/064-01-2022
Total Project Budget: \$28,000,000.00
Source of Funding: \$21,000,000.00 22/23 CurrFunds-CapImp (A)
 \$ 7,000,000.00 18/19 CurrFunds-CapImp (A)
Approval: Approved using CM/GC alternative delivery method
Approval Date: 10/24/2022

2) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology – Pulaski
Location: Pulaski, Tennessee
Project Title: TCAT Pulaski Campus Renovation and Addition
Project Description: Construct a new building(s) on the Pulaski Campus including all site work, utilities, parking, and landscaping. Construct additional space and modernize the interior and exterior of the existing buildings. Project includes all related work.

SBC Project No. 166/080-01-2022
Total Project Budget: \$29,902,500.00
Source of Funding: \$27,000,000.00 22/23 CurrFunds-CapImp (A)
 \$ 302,500.00 18/19 CurrFunds-CapImp (A)
 \$ 2,600,000.00 16/17 CurrFunds-CapImp (D55Cap) (A)
Approval: Approved using CM/GC alternative delivery method
Approval Date: 10/24/2022

Approvals of Contract Amendments

- Reported the following approval of a capital grant amendment in accordance with Item 2.04(C)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Memphis, Tennessee
Project Title: National Civil Rights Museum Grant
Project Description: Annual grant to provide maintenance support.
SBC Project No. 529/000-01-2020
Total Project Budget: \$1,050,000.00
Source of Funding:

\$ 300,000.00	19/20	CurrFunds-CapMaint	(A)
\$ 150,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
\$ 300,000.00	21/22	CurrFunds-CapMaint	(A)
\$ 300,000.00	22/23	CurrFunds-CapMaint	(A)

Approval: Approved a revision in project budget and funding, and an amendment to the grant agreement (increases budget by \$300,000.00)
Approval Date: 10/14/2022

Approvals of Acquisitions and Disposals of State Property

- Reported the following three acquisitions of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Middle Tennessee State University
Transaction Description: Transaction No. 22-03-023
Location: Rutherford County - +/- .24 acre, 1610 Elrod Street, Murfreesboro
Owner(s): Suzanne Pearson Wren
Estimated Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 10/21/2022
 - 2) **State Procurement Agency:** Middle Tennessee State University
Transaction Description: Transaction No. 22-03-024
Location: Rutherford County - +/- .25 acre, 1614 Elrod Street, Murfreesboro
Owner(s): Suzanne Pearson Wren
Estimated Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 10/14/2022

- 3) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 22-08-018
Location: North Cumberland Wildlife Management Area (NCWMA)
 Campbell County – 100 +/- acres – 0 Stinking Creek Road, Pioneer, TN
Owner(s): Jeff L. Miller Sr. and Jeffrey Lynn Miller Jr.
Estimated Purchase Price: Fair Market Value
Source of Funding: 22/23 Wetlands Acquisition Funds (A)
Approval: Approved acquisition in fee with waiver of advertisement
Approval Date: 10/20/2022

- 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. 22-10-001
Location: Montgomery County – 0.123 +/- acres – 2296 Madison Street, Clarksville, TN
Estimated Sale Price: \$108,000.00
Grantee: RP Clarksville Chipotle, LLC
Approval: Approved disposal in fee with waiver of advertisement
Approval Date: 10/21/2022

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 – Knoxville
Location: Knoxville, Tennessee
Project Title: Buehler Hall Structural Repairs
SBC Project No. 540/009-02-2022
Designer: The Lewis Group Architects, Inc.
Amount: \$42,798.00
Explanation: This ASR is for investigative services considered to be inherent to the successful execution of the project.
Approval Date: 10/04/2022
OSA Receipt Date: 10/04/2022
- 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Regional Stormwater Storage Facility
SBC Project No. 540/009-11-2021
Designer: Lose & Associates
Amount: \$31,224.00
Explanation: This ASR is for testing and related services considered to be inherent to the successful execution of the project.
Approval Date: 09/29/2022
OSA Receipt Date: 09/30/2022

- 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Pikeville, Tennessee
Project Title: Statewide Dam Repairs
SBC Project No. 126/000-01-2021
Designer: S&ME, Inc.
Amount: \$9,000.00
Explanation: This ASR is for Closed Circuit Television (CCTV) service considered to be inherent to the successful execution of the project.
Approval Date: 09/29/2022
OSA Receipt Date: 09/29/2022
- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Pikeville, Tennessee
Project Title: Statewide Dam Repairs
SBC Project No. 126/000-01-2021
Designer: S&ME, Inc.
Amount: \$4,388.00
Explanation: This ASR is for design services relating to the observation and recommendations of Circuit Television (CCTV) inspections services considered to be inherent to the successful execution of the project.
Approval Date: 09/29/2022
OSA Receipt Date: 09/29/2022
- 5) **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Ducktown, Tennessee
Project Title: Ducktown Basin Museum Building and Site Restoration
SBC Project No. 160/009-01-2020
Designer: Hefferlin + Kronenberg Architects, PLLC
Amount: \$20,642.00
Explanation: This ASR is for an owner-requested design change to the construction documents.
Approval Date: 10/06/2022
OSA Receipt Date: 10/06/2022

Other Business

There being no further business, the meeting adjourned at 11:30 a.m.

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Chiller Addition

Project Description: Install one 1500 Ton centrifugal chiller and a 1500 Ton cooling tower to expand the capacity of the existing chilled water system.

SBC Number: 364/011-07-2021

Total Project Budget: \$2,950,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,300,000.00	\$650,000.00	\$2,950,000.00	Plant Funds (Aux-Housing) (A)
Original Project Budget:	\$2,300,000.00			
Change in Funding:		\$650,000.00		
Revised Project Budget:			\$2,950,000.00	

Comment: This increases the total project budget from \$2,300,000.00 to \$2,950,000.00 and is based on the designer’s estimate. The increase in cost is due to material and labor cost escalation.

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

Minutes: 11/10/2022 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Roof Replacements

Project Description: This project will provide roof replacement for the following sloped, shingled roofs approaching their service life including Race (1917)/Hooper (1918)/Founders (1917), Patten (1919) & Danforth Chapel (1952), Metro TV Studio (1954), & Brock Hall (1949); the simulated slate product on the EMCS Building (2003); and several low-slope roofs Metro Building (1954), Admin Services (1992), Fletcher (1940), Sim Center (1984), Military Science Bldg (1968), Challenger Center (1994), Guerry Center (1958), and *Lupton Hall (1975)*.

SBC Number: 540/005-10-2016

Total Project Budget: \$6,780,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$4,500,000.00	\$ 0.00	\$4,500,000.00	16/17	CurrFunds-CapMaint	(A)
	0.00	2,280,000.00	2,280,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$4,500,000.00					
Change in Funding:		\$2,280,000.00				
Revised Project Budget:			\$6,780,000.00			

Comment: This request increases the budget from \$4,500,000.00 to \$6,780,000.00 to add scope and funding for Lupton Hall. The modified bitumen roof is approximately 43,100 square feet and was installed in 2007 with a temporary coating currently being installed to provide a temporary fix. Previous warranty roof claim has been addressed by the manufacturer but did not address the issues. It will be replaced with a thermoplastic polyolefin system (TPO) with a 30-year warranty. All previous scopes of work have been completed and this final scope will complete this project.

Previous Action: 12/08/2016 SBC Approved project and to select a designer
 02/27/2017 ESC Approved designer selection (Hefferlin + Kronenberg Architects)
 07/13/2017 SBC Approved a revision in project scope

Minutes: 11/10/2022 SBC Approved a revision in project scope, budget, and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Middleton, Hardeman County, Tennessee

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

Project Title: Lone Oaks 4-H Center STEM Building

Project Description: Construction of a classroom building and additional support buildings near the STEM center complex along with gardens and site infrastructure. Project includes all related work.

SBC Number: 540/001-12-2022

Total Project Budget: \$2,500,000.00

Source of Funding:

\$2,055,107.00	Gifts	(O)
\$ 444,893.00	Plant Funds (Non-Aux)	(A)

Comment: This is a FY 22/23 **disclosed** project in the capital budget, originally disclosed for \$6,000,000.00.

Minutes: 11/10/2022 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 Campus Resources and System Procurement for a portion of the work		
Project Title:	Classroom Upgrades (22/23)		
Project Description:	Upgrades for classroom technology, finishes, furnishings, building systems, safety improvements, and includes all related work to complete the project.		
SBC Number:	540/009-41-2022		
Total Project Budget:	\$5,000,000.00		
Current Project Funding:	\$1,510,000.00		
Source of Funding:	\$1,510,000.00	Plant Funds (Non-Aux)	(A)
Comment:	<p>This is a FY 22/23 disclosed project in the capital budget. Priority buildings include: Alumni Memorial Building, Art & Architecture Building, Ayres Hall, Jane and David Bailey Education Complex, Biosystems Engineering and Soil Sciences Office, Burchfiel Geography Building, McClung Museum, McClung Tower and Plaza, and Min H Kao Electrical Engineering & Computer Science Building. Campus Resources and System Procurement are requested due to the simplicity of the scope.</p> <p>The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources, Alumni Memorial Building, Ayres Hall, Biosystems Engineering and Soil Sciences Office, McClung Museum, and McClung Tower, and no further action is necessary.</p>		
Minutes:	11/10/2022	SBC	Approved project, to select a designer, and utilizing Campus Resources and System Procurement for a portion of the work

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in project funding and utilizing Campus Resources and System Procurement for a portion of the work**

Project Title: Athletic Facilities Upgrades

Project Description: Maintenance and upgrades of multiple athletic facilities including technology, finishes, furnishings, building systems, code related items, structural needs, and improvements to spaces as needed. Project includes all related work.

SBC Number: 540/009-29-2022

Total Project Budget: \$5,000,000.00

Current Project Funding: \$4,149,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,000,000.00	\$2,149,000.00	\$4,149,000.00	Plant Funds (Aux-Athletics) (A)
Original Project Funding:	\$2,000,000.00			
Change in Funding:		\$2,149,000.00		
Revised Project Funding:			\$4,149,000.00	

Comment: This additional funding includes work in the Regal Soccer Stadium, Sherri Lee Softball Stadium, Lindsey Nelson Stadium, and the Goodfriend Tennis Center. Campus Resources and System Procurement are requested due to the simplicity of the work for upgrading lockers, finishes, courts, field accessories, and adding moveable bleachers and porches.

Previous Action: 07/13/2022 SBC Approved project and to select a designer
 07/25/2022 ESC Approved designer selection (Smee Busby Architects, P.C.)

Minutes: 11/10/2022 SBC Approved a revision in project funding and utilizing Campus Resources and System Procurement for a portion of the work

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Carousel Theatre Replacement

Project Description: This project will replace the Ula Love Doughty Carousel Theatre with a new theatre. The new structure will enable the Department of Theater to accommodate greater flexibility in not only the types of performances but also solve safety and code issues which were major obstacles in the existing structure. It will provide a new performance hall, theater support, shops, and patron support spaces.

SBC Number: 540/009-08-2021

Total Project Budget: \$25,100,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$17,962,412.00	\$3,912,819.00	\$21,875,231.00	Plant Funds (Non-Aux)	(A)
	1,137,588.00	2,087,181.00	3,224,769.00	Gifts	(A)
Original Project Budget:	\$19,100,000.00				
Change in Funding:		\$6,000,000.00			
Revised Project Budget:			\$25,100,000.00		

Comment: This request increases the budget from \$19,100,000.00 to \$25,100,000.00 primarily due to the current market conditions causing increased escalation and reallocating theatrical lighting and equipment into the bid target.

Previous Action:	04/08/2021	SBC	Approved project and to select a designer
	04/19/2021	ESC	Approved designer selection (Architects Weeks Ambrose McDonald, Inc. (AWAM))
	05/24/2021	ESC	Approved utilizing CM/GM as alternative delivery method
	11/10/2021	SBC	Approved CM/GC contract award to Blaine Construction Corporation
	02/10/2022	SBC	Approved a revision in project budget and funding

Minutes:	11/10/2022	SBC	Approved a revision in project budget and funding
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DEPARTMENT OF MILITARYStatewide, Tennessee

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

Project Title: Mechanical, Electrical & Plumbing Consultant 2022

Project Description: Consultant to support the agency for project development and associated facility needs including limited designer services.

SBC Number: 361/000-05-2022

Total Project Budget: \$375,000.00

Current Project Funding \$ 75,000.00

Source of Funding: \$ 75,000.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded.

The agreement for the current consultant expired on September 30, 2022 and a new consultant will be selected. The contract term will be through September 30, 2027.

Minutes: 11/10/2022 SBC Approved procurement and to select a consultant

DEPARTMENT OF MILITARYVolunteer Training Site Milan, Milan, Gibson County, Tennessee

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

Project Title: VTS Milan Cantonment Area Additional Emergency Generators

Project Description: Install new generators with fuel storage tanks, conduit, conductors, switches, and all required related work.

SBC Number: 368/031-04-2022

Total Project Budget: \$1,380,000.00

Current Project Funding: \$ 85,112.00

Source of Funding: \$ 85,112.00 Federal Funds (NGB) (F)

Comment: This project will be 100% federally funded. Additional federal funds are anticipated once design is completed to cover the cost of construction and project completion.

Minutes: 11/10/2022 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESSouth Central Regional Health Office, TBD, Maury 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: South Central Regional Health Office (SCRHO) Replacement Facility

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

SBC Number: 408/012-01-2022

Total Project Budget: \$17,500,000.00

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

Comment: This is a new facility 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 obligated by December of 2024 and all obligations expended by December of 2026.

The Construction Manager/General Contractor alternative delivery method is being requested due to the complex nature of the work and the deadline for completion. Companies with expertise in construction healthcare clinic facilities and familiar with federal funding processes and deadlines will be sought.

Minutes: 11/10/2022 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State