

MINUTES
STATE BUILDING COMMISSION
August 11, 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 11:19 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

MEMBERS ABSENT

Chairman Bill Lee, Governor
Jim Bryson, Commissioner, Department of Finance and Administration

ORGANIZATION

- University of Tennessee
- Tennessee State University
- Department of Environment & Conservation
- Department of General Services
- University of Memphis
- State Building Commission

PRESENTER

President Randy Boyd
President Glenda Glover
Commissioner David Salyers
Commissioner Christi Branscom
Chief Financial Officer Raaj Kurapati
State Architect Ann McGauran

OTHER PARTICIPANTS

Krisan Osterby, DLR Group
Douglas Allen, Vice President of Business & Finance, Tennessee State University
Frank Stevenson, Associate Vice President of Student Affairs and Dean of Students, Tennessee State University
Terrence Izzard, Assistant Vice President of Recruitment, Tennessee State University
Laurence Pendleton, General Counsel, Tennessee State University
Alison Letcher, Associate General Counsel, Tennessee State University
Major Roy Brown, Tennessee Highway Patrol
William Kain, Tennessee Law Enforcement Training Academy
Interim Commissioner Lisa Helton, Department of Corrections
David Plummer, Centric Architecture, Inc.

CONSENT AGENDA

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

1. Agency: **Andrew Jackson Foundation**
Project Title: Demolition of the Old Hickory House and Adjacent Shed/Smokehouse
SBC Project No: 900/001-01-2022
Requested Action: Approval of a project

2. Agency: **East Tennessee State University**
Project Title: Powell Hall Repairs and Renovation
SBC Project No: 369/005-03-2022
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

3. Agency: **Middle Tennessee State University**
Project Title: Commissioning Services
SBC Project No: 366/000-01-2022
Requested Action: Approval to award contract to the best evaluated proposer

4. Agency: **University of Memphis**
Project Title: Master Plan Update
SBC Project No: 367/000-02-2018
Requested Action: Approval of a revision in project budget

5. Agency: **University of Tennessee – Chattanooga**
Project Title: Brock Hall Upgrades
SBC Project No: 540/005-04-2022
Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

6. Agency: **University of Tennessee – Chattanooga**
Project Title: Master Plan Update
SBC Project No: 540/005-01-2019
Requested Action: Approval of a Master Plan amendment

7. Agency: **University of Tennessee Health Science Center**
Project Title: Emergency Generator Replacements
SBC Project No: 540/013-05-2022
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: Nash Buildout 2 Floors
SBC Project No: 540/013-10-2021
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

9. Agency: **University of Tennessee Institute of Agriculture**
 Project Title: Lone Oaks 4-H Center Improvements
 SBC Project No: 540/001-13-2022
 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: Morgan Hall Envelope Repairs
 SBC Project No: 540/001-02-2021
 Requested Action: Approval of a revision in project budget and funding

11. Agency: **University of Tennessee – Knoxville**
 Project Title: Alumni Memorial Lighting Upgrades
 SBC Project No: 540/009-32-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer

12. Agency: **University of Tennessee – Knoxville**
 Project Title: Knoxville Master Plan
 SBC Project No: 540/009-13-2021
 Requested Action: Approval of a revision in project scope, budget, and funding

13. Agency: **University of Tennessee – Knoxville**
 Project Title: Regal Soccer Stadium Field Upgrade
 SBC Project No: 540/009-17-2022
 Requested Action: Approval of a revision in project budget and funding

14. Agency: **University of Tennessee Southern**
 Project Title: Life Safety Upgrades
 SBC Project No: 540/006-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer

15. Agency: **Department of Environment & Conservation**
 Project Title: Cove Lake State Park Campground Renovations
 SBC Project No: 126/027-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer

16. Agency: **Department of Environment & Conservation**
 Project Title: Fort Pillow State Historic Park Bridge and Trail Upgrades
 SBC Project No: 126/038-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer

17. Agency: **Department of Environment & Conservation**
 Project Title: Meeman-Shelby Forest State Park Campground Renovations
 SBC Project No: 126/089-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer

18. Agency: **Department of Environment & Conservation**
 Project Title: Montgomery Bell State Park Four Mile Creek Campground Renovation
 SBC Project No: 126/054-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
19. Agency: **Department of Environment & Conservation**
 Project Title: Natchez Trace State Park Campground Renovations
 SBC Project No: 126/057-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
20. Agency: **Department of Environment & Conservation**
 Project Title: Norris Dam State Park Campground Renovations
 SBC Project No: 126/063-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
21. Agency: **Department of Environment & Conservation**
 Project Title: Pickwick Landing State Park WWTP Renovations
 SBC Project No: 126/079-02-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
22. Agency: **Department of Environment & Conservation**
 Project Title: Standing Stone State Park Campground Renovations
 SBC Project No: 126/091-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
23. Agency: **Department of Environment & Conservation**
 Project Title: Statewide Swimming Pool Improvements
 SBC Project No: 126/000-01-2022
 Requested Action: Approval of a project utilizing Agency Resources and Consultant for design and agency procurement construction
24. Agency: **Department of Correction**
 Project Title: BCCX Guild and Annex Fire Alarm Upgrades
 SBC Project No: 142/013-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
25. Agency: **Department of Correction**
 Project Title: MCCX Guild and Drug Court Fire Alarm Upgrades
 SBC Project No: 142/014-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
26. Agency: **Department of Correction**
 Project Title: RMSI and LDSNF Waste Water System Repairs
 SBC Project No: 140/001-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer

27. Agency: **Department of Correction**
 Project Title: DJRC Waste Water System Repairs
 SBC Project No: 142/009-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
28. Agency: **Department of Correction**
 Project Title: NWCX Waste Water System Repairs
 SBC Project No: 142/016-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
29. Agency: **Department of Correction**
 Project Title: TCIX Perimeter Security Improvements
 SBC Project No: 142/005-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
30. Agency: **Department of Correction**
 Project Title: BCCX Site 2 Security Electronics and HVAC for Guilds
 SBC Project No: 142/013-02-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
31. Agency: **Department of Correction**
 Project Title: MCCX Site 2 Security Electronics and HVAC for Guilds
 SBC Project No: 142/014-02-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
32. Agency: **Department of Correction**
 Project Title: NWCX Site 2 Security Electronics and HVAC for Guilds
 SBC Project No: 142/016-02-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
33. Agency: **Department of Correction**
 Project Title: NWCX High Mast Lighting Replacement
 SBC Project No: 142/016-03-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
34. Agency: **Department of Correction**
 Project Title: LDSNF High Mast Lighting Replacement
 SBC Project No: 142/011-02-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
35. Agency: **Department of Correction**
 Project Title: MCCX Drug Court Reroof and Annex and Guild Gutters
 SBC Project No: 142/014-03-2022
 Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method for construction

36. Agency: **Department of Correction**
 Project Title: DJRC Sally Port Upgrades and Expansion
 SBC Project No: 142/009-02-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
37. Agency: **Department of Correction**
 Project Title: NECX Sally Port Upgrades and Expansion
 SBC Project No: 142/024-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
38. Agency: **Department of Agriculture**
 Project Title: Chickasaw Work Center
 SBC Project No: 100/010-02-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
39. Agency: **Department of Agriculture**
 Project Title: Tennessee City Work Center
 SBC Project No: 100/010-03-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
40. Agency: **Department of Agriculture**
 Project Title: Martha Sundquist State Forest Bridge Replacements
 SBC Project No: 100/010-02-2020
 Requested Action: Approval of a revision in project funding
41. Agency: **Department of Agriculture**
 Project Title: Standing Stone State Forest Work Center
 SBC Project No: 100/010-03-2021
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect
42. Agency: **Department of General Services**
 Project Title: Andrew Jackson Building Elevator Replacement
 SBC Project No: 529/073-01-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer
43. Agency: **Department of General Services**
 Project Title: Andrew Jackson Building Office Space Consolidation – Treasury
 SBC Project No: 529/073-02-2022
 Requested Action: Approval of a project utilizing a previously selected designer
44. Agency: **Department of General Services**
 Project Title: TN Tower Office Space Consolidation – DIDD
 SBC Project No: 529/079-03-2022
 Requested Action: Approval of a project and proceeding with the process to select a designer

45. Agency: **Department of General Services**
Project Title: Andrew Johnson Tower Office Space Consolidation – DHS
SBC Project No: 529/078-01-2022
Requested Action: Approval of a project and proceeding with the process to select a designer
46. Agency: **Department of General Services**
Project Title: Environmental Consultant
SBC Project No: 529/000-03-2022
Requested Action: Approval to award a contract to the best evaluated proposer for environmental services
47. Agency: **Department of General Services**
Project Title: TPAC Annual Maintenance Grant
SBC Project No: 529/075-02-2017
Requested Action: Approval of a contract amendment
48. Agency: **Department of General Services**
Project Title: THP District 4 Headquarters Memphis – New Facility
SBC Project No: 502/007-01-2022
Requested Action: Approval of a project and proceeding with the process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: **Approval of the Martin Master Plan** as presented by DLR Group

Project Title: Martin Master Plan

Project Description: This project will provide a new Campus Master Plan for the University of Tennessee Martin.

SBC Number: 540/011-02-2021

Total Project Budget: \$500,000.00

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

Comment: THEC approved the Martin Master Plan on July 28, 2022.

Previous Action: 05/13/2021 SBC Approved project and to issue an RFQ for master planning services
 09/09/2021 SBC Approved contract award to DLR Group

Minutes: 08/11/2022 SBC President Randy Boyd introduced Krisan Osterby with DLR Group. Ms. Osterby gave the presentation. Lieutenant Governor McNally asked what yearly increase in enrollment is projected. Ms. Osterby replied that they are projecting approximately 70 additional students on a yearly basis. Lieutenant Governor McNally asked what the percentage would be. Ms. Osterby replied that the percentage would be small over the cumulative ten-year period as enrollment is currently around 3,500 students.

Approved the Martin Master Plan as presented by DLR Group

TENNESSEE STATE UNIVERSITY

Acquisition – Lease (Space)

Requested Action: **Approval of a lease with waiver of advertisement**

Transaction Description: Transaction No. 332.77-23.3497

• **Proposed Lease**

- **Location:** Davidson County – 2005, 2007, 2009, and 2312 Heiman Street, Nashville, TN
- **Landlord:** House of God Church, Inc.
- **Term:** August 19, 2022 to May 10, 2025
- **Area / Costs:** Up to 163 beds

• **Source of Funding:**

• **Procurement Method:**

	\$/bed	Estimated Total Cost
Cost per bed	\$28.00/night	\$3,692,928.00
• Source of Funding: Plant Funds (Aux-Housing)		
• Procurement Method: Negotiated		

Comment:

TSU expects these rooms will be needed to provide housing for undergraduate students the Fall 2022 semester through the Spring 2025 semester. TSU is expecting approximately 5,250 residential students for the Fall 2022 semester and currently has 3,660 available beds. The additional 163 beds available at House of God will help TSU close the housing gap.

Due to TSU's previous use of House of God properties for student overflow housing as well as unprecedented and increasing demand for student housing, TSU and House of God intend to enter into a three-year agreement to secure student housing for TSU's use.

The cost to our students for the semester is as follows:
Single occupancy rooms = \$4,150 per semester
Double occupancy rooms = \$3,950 per semester

Waiver of advertisement is requested because entire buildings are available; this property has been a good partner in the past and the proximity to campus, flexibility and cost for these locations is unique.

TSU students will have access to the residence public spaces and amenities, including parking and laundry facilities and will be permitted to store their belongings in their rooms over the holiday break. TSU will provide security and resident services. TSU may cancel its right to access any of the rooms with notice to the property owner.

Minutes:

08/11/2022 SBC President Glenda Glover introduced members of Tennessee State University in attendance including Douglas Allen, Vice President of Business & Finance, Frank Stevenson, Associate Vice President of Student Affairs and Dean of Students, Terrence Izzard, Assistant Vice President of Recruitment, Laurence Pendleton, General Counsel, and Alison Letcher, Associate General Counsel.

Lieutenant Governor McNally stated that the request is for approval of a lease but that the contract states that the proposed agreement does not constitute a lease relationship between the institution and the property owner. Mr. Allen stated that it is an operating agreement but treated just like a lease for accounting purposes, the income

statement and the balance sheet. Lt Governor McNally asked why, if it functions as a lease, the proposed agreement not referred to as such. Ms. Letcher stated that the document is called a use agreement and came about in negotiations with the House of God. Ms. Letcher added that, given the terms of the agreement, TSU believes the agreement functions the same as a lease. TSU is confident that it includes all appropriate protections of a lease agreement. A similar form of agreement was approved by the Commission last year. Ms. Letcher explained that the currently proposed use agreement uses the same language as the agreement that was approved by the SBC in the prior year and that TSU had not experienced any issues under that agreement.

Speaker Sexton asked if calling it a use agreement has to do with the House of God's tax status. Ms. Letcher replied she couldn't speak for the House of God's attorneys, but it isn't a concern for TSU, and they just look to the contract terms to make sure TSU and the State are protected. Speaker Sexton asked which party requested the use agreement language. Ms. Letcher replied it was the House of God that requested the language. Speaker Sexton asked why TSU is seeking a three-year agreement when the previously approved agreement was for one year. Ms. Letcher replied that the three-year agreement would secure space for students in close proximity to the TSU campus. Mr. Allen stated that they have been working with Tennessee Board of Regents (TBR), Tennessee Higher Education Commission (THEC) and others to fast-track their need for new residence halls. They are looking to bring forward requests for new residence halls so they can fully house their students on campus. Speaker Sexton asked for an explanation of the terms of the contract. Ms. Letcher replied that TSU will pay \$28 per bed, per night, and a lower rate over the holiday period so students can keep their possessions in their rooms when they go home between semesters. TSU would only pay per bed, per night, and would be able to cancel space in the facility without terminating the entire agreement. They have included terms for background checks if necessary for House of God's employees; TSU employees have access to the rooms; there are terms that address how student issues are to be handled; and added laundry facilities for the students. Mr. Allen stated that like the hotel leases TSU has a 30-day clause allowing TSU to terminate the agreement so that the University is fully covered.

Lieutenant Governor McNally asked where the 30-day clause was located in the agreement text. Ms. Letcher replied that the clause is not in this agreement because they are paying per bed, per night. Therefore, if TSU did not need a space in the House of God, it would not be required to pay.

Speaker Sexton asked if the House of God would have any issue if the University skipped a month and they had to keep the rooms vacant for a month with no income. Ms. Letcher said that the two parties have a long history and this property is available so there is no issue. Speaker Sexton asked if given the location, flexibility and

cost of the House of God, if TSU would prioritize filling rooms in the House of God over other leases. Ms. Letcher answered affirmatively.

Lieutenant Governor McNally confirmed that it would be prioritized after the on campus dormitories. Ms. Letcher answered affirmatively.

Speaker Sexton asked if House of God only has 163 beds. Ms. Letcher answered affirmatively. Speaker Section asked how many students were housed in each room, Dean Stevenson stated that there were between 1 and 2 beds per room and the property has a mixture. Dean Stevenson stated that the relationship is mutual and that the House of God rents TSU dorm rooms in the summer.

Treasurer Lillard asked TSU why the proposed agreement is for three years, rather than one year with the option to renew for up to two more years. Mr. Allen replied because they feel there is a longer term need for this very convenient space as they work to get new residence halls built. Treasurer Lillard asked if TSU would be willing to modify the agreement to be similar to other requests that have renewal options. Mr. Pendleton replied that regardless of the duration of the agreement, TSU will only pay for the utilized space in the House of God. Mr. Pendleton added that TSU is effectively locking in rates for the next three years at a time when the cost of housing, in the Nashville area, is rising. Treasurer Lillard stated he understood that the House of God's willingness to only charge TSU for the beds they use is highly unusual and appreciated but expressed reservations at establishing a precedent for approving a lease structured in this manner. Mr. Pendleton stated that this was a very unique situation. State Architect McGauran added that TSU has leased space from the House of God for a number of years, usually during the first weeks of a semester to help with the process of moving students onto campus, but last year was the first time the lease required ESC approval due to the cost. State Architect McGauran stated that TSU has also shared in previous conversations that they expect to continue to utilize House of God space for many years to come because it has been so useful in the past. Mr. Pendleton agreed.

Speaker Sexton, noting that the situation is in flux, asked if TSU knew how many students have enrolled and how many students have made housing deposits. President Glover stated that, as of that morning, 7,022 students had registered and 2300 of these registered students are first year students. Speaker Sexton asked what "registered" means, which President Glover defined as students who have registered for classes and/or made a minimum payment. Speaker Sexton asked how many of the registered students requested housing. President Glover stated that last year two thirds of the students lived off campus with one third on campus but this year they expect the on campus requests to be around 40%. Speaker Sexton asked if TSU expects the number of registered students to increase. President Glover stated that they do expect

this to increase by up to 1100 or 1200 students for the fall. Speaker Sexton asked how often these numbers are updated. President Glover answered that registration and housing numbers are updated daily. Speaker Sexton asked if students had been assigned to dorms. President Glover answered affirmatively but they are waiting on today's approval to assign the rest of the rooms. Speaker Sexton informed President Glover that the Commission members have seen an email from TSU stating that TSU has sufficient housing. Speaker Sexton asked if that assertion is contingent on the currently proposed leases being approved by the Commission. President Glover answered affirmatively. Speaker Sexton asked State Architect McGauran if the Office of the State Architect could receive and distribute daily updates on the housing situation at TSU. State Architect McGauran answered affirmatively.

Secretary Hargett noted that this would not be a request, but rather a requirement, and that he would like to know when specific buildings are full. Dean Stevenson stated that TSU had assigned 3,620 students to a room on campus, and was requesting 1,275 beds for individuals who have paid a housing application fee. Dean Stevenson stated that, generally, 93% of those who pay the housing application fee check into housing and that TSU is prepared to fill all of the remaining requests with House of God and hotel beds.

Speaker Sexton asked for confirmation that the rate for each bed was set at \$28 per night. Mr. Pendleton responded in the affirmative for the full three years. Speaker Sexton made a motion for TSU to send daily housing reports to the State Architect. Speaker Sexton asked for details on how the cost breaks down between students, the State, and TSU. Mr. Allen provided figures on the cost. Speaker Sexton asked if the remaining plant funds balance, after these leases, was the appropriate amount for TSU to maintain their facilities. Mr. Allen responded in the affirmative and mentioned that TSU also has renewal and replacement funds available.

Comptroller Mumpower stated that at the TSSBA meeting, he noted that Mr. Allan was a Certified Public Accountant (CPA) and the figures Mr. Allen has shared with TSSBA and the Commission have not yet been audited for the fiscal years ending June 30, 2021 and June 30, 2022. Therefore, Comptroller Mumpower asked Mr. Allen to certify that TSU has \$7.195 million of plant funds that are available and unencumbered for the record. Mr. Allen stated that both he and President Glover are CPAs and they do certify that TSU has the funds available and unencumbered.

Approved a motion that TSU be required to send their daily housing and registration numbers to the State Architect to update the Commission members on the number of rooms that have been assigned out of the total number of rooms, as well as the total amount of students registered, and the number of students with housing deposits; and a lease with waiver of advertisement with the stipulation that this is the first location to be filled with students after the on campus housing is full.

TENNESSEE STATE UNIVERSITY

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 332.77-23.3495

• **Proposed Lease**

- **Location:** Davidson County – 2401 Brick Church Pike, Nashville
- **Landlord:** Sai Hotel LLC d/b/a Best Western Plus/Residency Executive
- **Term:** August 19, 2022 to May 5, 2023
- **Area / Costs:** Up to 159 hotel rooms

• **Source of Funding:**

• **Procurement Method:**

	\$/room	Estimated Total Cost
Cost per room	\$115.00/night	\$4,735,815.00
• Source of Funding: Plant Funds (Aux-Housing)		
• Procurement Method: Negotiated		

Comment:

These rooms are needed to provide housing for undergraduate students the Fall 2022 semester. TSU is expecting approximately 5,250 residential students for the Fall semester and currently has 3,660 available beds. The additional 259 beds available at Best Western Plus/Residency Executive (100 rooms - double, 59 rooms - single) will help TSU close the housing gap. If necessary, some of these rooms will be used to meet Covid-19 protocols, including social distancing and quarantines.

TSU Students will have access to the hotel public spaces and amenities, including parking and laundry facilities. Best Western Plus/Residency Executive will also provide furniture, bedding, bath towels, microwaves, mini-fridges, televisions with cable, high-speed Internet as well as bi-weekly housekeeping.

The cost to our students for the semester is as follows:

- Single occupancy rooms = \$4,150 per semester
- Double occupancy rooms = \$3,950 per semester

This hotel was selected because of the location and the availability of rooms for this use. Advertising is not required since the term of this lease is for one year or less and an unforeseen situation has arisen making it impractical to advertise.

The lease terms allow for early termination in the event TSU discontinues all residential operations due to COVID-19, and termination for convenience with thirty days' notice.

Minutes:

08/11/2022 SBC Lieutenant Governor McNally asked if TSU has exclusive access to the hotel premises and will only be charged for the rooms occupied. Mr. Allen replied that this is correct. Lieutenant Governor McNally said that this doesn't appear to be a financially feasible solution for the hotel because TSU could just occupy a few rooms and the hotel would be unable to rent the remainder. Mr. Allen replied that TSU plans to have full occupancy at all the hotels based on the number of student registrations and housing applications but they don't want the general public in housing with their students for security reasons. Lieutenant Governor McNally stated that the Commission has received distressing reports as to the condition of some of the hotels

and asked if there would be campus police patrols on a 24 hour basis. Mr. Allen replied that TSU's own police department and Metro Police will provide security patrols. Lieutenant Governor McNally asked how many Resident Assistants will be living in the hotels. Dean Stevenson answered, stating that there will be one TSU professional staff member for every 100 students, and there will be more Resident Assistants, who are student workers, to assist. He also stated that TSU is working with the Metro Police to have mounted cameras at the hotels and TSU is creating an access control plan to keep any non TSU students out of the properties. Lieutenant Governor McNally asked if the hotel will provide more staff, and Dean Stevenson replied that the hotel will have employees at the front desk around the clock. Lieutenant Governor McNally asked about liability for damage to the hotel caused by students, and Dean Stevenson stated that there is no liability for TSU or the State for such damage.

Treasurer Lillard asked when parents will know if their children's room is on-campus or in a hotel. Dean Stevenson stated that once it became clear TSU was at capacity, TSU sent students notice that they were at capacity and were seeking alternative housing solutions. Dean Stevenson added that the next notice to students will be provided after the SBC meeting and subsequent to approval by the Commission of the proposed leases.

Speaker Sexton asked for information regarding meals for off-campus students. Dean Stevenson replied that students have an option to have a full meal plan on-campus, but the hotels are required to offer a full hot breakfast for students. Most students opt for a smaller meal plan covering one or 2 meals per day. Speaker Sexton asked about the reference to using this housing for COVID protocols in the lease. Dean Stevenson replied that this was a much bigger issue last year but they still need to be prepared to isolate students to protect their roommates and this language allows them to reserve space for this purpose in the hotels. Speaker Sexton asked if someone residing in a dorm could be relocated to a hotel to quarantine. Dean Stevenson replied in the affirmative but stated that TSU plans to have isolation space both on campus and in hotels.

Lieutenant Governor McNally stated that a year ago the Commission was told by TSU that this would not happen again, and yet, the Commission is again being asked to approve leases for off-campus housing. Lieutenant Governor McNally asked for TSU's strategy to avoid these issues in the long-term. Dean Stevenson stated that two factors contributed to the current situation: upperclassmen wanted to return to on-campus housing due to the escalating costs in the Nashville area and TSU nearly doubled its first-year class size. Dean Stevenson said the high number of freshman was exciting, but neither of these were predictable, and that TSU is analyzing what its needs are and how to house this high number of undergraduate students in a city like Nashville. Lieutenant Governor McNally asked if TSU will be back before the Commission again next year. Dean Stevenson stated that they believe they will continue to need more

beds than they currently have on campus but that leasing space in hotels is the most expensive option for addressing these issues and least desirable therefore TSU is working to address the housing situation differently next year. Lieutenant Governor McNally wondered if TSU needed to pull back from recruitment and focus on current students having a successful and safe experience.

Secretary Hargett expressed his concern that potential first-generation college students will truly be set up for success by living in an off-campus hotel and hoped TSU would say that incoming freshman are prioritized for on campus housing. Secretary Hargett shared that if we don't take care of our students then the whole purpose of higher education in Tennessee has failed and so he wants to hear that there is a plan which TSU has already started to put in place with a timeframe on when new dorms could be open on campus. Dean Stevenson stated TSU recognizes that students need an on-campus experience, and TSU has a plan to extend the TSU brand into these hotels to create community and an enriching environment. He stated that freshman will be on campus and not in hotels. Dean Stevenson shared that while there was anxiety about moving into a hotel last year, over the course of the year the students created a community and some didn't want to move out. Mr. Allen shared that TSU is working with the appropriate government officials, particularly TBR, to bring forward two new residence halls as quickly as possible.

Speaker Sexton stated that there is an obvious need for housing and asked if TSU will prioritize dormitories in its submissions to THEC. Mr. Allen answered affirmatively that two new residence halls will be the priority. Speaker Sexton asked TSU to confirm that they can vacate portions of the hotel because there appears to be an all or nothing requirement and he asked TSU to clarify where the language that TSU will only be charged for occupied rooms in the contract. Ms. Letcher stated that the agreement is written to provide exclusive access and the intent is for TSU to occupy the entire hotel. Per the current contract TSU will pay for the entire hotel even if the entire hotel is not occupied.

Secretary Hargett noted that the last line in the comment is incorrect for this and the other hotel leases.

Approved a lease with the stipulation that this is the second site to be filled with students after the on campus housing and the number one location is full.

TENNESSEE STATE UNIVERSITY

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 332.77-23.3496

• **Proposed Lease**

- **Location:** Davidson County – 270 Venture Circle, Nashville
- **Landlord:** Krish Hospitality d/b/a Candlewood Suites North
- **Term:** August 19, 2022 to December 10, 2022
- **Area / Costs:** Up to 101 hotel rooms

	\$/room	Estimated Total Cost
Cost per room	\$139.00/night	\$1,586,407.00

- **Source of Funding:** Plant Funds (Aux-Housing)
- **Procurement Method:** Negotiated

Comment:

These rooms are needed to provide housing for undergraduate students the Fall 2022 semester. TSU is expecting approximately 5,250 residential students for the Fall semester and currently has 3,660 available beds. The additional 133 beds available at Candlewood Suites North (32 rooms – double; 69 rooms - single) will help TSU close the housing gap. If necessary, some of these rooms will be used to meet Covid-19 protocols, including social distancing and quarantines.

TSU Students will have access to the hotel public spaces and amenities, including parking and laundry facilities. Candlewood Suites North will also provide furniture, bedding, bath towels, microwaves, mini-fridges, televisions with cable, high-speed Internet as well as bi-weekly housekeeping.

The cost to our students for the semester is as follows:
Single occupancy rooms = \$4,150 per semester
Double occupancy rooms = \$3,950 per semester

This hotel was selected because of the location and the availability of rooms for this use. Advertising is not required since the term of this lease is for one year or less and an unforeseen situation has arisen making it impractical to advertise.

The lease terms allow for early termination in the event TSU discontinues all residential operations due to COVID-19, and termination for convenience with thirty days' notice.

Minutes:

08/11/2022 SBC Approved a lease with the stipulation that this is the third site to be filled with students after the on campus housing and the number one and two locations are full.

TENNESSEE STATE UNIVERSITY

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 332.77-23.3498

• **Proposed Lease**

- **Location:** Davidson County – 2345 Atrium Way, Nashville
- **Landlord:** Hotel Nashville LLC d/b/a/ La Quinta Inn by Wyndham Nashville Airport/Opryland
- **Term:** August 19, 2022 to December 10, 2022
- **Area / Costs:** Up to 134 hotel rooms

- **Source of Funding:** Plant Funds (Aux-Housing)
- **Procurement Method:** Negotiated

	\$/room	Estimated Total Cost
Cost per room	\$115.00/night	\$1,741,330.00

Comment:

These rooms are needed to provide housing for undergraduate students the Fall 2022 semester. TSU is expecting approximately 5,250 residential students for the Fall semester and currently has 3,660 available beds. The additional 219 beds available at La Quinta Inn (85 double rooms and 49 single rooms) will help TSU close the housing gap. If necessary, some of these rooms will be used to meet Covid-19 protocols, including social distancing and quarantines.

TSU Students will have access to the hotel public spaces and amenities, including parking and laundry facilities. La Quinta Inn will also provide furniture, bedding, bath towels, microwaves, mini-fridges, televisions with cable, high-speed Internet as well as bi-weekly housekeeping.

The cost to our students for the semester is as follows:
Single occupancy rooms = \$4,150 per semester
Double occupancy rooms = \$3,950 per semester

This hotel was selected because of the location and the availability of rooms for this use. Advertising is not required since the term of this lease is for one year or less and an unforeseen situation has arisen making it impractical to advertise.

The lease terms allow for early termination in the event TSU discontinues all residential operations due to COVID-19, and termination for convenience with thirty days' notice.

Minutes:

08/11/2022 SBC Approved a lease with the stipulation that this is the fourth site to be filled with students after the on campus housing and the number one through three locations are full.

TENNESSEE STATE UNIVERSITY

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 332.77-23.3499

• **Proposed Lease**

- **Location:** Davidson County – 2420 Music Valley Drive, Nashville
- **Landlord:** Fourth and Church LLC d/b/a Ramada by Wyndham
- **Term:** August 19, 2022 to December 10, 2022
- **Area / Costs:** Up to 183 hotel rooms

		\$/room	Estimated Total Cost
	Cost per room	\$115.00/night	\$2,378,085.00
• Source of Funding:	Plant Funds (Aux-Housing)		
• Procurement Method:	Negotiated		

Comment: These rooms are needed to provide housing for undergraduate students the Fall 2022 semester. TSU is expecting approximately 5,250 residential students for the Fall semester and currently has 3,660 available beds. The additional 321 beds available at Ramada by Wyndham (138 rooms – double; 32 rooms – single; 13 rooms - suites) will help TSU close the housing gap. If necessary, some of these rooms will be used to meet Covid-19 protocols, including social distancing and quarantines.

TSU Students will have access to the hotel public spaces and amenities, including parking and laundry facilities. Ramada by Wyndham will also provide furniture, bedding, bath towels, microwaves, mini-fridges, televisions with cable, high-speed Internet as well as bi-weekly housekeeping.

The cost to our students for the semester is as follows:
Single occupancy rooms = \$4,150 per semester
Double occupancy rooms = \$3,950 per semester

This hotel was selected because of the location and the availability of rooms for this use. Advertising is not required since the term of this lease is for one year or less and an unforeseen situation has arisen making it impractical to advertise.

The lease terms allow for early termination in the event TSU discontinues all residential operations due to COVID-19, and termination for convenience with thirty days' notice.

Minutes: 08/11/2022 SBC Approved a lease with the stipulation that this is the fifth site to be filled with students after the on campus housing and the number one through four locations are full

TENNESSEE STATE UNIVERSITY

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 332.77-23.3500

• **Proposed Lease**

- **Location:** Davidson County – 2407 Brick Church Pike, Nashville
- **Landlord:** Sri Ganesha, L.L.C. d/b/a Red Roof Inn Nashville – Music City
- **Term:** August 19, 2022 to May 5, 2023
- **Area / Costs:** Up to 110 hotel rooms

• **Source of Funding:**

• **Procurement Method:**

	\$/room	Estimated Total Cost
Cost per room	\$90.00/night	\$2,564,100.00
• Source of Funding: Plant Funds (Aux-Housing)		
• Procurement Method: Negotiated		

Comment:

These rooms are needed to provide housing for undergraduate students the Fall 2022 semester. TSU is expecting approximately 5,250 residential students for the Fall semester and currently has 3,660 available beds. The additional 180 beds available at Red Roof Inn (70 rooms – double; 40 rooms - single) will help TSU close the housing gap. If necessary, some of these rooms will be used to meet Covid-19 protocols, including social distancing and quarantines.

TSU Students will have access to the hotel public spaces and amenities, including parking and laundry facilities. Red Roof Inn will also provide furniture, bedding, bath towels, microwaves, mini-fridges, televisions with cable, high-speed Internet as well as bi-weekly housekeeping.

The cost to our students for the semester is as follows:

Single occupancy rooms = \$4,150 per semester
Double occupancy rooms = \$3,950 per semester

This hotel was selected because of the location and the availability of rooms for this use. Advertising is not required since the term of this lease is for one year or less and an unforeseen situation has arisen making it impractical to advertise.

The lease terms allow for early termination in the event TSU discontinues all residential operations due to COVID-19, and termination for convenience with thirty days' notice.

Minutes:

08/11/2022 SBC Lieutenant Governor McNally asked when the SBC could expect a report on a long-term solution to this problem. State Architect McGauran replied that TSU is currently working with TBR as a long-term solution would require a capital project.

Approved a lease with the stipulation that this is the sixth site to be filled with students after the on campus housing and the number one through five locations are full.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

South Cumberland State Park, Monteagle, Grundy County, Tennessee

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

Project Title: SCSP Stone Door Annex Visitor Center and Campground

Project Description: Construct a visitor center and a fully functional recreational vehicle campground with roadway and infrastructure at South Cumberland State Park, including all required related work.

SBC Number: 126/116-01-2022

Total Project Budget: \$30,380,000.00

Source of Funding: \$30,380,000.00 21/22 CurrFunds-CapImp (A)

Comment: This is a FY 21/22 line-item in the capital budget.

Best value delivery method is requested to obtain services of a contractor who has specialized experience and construction methods in the development of new park facilities.

Minutes: 08/11/2022 SBC Lieutenant Governor McNally noted Senator Bowling's strong support for this project.

Approved project, to select a designer, and utilizing Best Value alternative delivery method for construction.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend, Nashville, Davidson County, Tennessee

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

Project Title: Cockrill Bend Firing Range

Project Description: Construct a new indoor firing range for several state agencies to support officer weapons training, and all required related work.

SBC Number: 529/017-02-2016

Total Project Budget: \$23,620,000.00

Project Expenditures: \$ 534,273.66

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 2,509,000.00	\$(1,974,726.34)	\$534,273.66	16/17	FRF CurrFunds-CapImp	(A)
Original Project Budget:	\$ 2,509,000.00					
Change in Funding:		\$(1,974,726.34)				
Revised Project Budget:			\$534,273.66			

Comment: Project cancellation is requested because the scope of this work has been incorporated into the Multi Agency Law Enforcement Training Academy Project.

The expenditures on this project were for design services through Design Development phase.

Previous Action: 07/14/2016 SBC Approved project and to select designer
 07/25/2016 ESC Approved designer selection (Kline Swinney Associates)

Minutes: 08/11/2022 SBC Speaker Sexton asked Commissioner Branscom to describe the design differences between the proposed MALETA firing range and the current range. Commissioner Branscom replied that MALETA will have 140 lanes while the current range at TLETA has 30 and the new range will have a variety of shooting options. Speaker Sexton asked how this project was different than the current MALETA design. Commissioner Branscom explained that the development of this project began under Governor Haslam and he expected to bring forward each piece as separate projects, but Governor Haslam decided that it should be up to the next governor to decide whether to proceed with such a large project. The law enforcement agencies said it would be inconvenient to have the new firing range removed from their other training operations so this project was placed on hold.

Approved canceling the project.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend, Nashville, Davidson County, Tennessee

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

Project Title: Multi Agency Law Enforcement Training Academy (MALETA)

Project Description: Construction of office, service centers and helipad, training, housing and support buildings; driver training track and related structures; firing ranges; campus infrastructure; and all required related work; incl. bldg. demolition and wetland remediation.

SBC Number: 529/017-01-2021

Total Project Budget: \$415,134,726.34

Current Project Funding: \$415,134,726.34

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 23,000,000.00	\$ 0.00	\$ 23,000,000.00	21/22	FRF CurrFunds-CapImp	(A)
	0.00	355,660,000.00	355,660,000.00	22/23	FRF CurrFunds-CapImp	(A)
	0.00	5,000,000.00	5,000,000.00		DGS Op Funds (PrePlan)	(A)
	0.00	29,500,000.00	29,500,000.00		FRF Reserves	(R)
	0.00	1,974,726.34	1,974,726.34		FRF Reserves	(R)
Original Project Budget:	\$ 23,000,000.00					
Change in Funding:		\$392,134,726.34				
Revised Project Budget:			\$415,134,726.34			

Comment: This is a combination of a FY 21/22 line-item project in the capital budget, a FY 19/20 earmark of DGS Preplanning funds, and FRF Reserve funds that were returned from the cancellation of SBC# 529/017-02-2016 Cockrill Bend Firing Range, and SBC# 529/017-01-2017 Multi-Agency Law Enforcement Training Center. This increases the project budget from \$370,920,000.00 to \$415,134,726.34 to fully fund the project.

Previous Action:

08/12/2021	SBC	Approved project, utilizing a previously selected consultant, utilizing a previously selected designer for a portion of the work, proceeding with the process to select a designer for a portion of the work, and to utilizing CM/GC alternative delivery method for a portion of the work for architectural design and planning including construction planning.
08/23/2021	ESC	Approved designer selection (AECOM Technical Services, Inc. for Infrastructure)
12/20/2021	SBC	Approved proceeding with the process to select 6 additional designers and utilizing CM/GC alternative delivery method for the remainder of the work
12/20/2021	ESC	Approved designer selection (TMPartners, PLLC for Training Academy)
12/20/2021	ESC	Approved designer selection (Earl Swensson Associates, Inc. for Housing and Dining)
03/21/2022	ESC	Approved designer selection (Tuck Hinton Architects, PLC for Headquarters building)

05/12/2022 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves+Young for Firing Range Complex)

Minutes:

08/11/2022 SBC Representative Rush Bricken addressed the Commission, beginning by noting that he shared his comments with Senator Janice Bowling and Representative Iris Rudder and they have expressed their support of his comments to the Commission. Representative Bricken stated that he was representing the 47th district and the citizens of Tullahoma and Coffee County. Representative Bricken noted that he has expressed concerns over how this project will affect the Tennessee Correction Academy (TCA) in Tullahoma. Encouraging the Commission members to consider alternatives to this project, Representative Bricken stated that he believes the Tennessee Correction Academy will close within four years if this project is allowed to proceed. Representative Bricken stated that the Department of General Services presently lacks a plan for the 160-acre TCA site and 19 buildings which will deteriorate if abandoned. These buildings were mostly built between 1910 and 1920, are primarily clad in Bedford County granite, and are historic. Representative Bricken further stated that it is important to support rural counties and that Davidson County does not need this large project which he believes will increase in cost over time. Representative Bricken added that Georgia similarly combined law enforcement training facilities with mixed success. Representative Bricken concluded his comments by asking the Commission to hold-off approving this project, ask each law enforcement agency for a clear written record if it supports a consolidated training facility, and to reconsider the value of locating such a project in Davidson County.

Secretary Hargett thanked Representative Bricken for attending the meeting and for his comments about the impact on his district.

Speaker Sexton asked Representative Bricken if he had been able to get the information he requested from the respective agencies or if it is an ongoing conversation. Representative Bricken replied that he had been able to speak with Governor Lee during the previous legislative session, but he felt the Governor was misinformed as to the condition of the existing facilities. Representative Bricken stated that the Governor did acknowledge that questions about locating the new facilities in Davidson County were valid. Representative Bricken mentioned that he had also shared pictures of the buildings with the members.

Speaker Sexton asked if alternate sites were considered. Commissioner Branscom replied that properties centrally located in the state were considered and that two or three properties between Nashville and the Cumberland Plateau were found. She agreed with Representative Bricken, that the property in Tullahoma is gorgeous but it is only 183 acres and the current MALETA site is approximately 1000 acres. Commissioner Branscom stated that they were looking for a site that was comparable to the Cockrill Bend location and they found two or three sites. These

properties were about \$100,000 an acre, farmland, and lacked utility infrastructure. Commissioner Branscom stated that, once the cost of buying the property and adding requisite infrastructure was taken into consideration, the Cockrill Bend location was the more attractive option. Commissioner Branscom added that the state already owns this property with needed utility infrastructure, making it more financially feasible. Additionally, due to the neighboring properties, an airport and correctional facilities, the Cockrill Bend location is not a good candidate for private development. Commissioner Branscom stated that they did locate another 1200 acre site in southeast Tennessee for \$20 million which also lacked infrastructure. Speaker Sexton asked how much of the 1000 acres are expected to be used. Commissioner Branscom stated that they are still in conceptual design but they expect to use approximately 800 acres.

Speaker Sexton asked about the Georgia facility Representative Bricken referenced. Commissioner Branscom stated that she, along with officials from the Departments of Correction, Safety & Homeland Security, and Commerce & Insurance, which TLETA (TN Law Enforcement Training Academy) is part of, toured the Georgia facility but were not given information consistent with the situation Representative Bricken described. Commissioner Branscom stated that it is a larger facility which they were told has been very successful and is in the process of an expansion. Speaker Sexton asked if this location is using the same concept, program, and pricing from 2017. Commissioner Branscom responded in the affirmative. Speaker Sexton asked if this was still at 2017 pricing or if it's been escalated over time. Commissioner Branscom responded that the cost is based on current estimates with a number of contingencies. Speaker Sexton asked about law enforcement training classes. THP, Corrections and TLETA are all expected to provide training at this location and there would be some overlap. Tennessee Highway Patrol Major Roy Brown and Tennessee Law Enforcement Training Academy Executive Director William Kain answered questions from Speaker Sexton and Lieutenant Governor McNally regarding the size and scheduling of various law enforcement courses and other regional training facilities.

Lieutenant Governor McNally asked if the goal of this project is to build something similar to the facility in Georgia while also factoring in future growth. Commissioner Branscom answered affirmatively that the goal is to build a facility that will last many years into the future. She stated that they do not plan to match the Georgia facilities that were built in the 1980s but rather something that is state of art including an EVOC track. Commissioner Branscom added that all the currently selected designers also toured the Georgia facilities and were able to talk to representatives from various law enforcement agencies to understand what Tennessee needs. Lieutenant Governor McNally asked if the SBC could get a list of the design features which could be compared with Georgia. Commissioner Branscom stated that they are actively working on those models and would be happy to share and also stated that each part of

this facility will come back to the SBC for an early design phase presentation.

Treasurer Lillard asked if there is a need to consolidate a corrections academy into this project. Interim Commissioner Lisa Helton answered that the property in Tullahoma is lovely, but the Department of Correction is experiencing growing pains. They have service training for correctional officers, pre-service training for probation and parole officers, plus multiple specialty trainings so capacity is an issue with the Tullahoma facility. Additionally, the state-of-the-art features like the new firing range are appealing since TCA only has a 20 lane facility which limits the size of their pre-service training for probation and parole officers and the range is not state of the art.

Secretary Hargett asked Commissioner Branscom if a portion of these project funds could be used to improve the TCA in Tullahoma and suggested that funds spent in a rural part of Tennessee could go further than in Davidson County. Commissioner Branscom stated that this issue was studied, and that as this is a shared facility, it would be both practically and fiscally difficult to set part of the project in Tullahoma. Commissioner Branscom added that there is already approximately \$100,000,000 in deferred maintenance at the Tullahoma facility. In evaluating the 2012 TCA Masterplan, it was estimated that it would take another +\$200 million to execute that plan at today's cost.

Speaker Sexton questioned if the current program which was based on 2017 information has enough capacity for the current and future training needs. He also mentioned that previously when there were questions about the New Fall Creek Falls Inn, there was decision to hit pause and visit the facility so that the members could understand the current conditions and proposed plan. Speaker Sexton proposed that the Commission members make in-person trips to the various current facilities, including Tullahoma, to assess the current conditions and the plan. Secretary Hargett expressed agreement with Speaker Sexton and suggested deferring action on this project until a later date, so that the appropriate state government officials can visit the facilities. Lieutenant Governor McNally added that he was interested in visiting the Georgia facility.

Approved deferring action to a later date.

DEPARTMENT OF GENERAL SERVICES

War Memorial Bldg, Nashville, Davidson County, Tennessee

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

Project Title: War Memorial Building Exterior and Interior Renovations

Project Description: Complete exterior and interior renovation including roofing, windows, and doors; mechanical, electrical, and plumbing systems; finishes, furniture, and lighting; ADA upgrades including auditorium elevator expansion; and all required related work.

SBC Number: 529/090-01-2021

Total Project Budget: \$106,000,000.00

Source of Funding:	\$ 99,400,000.00	21/22	FRF CurrFunds-CapMaint	(A)
	6,600,000.00	21/22	FRF CurrFunds-CapMaint (MP)	(A)

Comment: Four proposals were received on June 9, 2022 for the request for proposals. The Notice of Intent to award was sent on June 30, 2022 naming Skanska USA Building, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action:	07/22/2021	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
	07/22/2021	ESC	Approved designer selection (Centric Architecture, Inc.)
	07/13/2022	SBC	DGS deferred the item to a later meeting

Minutes:	08/11/2022	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Skanska USA Building, Inc.)
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DEPARTMENT OF GENERAL SERVICES

Legislative/War Memorial Plaza, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Legislative Plaza Renovations

Project Description: Renovations to Legislative Plaza office space, entrances, building systems, conference center, State War Museum, and Capitol Visitor Center; repairs to the Motlow Tunnel and parking garage; renovations to War Memorial Plaza; and all required related work.

SBC Number: 529/045-01-2022

Total Project Budget: \$189,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 6,000,000.00	\$ 0.00	\$ 6,000,000.00	21/22	FRF CurrFunds-CapImp	(A)
	0.00	183,000,000.00	183,000,000.00	22/23	FRF CurrFunds-CapImp	(A)
Original Project Budget:	\$ 6,000,000.00					
Change in Funding:		\$183,000,000.00				
Revised Project Budget:			\$189,000,000.00			

Comment: This adds a line-item in the 22/23 capital budget to fully fund the project.

Previous Action:

05/12/2022	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
05/23/2022	ESC	Approved designer selection (EOA Architects, PLLC)
07/13/2022	SBC	DGS deferred the item to a later meeting

Minutes: 08/11/2022 SBC Commissioner Branscom introduced Mr. David Plummer with Centric Architecture, Inc. Mr. Plummer gave a presentation on the program for the facility.

Lieutenant Governor McNally stated that years ago the water was terrible so they turned off all the water fountains and asked if they have checked the water to determine if the problem is with Metro or with the pipes. Mr. Plummer replied they have not checked the water but this is an excellent piece of information and an example of something the design team would do during schematic design. Mr. Plummer stated that per the program, all the +50 year piping is to be replaced.

Speaker Sexton asked if the Visitors Center will be a gift shop/mixed use type facility or include a historical aspect. Mr. Plummer replied that it would have all those elements. The Visitors Center program would include from a visitor perspective, an entrance, security screening, a ticket counter, and a small theater featuring an

introductory/historic video. The theater would be shared between the War Museum and the Visitors Center in order to have one space that both functions could use. Then visitors would flow into an exhibit space with historical exhibits. For example, the State Museum has an original model of the Capitol's cupola from when the Capitol was designed 175 years ago which the state could choose to display. Then visitors would proceed through Motlow Tunnel and into the Capitol. There would also be a small food service area and gift shop. The details would be worked through with the State as the design team gets fully engaged.

Speaker Sexton stated that there are a lot of students that tour the Capitol and asked if they have taken into account large groups of 50-100 students. Mr. Plummer replied that part of the scope of work would be making improvements for school buses to pull out of the line of traffic. Mr. Plummer stated that there would be a separate badge entrance for State workers. School group sizing is absolutely part of the planning being addressed.

Treasurer Lillard asked about the use of the elevators in the Capitol. Most visitors currently enter on the main floor. If there is a Visitors Center in the Legislative Plaza area that would change the access to Motlow Tunnel and the two elevators. During Legislative session it could be really hard to get an elevator. Treasurer Lillard stated that particular attention needs to be paid to the elevators. Mr. Plummer stated they can absolutely plan for that and this is why it's great to have dialogue with a variety of stakeholders during design.

Approved a revision in project funding.

UNIVERSITY OF MEMPHIS

Acquisition – Lease Amendment

Requested Action: Approval of lease amendment

Transaction Description: Transaction No. 21-11-916

- **Proposed Amendment**

- **Area / Costs:** 300 beds / 23 four-BR units / 1,372 sq ft per unit
92 beds at \$615.00 per bed per month
208 beds at \$549.00 per bed per month
Total Year 1 cost: \$ 2,049,264.00
Average annual cost: \$ 2,111,356.70

- **Current Lease**

- **Location:** The Gather on Southern, 3655 Southern Avenue, Memphis, Shelby County, TN
Phase I: Building at corner of South Avenue and Patterson Street
Phase II: Building at corner of South Avenue and Brister Street (entire building)
- **Landlord:** Memphis Southern Prop Co, LLC c/o Yugo USA LLC
- **Term:** Three (3) years (August 5, 2022 – July 31, 2025) with two (2) optional one-year extensions (through July 31, 2027)
- **Area / Costs:** 208 beds / 52 four-BR units / 1,372 sq ft per unit
\$549.00 per bed per month
Total Year 1 cost: \$1,370,304.00
Average annual cost: \$1,411,824.30

- **Source of Funding:** Plant Funds (Aux-Housing) (A)

- **Procurement Method:** Negotiated

Comment: Out of state enrollment at The University of Memphis continues to increase, creating the need to establish leases with private apartment owners to provide student housing. Current on-campus student housing is near 100% capacity and demand for fall semester 2022 is anticipated to increase beyond capacity.

Given the gap between the housing needs of incoming non-resident students and the lack of available housing on campus, development of leases for with housing providers in close proximity to campus is our only option. The increased total of 300 beds currently requested will represent approximately 70% of the buildings, giving the University greater control over the entire complex and reducing potential friction caused by the proximity of university housing and public rental housing.

The rent will increase by 3% annually including years 4 and 5 if the options are exercised.

Previous action: 02/28/2022 Approved waiver of advertisement
06/21/2022 Approved acquisition by lease

Minutes: 08/11/2022 Treasurer Lillard stated that Mr. Kurapati heard the discussions with Tennessee State University and asked what the University of Memphis' long-term plan is about this building and UoM housing needs. Treasurer Lillard stated that The Gather is a good because it is adjacent to campus and is a good fit in many ways but where will UoM be in three years. Mr. Kurapati replied that the UoM does need these beds for the mid-term. They

do have a project currently being vetted through their internal process, which will come to the Commission for consideration, to add over 500 beds on the Park Avenue campus. The University believes this would provide a permanent solution for the immediate need but in the long-term they would need additional beds. UoM also wants to be careful that their enrollments stabilize as well since coming out of COVID. Mr. Kurapati stated the University wants to see a return of students to campus and confirm that the beds they plan on building are justified. UoM also have another disclosed graduate student housing project for 140 beds on Deloach. The long-term plan is to have adequate beds on campus to accommodate their needs. Treasurer Lillard stated he wanted to emphasize to the University of Memphis, Tennessee State University and to everyone else that the Commission doesn't intend to continue approving the use of off-campus hotel rooms, so they do need to come up with a permanent plan. Treasurer Lillard recognized that the University of Memphis is working on that.

Secretary Hargett stated that he appreciated the way the University broke down the project and wanted to echo what the Treasurer said. Secretary Hargett congratulated Mr. Kurapati for being recognized by the Memphis Business Journal as one of the best Chief Financial Officers in the Shelby County area.

Lieutenant Governor McNally asked if the University requires freshmen to live on campus. Mr. Kurapati replied that they do not currently have that requirement but plan on having that policy in the future. There is adequate data showing that students tend to be more successful if they live on campus, particularly first time freshman have a better academic outcome if they live on campus and participate holistically in campus activities. Mr. Kurapati stated that the President plans to address this with their Board of Trustees for the next fall. Lieutenant Governor McNally suggested they make sure they have enough beds before they put the policy into effect. That is part of the problem with TSU, they require freshmen to live on campus. State Architect Ann McGauran stated that TSU prioritizes freshmen to live on campus, and wants to assure that every freshman who wants housing has a bed on campus.

Speaker Sexton asked Mr. Kurapati to confirm that the contract is for three years, but not a full three years since the last two are optional on one-year extensions. Mr. Kurapati replied affirmatively and added that the contract includes a 60-day termination clause at the end of each academic year. The University can terminate the contract if the arrangement is not successful and not be obligated for the subsequent years. State Architect McGauran stated that it is a three-year lease with two 1-year options for extensions for a fourth and fifth year. Speaker Sexton stated that it looks like the cost is \$20 per day. Mr. Kurapati stated that it is roughly \$18.71. Speaker Sexton confirmed that UoM are almost at capacity on campus. Mr. Kurapati stated that they are fully spoken for on campus. Speaker Sexton asked if that means they have enough people who have filled out paperwork, put down a deposit. Mr. Kurapati replied affirmatively, and the University requires a deposit and there is a penalty if a student exits. Speaker Sexton asked if the University sees an increase in freshmen enrollment or in sophomores and juniors saying they can't afford to live off campus and they want to come back. Mr. Kurapati replied that these beds are primarily for graduate

students. The full-time freshmen class is down this year, roughly 150 students. They are making efforts to try and change that. Their continuing classes are strong, but their graduate enrollments are very strong. Speaker Sexton confirmed that they have seen a huge increase in graduate students.

Approved a lease amendment.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on July 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
Location: Knoxville, Tennessee
Project Title: Window Replacement & Masonry Repairs (20/21)
SBC Project No: 540/009-01-2021
Designer: Lindsay & Maples Architects
User Agency: UT Knoxville
Approval Date: 07/15/2022
Contractor: Williams Restoration Waterproofing
Construction Completion %: 0%
Change Order No.: 1
Change Order Amount: (\$1,236,745.00)
Change Order Percentage: (89.77%)
Cumulative Percentage: (89.77%)
Targeted Substantial Completion: 03/11/2023
Comment: Cost Efficiencies
This change order provides a credit back to the project for all construction costs associated with Greve Hall and Henson Hall masonry repairs.
Approved Project Funding
Original Bid Target: \$650,000.00
Base Contract Amount: \$1,377,745.00
Contingency: \$65,000.00
After This Change Order
Revised Contract Amount: \$141,000.00
Remaining Undedicated Funds: \$4,540,000.00
- 2) **State Procurement Agency:** University of Tennessee
Location: Knoxville, Tennessee
Project Title: Arena Renovations & Systems Improvements
SBC Project No: 540/009-07-2017
Designer: Studio Four Design, Inc.
User Agency: UT Knoxville
Approval Date: 07/06/2022
Contractor: Southern Constructors, Inc.
Construction Completion %: 100%
Change Order No.: 2
Change Order Amount: \$16,277.02
Change Order Percentage: 6.9%
Cumulative Percentage: 12.89%
Targeted Substantial Completion: 06/08/2022
Comment: Design Modifications
This change order addresses changes to the floor and railings in order to accommodate mobile seating.
Approved Project Funding
Original Bid Target: \$240,000.00
Base Contract Amount: \$239,000.00
Contingency: \$24,000.00
After This Change Order
Revised Contract Amount: \$269,805.02
Remaining Undedicated Funds: \$11,575,000.00

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville, Tennessee
Project Title: Electrical Upgrade Phase 2
SBC Project No: 166/001-03-2020 **Approval Date:** 07/15/2022
Designer: I.C. Thomasson Associates, Inc. **Contractor:** Stancell Electric Co, Inc.
- Construction Completion %:** 8% **Targeted Substantial Completion:** 08/01/2022
Change Order No. 4 **Comment: Omission**
Change Order Amount: \$3,991.17 This change order addresses the need to add electrical components to Humphries Hall and the President's House.
Change Order Percentage: 2.19%
Cumulative Percentage: 11.85% **After This Change Order**
- Approved Project Funding**
Original Bid Target: \$182,093.00
Base Contract Amount: \$182,093.00 **Revised Contract Amount:** \$203,666.26
Contingency: \$27,907.00 **Remaining Undedicated Funds:** \$6,333.74
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville, Tennessee
Project Title: McMinnville Ag Ctr Multiple Building Repairs
SBC Project No: 166/001-07-2019 **Approval Date:** 07/07/2022
Designer: Hefferlin + Kronenberg Architects, PLLC **Contractor:** Polk & Associates Construction, Inc.
- Construction Completion %:** 47% **Targeted Substantial Completion:** 09/13/2022
Change Order No. 6 **Comment: Hidden Conditions**
Change Order Amount: \$34,475.11 This change order addresses the need for metal decking repair, replacement of a roof drain assembly, replacement of drywall including mold remediation and mold testing.
Change Order Percentage: 10.45%
Cumulative Percentage: 31.11% **After This Change Order**
- Approved Project Funding**
Original Bid Target: \$450,000.00
Base Contract Amount: \$330,000.00 **Revised Contract Amount:** \$432,677.20
Contingency: \$40,000.00 **Remaining Undedicated Funds:** \$54,123.14
- 5) **State Procurement Agency:** TN Board of Regents **User Agency:** Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: Omni Building East Roof Replacement
SBC Project No: 166/012-03-2020 **Approval Date:** 07/15/2022
Designer: Derthick, Henley & Wilkerson Architects **Contractor:** Tri-State Roofing Construction
- Construction Completion %:** 73% **Targeted Substantial Completion:** 09/23/2022
Change Order No. 1 **Comment: Hidden Conditions**
Change Order Amount: \$74,638.65 This change order addresses the need to remove insulating concrete from the roof deck where existing electrical conduit was discovered to be encapsulated. This change order adds 45 days to the project schedule.
Change Order Percentage: 10.87%
Cumulative Percentage: 10.87% **After This Change Order**
- Approved Project Funding**
Original Bid Target: \$686,638.00
Base Contract Amount: \$686,636.00 **Revised Contract Amount:** \$761,274.65
Contingency: \$114,998.00 **Remaining Undedicated Funds:** \$40,359.35

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Andrew Jackson Foundation
Location: Hermitage, Tennessee
Project Title: Demolition of the Jones Road House and Adjacent Silo and Barn
Project Description: Demolish the house and adjacent silo and barn structures along with minor grading.
SBC Project No. 900/001-02-2022
Total Project Budget: \$30,000.00
Source of Funding: AJF Operating Funds
Approval: Approved project
Approval Date: 08/11/2022

- Reported the following three 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:** Tennessee Board of Regents / Northeast State Community College
Location: Blountville, Tennessee
Project Title: Pierce Building First Floor HVAC Updates
Project Description: Update to the existing HVAC systems that serves the first floor *and second floor* of the Pierce Administration Building. *Relocate a wall between two offices on the first floor.*
SBC Project No. 166/038-02-2021
Total Project Budget: \$615,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project scope, budget, and funding (increases budget by \$393,000.00)
Approval Date: 07/21/2022

 - 2) **State Procurement Agency:** STREAM / Department of Transportation
Location: Nashville, Tennessee
Project Title: Region 3 Headquarters Elevators Replacement
Project Description: Replace the original elevators, upgrade to current codes, and all required related work.
SBC Project No. 243/020-01-2022
Total Project Budget: \$700,000.00
Source of Funding: 22/23 TDOT Plant Construction Funds (A)
Approval: Approved project and to select a designer
Approval Date: 07/14/2022

- 3) **State Procurement Agency:** STREAM / Department of Military
Location: Sparta, Tennessee
Project Title: Sparta Readiness Center Structural Repairs
Project Description: Replace damaged masonry walls and roofing system; installation of expansion and control joints; installation of an underground collection system; and all required related work.
- SBC Project No.** 361/087-01-2021
Total Project Budget: \$563,000.00
Source of Funding: \$281,500.00 Federal Funds (NGB) (F)
\$ 85,000.00 21/22 CurrFunds-CapMaint (MP) (A)
\$ 7,500.00 07/08 CurrFunds-CapMaint (R)
\$189,000.00 Military Reserves (Sale of Real Estate) (R)
- Approval:** Approved a revision in project budget and funding (increases budget by \$378,000.00 for structural repairs)
Approval Date: 07/14/2022

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: Memphis, Tennessee
Project Title: Emergency – Memphis MHI Chillers Replacement
Project Description: Replacement of two chillers serving the facility and all required related work.
SBC Project No. 344/013-01-2022
Total Project Budget: \$1,550,000.00
Source of Funding: 22/23 MHSAS Op Funds (Trust Fund) (R)
Approval: Approved project, utilizing an agency consultant for design (Allen & Hoshall, Inc.), and a Central Procurement Office contract to perform the work
Approval Date: 07/19/2022

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:** STREAM / Department of Children's Services
Location: Statewide, Tennessee
Project Title: YDC Pavement Refurbishment and Replacement
SBC Project No. 144/000-01-2018
Designer: W & A Engineering
Amount: \$7,525.00
Explanation: This ASR is for services related to owner-initiated design changes.
Approval Date: 06/21/2022
OSA Receipt Date: 06/21/2022

Other Business

There being no further business, the meeting adjourned at 1:40 p.m.

ANDREW JACKSON FOUNDATIONThe Hermitage, Hermitage, Davidson County, Tennessee**Requested Action:** Approval of a project**Project Title:** Demolition of the Old Hickory House and Adjacent Shed/Smokehouse**Project Description:** Demolish both the house and shed/smokehouse structures along with minor grading.**SBC Number:** 900/001-01-2022**Total Project Budget:** \$14,000.00**Source of Funding:** \$14,000.00 AJF Operating Funds

Comment: These structures are in very poor condition and pose high safety concerns. The Andrew Jackson Foundation has estimated a cost of \$65,000.00-\$150,000.00 to bring the house up to living standards for which there is no use for. The investment of these funds would distract from projects or repairs that are more vital to the day-to-day operation and long-term preservation of the Hermitage property. The AJF Board of Trustees approved the recommendation of demolition at its February 2022 meeting.

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 alternatives that would avoid, minimize or mitigate the adverse effect. AJF will document these structures to mitigate this adverse affect.

Minutes: 08/11/2022 SBC Approved project

EAST TENNESSEE STATE UNIVERSITYEast Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Powell Hall Repairs and Renovation

Project Description: Renovation to housing to include general finish upgrades, HVAC repairs/replacements, accessibility enhancements, lobby renovations, bathroom upgrades, exterior improvements, plumbing, lighting, and all associated work.

SBC Number: 369/005-03-2022

Total Project Budget: \$5,000,000.00

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

Comment: Two proposals were received on July 13, 2022. The Notice of Intent to award was sent on July 15, 2022, naming BurWil Construction Company as the best evaluated proposer. The protest period expired on July 22, 2022. No protests were received.

Previous Action:

04/14/2022	SBC	Approved project, to select a designer, and utilizing the Construction Manager/General contractor alternative delivery method
04/25/2022	ESC	Approved designer selection (Cain Rash West Architects, Inc., P.C.)

Minutes:

08/11/2022	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (BurWil Construction Company)
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MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Commissioning Services

Project Description: Provide commissioning services.

SBC Number: 366/000-01-2022

Total Project Budget: \$1,200,000.00

Source of Funding: \$1,200,000.00 Various Plant Funds & Project Funds (A)

Comment: Six proposals were received on June 23,2022. The Notice of Intent to award was sent on July 15,2022 naming Smith Seckman Reid, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Actions: 04/14/2022 SBC Approved procurement and issuing an RFQ for Commissioning Services

Minutes: 08/11/2022 SBC Approved awarding contract to the best evaluate proposer (Smith Seckman Reid, Inc.)

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

Requested Action: Approval of a revision in project budget

Project Title: Master Plan Update

Project Description: Provide for various amendments to the campus master plan for the Main, Park, and Lambuth campus locations.

SBC Number: 367/000-02-2018

Total Project Budget: \$625,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$250,000.00	\$300,000.00	\$550,000.00	Plant Funds (Non-Aux)	(A)
	75,000.00	0.00	75,000.00	Plant Funds (Aux-Athletics/Housing)	(A)
Original Funding:	\$325,000.00				
Change in Funding:		\$300,000.00			
Revised Funding:			\$625,000.00		

Comment: This increases the total project budget from \$325,000.00 to \$625,000.00. Additional funds will be used for comprehensive space utilization study and any associated amendments.

Previous Action:

09/13/2018	SBC	Approved awarding a contract to a previously selected master planner (SmithGroup JJR)
02/14/2019	SBC	Approved an update to the Lambuth Campus Master Plan as presented by SmithGroup JJR
03/11/2021	SBC	Approved a revision in project budget and funding
04/14/2022	SBC	Approved an update to the Master Plan as presented by SmithGroup JJR

Minutes: 08/11/2022 SBC Approved a revision in project budget

UNIVERSITY OF TENNESSEEUniversity 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 alternative delivery method

Project Title: Brock Hall Upgrades

Project Description: Replacement of building systems including HVAC, lighting, and ceilings in conjunction with the work; upgrades to include building finishes, doors, hardware, restrooms, ADA and life safety code needs; repairs to building envelope, including masonry, window replacements, doors, and roof replacement; minor wall reconfigurations; asbestos abatement; and all related work.

SBC Number: 540/005-04-2022

Total Project Budget: \$10,820,000.00

Source of Funding: \$10,820,000.00 22/23 CurrFund-CapMaint (A)

Comment: This is a FY 22/23 line-item project in the capital budget. The CM/GC is requested for the ability to release early construction packages and ordering of long lead items that could affect the overall construction schedule.

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

Minutes: 08/11/2022 SBC Approved project and to select a designer, and utilizing CM/GC alternative delivery method

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee**Requested Action:** Approval of a Master Plan amendment**Project Title:** Master Plan Update**Project Description:** This project will provide an update to the Campus Master Plan for the University of Tennessee Chattanooga.**SBC Number:** 540/005-01-2019**Total Project Budget:** \$750,000.00**Source of Funding:** \$750,000.00 Plant Funds (Non-Aux) (A)**Comment:** This request is to amend the 2012 Master Plan in order to accommodate the need for the Fletcher Hall expansion and its consistency with the 2012 Master Plan. The expansion was identified during the current Master Plan Update effort. The Master Plan amendment was approved by THEC on June 23, 2022.**Previous Action:**
05/09/2019 SBC Approved project and to issue an RFQ
10/14/2021 SBC Approved a revision in project budget and funding and to award a contract to the best evaluated proposer (DLR Group)**Minutes:** 08/11/2022 SBC Approved a Master Plan amendment

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: Emergency Generator Replacements

Project Description: Replacement of the emergency generators and updates electrical services in association with the generators for the 930 Madison Building, Coleman Building, Johnson Building, and Van Vleet Building. Project includes all related work.

SBC Number: 540/013-05-2022

Total Project Budget: \$2,500,000.00

Source of Funding: \$2,500,000.00 22/23 CurrFund-CapMaint(MP) (A)

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

The Tennessee Historical Commission has determined that this project will not adversely affect the Johnson Building or the Van Vleet Building and no further action is necessary.

Minutes: 08/11/2022 SBC Approved project and to select a designer

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

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

Project Title: Nash Buildout 2 Floors

Project Description: This project will build out the top two floors of the Nash/Nash Annex Building.

SBC Number: 540/013-10-2021

Total Project Budget: \$11,500,000.00

Source of Funding: \$11,270,000.00 21/22 CurrFunds-CapImp (A)
\$ 230,000.00 Plant Funds (Non-Aux) (A)

Comment: Three proposals were received on June 21, 2022. The Notice of Intent to award was sent on July 14, 2022, naming Flintco, LLC as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 10/14/2021 SBC Approved project and to select a designer
10/25/2021 ESC Approved designer selection (Crump Firm, Inc.)
05/23/2022 ESC Approved utilizing CM/GC alternative delivery method

Minutes: 08/11/2022 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)

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 Improvements

Project Description: Building envelope repairs, HVAC upgrades, electrical, fire safety, and plumbing improvements. Site improvements include excavation of sediment in lakes and drain field improvements. Project includes all related work.

SBC Number: 540/001-13-2022

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 22/23 CurrFund-CapMaint(MP) (A)

Comment: This is a FY 22/23 line-item project in the capital budget. Buildings included: Implement Shed, Tractor Shed, Sasser Barn, and Stable.

The Tennessee Historical Commission has determined that this project will not adversely affect the Sasser Barn and no further action is necessary.

Minutes: 08/11/2022 SBC Approved project and to select a designer

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: Morgan Hall Envelope Repairs

Project Description: Funds are provided for restoration of exterior masonry and replacement of windows and exterior doors. Funds support roof replacement at the Mechanical Equipment Building that serves Morgan Hall including flashing, downspouts, and new brick exterior walls. Project includes all related work.

SBC Number: 540/001-02-2021

Total Project Budget: \$5,950,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$4,950,000.00	\$0.00	\$4,950,000.00	21/22	CurrFunds-CapMaint	(A)
	0.00	1,000,000.00	1,000,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$4,950,000.00					
Change in Funding:		\$1,000,000.00				
Revised Project Budget:			\$5,950,000.00			

Comment: This request increases the budget from \$4,950,000.00 to \$5,950,000.00 and is based on the designer’s estimate. The increase is primarily due to the cost of windows in the current market conditions.

Previous Action: 07/22/2021 SBC Approved project and proceeding with process to select a designer
 07/22/2021 ESC Approved designer selection (Community Tectonics Architects, Inc.)

Minutes: 08/11/2022 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**

Project Title: Alumni Memorial Lighting Upgrades

Project Description: Upgrades of the lighting and controls in the auditorium and classrooms in the Alumni Memorial Building. Includes all related work to complete the project.

SBC Number: 540/009-32-2022

Total Project Budget: \$1,750,000.00

Source of Funding: \$1,750,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 22/23 **disclosed** 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: 08/11/2022 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Knoxville Master Plan

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

SBC Number: 540/009-13-2021

Total Project Budget: \$2,200,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,000,000.00	\$1,200,000.00	\$2,200,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$1,000,000.00			
Change in Funding:		\$1,200,000.00		
Revised Project Budget:			\$2,200,000.00	

Comment: This request increases the budget from \$1,000,000.00 to \$2,200,000.00 for the added scope of the AgResearch and UT Extensions. The selected master planner has experience in the land grant agricultural institutes.

Previous Action: 05/13/2021 SBC Approved project and to issue an RFQ
 10/14/2021 SBC Approved awarding a contract to the best evaluated proposer (Ayers Saint Gross)
 07/13/2022 SBC Approved Master Plan amendment

Minutes: 08/11/2022 SBC Approved a revision in project scope, budget, and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Regal Soccer Stadium Field Upgrade

Project Description: Installation of new turf and correction of existing site issues. Includes all related work to complete the project.

SBC Number: 540/009-17-2022

Total Project Budget: \$1,589,416.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,260,000.00	\$329,416.00	\$1,589,416.00	Plant Funds (Aux-Athletics) (A)
Original Project Budget:	\$1,260,000.00			
Change in Funding:		\$329,416.00		
Revised Project Budget:			\$1,589,416.00	

Comment: This request increases the budget from \$1,260,000.00 to \$1,589,416.00 due to higher costs in gravel and the current market conditions. This project is currently under construction.

Previous Action: 04/14/2022 SBC Approved project and utilizing Campus Resources for design and System Procurement for construction

Minutes: 08/11/2022 SBC Approved a revision in project budget and funding

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: Life Safety Upgrades

Project Description: Upgrades for life safety to multiple buildings across campus to include alarms, fire panels, miscellaneous code related life safety upgrades, and all related work.

SBC Number: 540/006-01-2022

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 22/23 CurrFunds-CapMaint(MP) (A)

Comment: This is a FY 22/23 line-item project in the capital budget. Buildings included: Martin Hall, Johnson Center, Andrew Science Building, Curry Life Center, and Starnes Student Union.

The Tennessee Historical Commission has determined that this project will not adversely affect the Martin Hall, Andrew Science Building, or the Starnes Student Union and no further action is necessary.

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONMeeman-Shelby Forest State Park, Millington, Shelby County, Tennessee

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

Project Title: Meeman-Shelby Forest State Park Campground Renovations

Project Description: Renovate campground including utility upgrades, paving roads, resurfacing campsite pads, reconfiguring loop roads, adding ADA accessible campsites, replacing existing bathhouses with ADA complaint bathhouse facilities, and all required related work.

SBC Number: 126/089-01-2022

Total Project Budget: \$6,380,000.00

Source of Funding: \$6,380,000.00 22/23 CurrFunds-CapMaint (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONMontgomery Bell State Park, Burns, Dickson County, Tennessee

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

Project Title: Montgomery Bell State Park Four Mile Creek Campground Renovation

Project Description: Renovate Four Mile Creek campground and all required related work.

SBC Number: 126/054-01-2022

Total Project Budget: \$8,950,000.00

Source of Funding: \$8,950,000.00 22/23 CurrFunds-CapImp (A)

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

Project includes construction of a new camp store and camper check-in station, a renovation and a new build construction of a bath house facility, two new playground areas, and approximately twenty-one additional campsites.

Minutes: 08/11/2022 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 Campground Renovations

Project Description: Renovate campgrounds to include utility upgrades; road reconfiguration and paving; campsite upgrades; demolition of existing bathhouse facilities; construction of ADA compliant bathhouse facilities; and all required related work.

SBC Number: 126/063-01-2022

Total Project Budget: \$12,040,000.00

Source of Funding: \$12,040,000.00 22/23 CurrFunds-CapMaint (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONPickwick Landing State Park, Counce, Hardin County, Tennessee

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

Project Title: Pickwick Landing State Park WWTP Renovations

Project Description: Upgrade or replace the existing wastewater treatment plant at Pickwick Landing State Park and all required related work.

SBC Number: 126/079-02-2022

Total Project Budget: \$2,930,000.00

Source of Funding: \$2,930,000.00 22/23 CurrFunds-CapMaint (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONStanding Stone State Park, Hilham, Overton County, Tennessee

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

Project Title: Standing Stone State Park Campground Renovations

Project Description: Renovate campground including upgrading utilities, paving roads, resurfacing campsite pads, reconfiguring loop roads, adding ADA accessible campsites, replacing existing bathhouses with ADA complaint bath/shower facilities, and all required related work.

SBC Number: 126/091-01-2022

Total Project Budget: \$8,240,000.00

Source of Funding: \$8,240,000.00 22/23 CurrFunds-CapMaint (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONStatewide, Tennessee

Requested Action: Approval of a project utilizing Agency Resources and Consultant for design and agency procurement construction

Project Title: Statewide Swimming Pool Improvements

Project Description: Repair and improve public swimming pools at five State Parks and all required related work.

SBC Number: 126/000-01-2022

Total Project Budget: \$3,400,000.00

Source of Funding: \$3,400,000.00 22/23 CurrFunds-CapImp (A)

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

Agency Resources and Consultant for design is being requested due to the limited scope of the renovations to existing pools. Agency procurement is being requested as the work is limited to pool renovations and is within the capacity of a pool contractor.

The work is proposed to take place at Cumberland Mountain State Park, Henry Horton State Park, Fall Creek Falls State Park, Standing Stone State Park, and T.O. Fuller State Park.

Minutes: 08/11/2022 SBC Approved project utilizing Agency Resources and Consultant for design and agency procurement construction

DEPARTMENT OF CORRECTIONBledsoe County Correctional Complex, Pikeville, Bledsoe County, Tennessee

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

Project Title: BCCX Guild and Annex Fire Alarm Upgrades

Project Description: Replacement and upgrades of the Guild Unit's and Annex Building's existing fire alarm systems and all related work.

SBC Number: 142/013-01-2022

Total Project Budget: \$1,900,000.00

Source of Funding: \$1,900,000.00 22/23 CurrFunds-CapMaint (SA) (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONMorgan County Regional Corr Facility, Wartburg, Morgan County, Tennessee

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

Project Title: MCCX Guild and Drug Court Fire Alarm Upgrades

Project Description: Replacement and upgrades to the Guild Unit's and Drug Court Building's existing fire alarm systems and all related work.

SBC Number: 142/014-01-2022

Total Project Budget: \$1,550,000.00

Source of Funding: \$1,550,000.00 22/23 CurrFunds-CapMaint (SA) (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONStatewide, Tennessee

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

Project Title: RMSI and LDSNF Waste Water System Repairs

Project Description: Upgrades to existing waste water treatment system infrastructure and all related work.

SBC Number: 140/001-01-2022

Total Project Budget: \$1,260,000.00

Source of Funding: \$1,260,000.00 22/23 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 22/23 line-item project in the capital budget. These facilities, Riverbend Maximum Security Institution and Lois M. DeBerry Special Needs Facility, are adjacent to each other in Davidson County.

Minutes: 08/11/2022 SBC Approved project and to select a designer

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 Waste Water System Repairs

Project Description: Upgrades to existing waste water treatment system infrastructure and all related work.

SBC Number: 142/009-01-2022

Total Project Budget: \$2,740,000.00

Source of Funding: \$2,740,000.00 22/23 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 22/23 line-item project in the capital budget. The project description has been modified for clarity.

Minutes: 08/11/2022 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 Waste Water System Repairs

Project Description: Upgrades to existing waste water system infrastructure and all related work.

SBC Number: 142/016-01-2022

Total Project Budget: \$2,200,000.00

Source of Funding: \$2,200,000.00 22/23 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 22/23 line-item project in the capital budget. The project description has been modified for clarity.

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONTurney Center Industrial Complex, Only, Hickman County, Tennessee

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

Project Title: TCIX Perimeter Security Improvements

Project Description: Replacement and upgrades to the security perimeter detection system and all related work.

SBC Number: 142/005-01-2022

Total Project Budget: \$6,100,000.00

Source of Funding: \$6,100,000.00 22/23 CurrFunds-CapMaint (SA) (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONBledsoe County Correctional Complex, Pikeville, Bledsoe County, Tennessee

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

Project Title: BCCX Site 2 Security Electronics and HVAC for Guilds

Project Description: Replacement and upgrades to all security cameras, related UPS units, and to provide HVAC for operation requirements, and all required related work.

SBC Number: 142/013-02-2022

Total Project Budget: \$2,100,000.00

Source of Funding: \$2,100,000.00 22/23 CurrFunds-CapMaint (SA) (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONMorgan County Regional Corr Facility, Wartburg, Morgan County, Tennessee

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

Project Title: MCCX Site 2 Security Electronics and HVAC for Guilds

Project Description: Replacement and upgrades to all security cameras, related UPS units, and to provide HVAC for operation requirements, and all required related work.

SBC Number: 142/014-02-2022

Total Project Budget: \$1,680,000.00

Source of Funding: \$1,680,000.00 22/23 CurrFunds-CapMaint (SA) (A)

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

Minutes: 08/11/2022 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 Site 2 Security Electronics and HVAC for Guilds

Project Description: Replacement and upgrades to all security cameras, related UPS units, and to provide HVAC for operation requirements, and all required related work.

SBC Number: 142/016-02-2022

Total Project Budget: \$2,210,000.00

Source of Funding: \$2,210,000.00 22/23 CurrFunds-CapMaint (SA) (A)

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

Minutes: 08/11/2022 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 High Mast Lighting Replacement

Project Description: Replace high mast lighting systems, lifting devices, and electrical elements to incorporate new LED fixtures, and all required related work.

SBC Number: 142/016-03-2022

Total Project Budget: \$6,600,000.00

Source of Funding: \$6,600,000.00 22/23 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 22/23 line-item project in the capital budget. The project description has been modified for clarity.

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONLois M. DeBerry Special Needs Facility, Nashville, Davidson County, Tennessee

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

Project Title: LDSNF High Mast Lighting Replacement

Project Description: Replace high mast lighting systems, lifting devices, and electrical elements to incorporate new LED fixtures, and all required related work.

SBC Number: 142/011-02-2022

Total Project Budget: \$2,100,000.00

Source of Funding: \$2,100,000.00 22/23 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 22/23 line-item project in the capital budget. The project description has been modified for clarity.

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONMorgan County Regional Correctional Facility, Wartburg, Morgan County, Tennessee

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

Project Title: MCCX Drug Court Reroof and Annex and Guild Gutters

Project Description: Replace Drug Court Building roof, Annex and Guild Buildings fascia, gutters and downspouts, Guild Buildings ridge vents, and all required related work.

SBC Number: 142/014-03-2022

Total Project Budget: \$1,700,000.00

Source of Funding: \$1,700,000.00 22/23 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 22/23 line-item project in the capital budget. Best Value is being requested to obtain a contractor experienced in commercial roofing projects.

Minutes: 08/11/2022 SBC Approved project, to select a designer, and utilizing Best Value alternative delivery method for construction

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 Sally Port Upgrades and Expansion

Project Description: Repair and upgrade current sally port including expansion for two-way pedestrian and vehicular traffic and all required related work.

SBC Number: 142/009-02-2022

Total Project Budget: \$5,900,000.00

Source of Funding: \$5,900,000.00 22/23 CurrFunds-CapMaint (SA) (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONNortheast Correctional Complex, Mountain City, Johnson County, Tennessee

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

Project Title: NECX Sally Port Upgrades and Expansion

Project Description: Repair and upgrade current sally port including expansion for two-way pedestrian and vehicular traffic and all required related work.

SBC Number: 142/024-01-2022

Total Project Budget: \$6,400,000.00

Source of Funding: \$6,400,000.00 22/23 CurrFunds-CapMaint (SA) (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF AGRICULTUREDivision of Forestry, Henderson, Chester County, Tennessee

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

Project Title: Chickasaw Work Center

Project Description: Construct a new work center including an office building, vehicle maintenance structure, infrastructure improvements, and all required related work.

SBC Number: 100/010-02-2022

Total Project Budget: \$4,750,000.00

Source of Funding: \$4,750,000.00 22/23 CurrFunds-CapImp (A)

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

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF AGRICULTUREDivision of Forestry, Dickson, Dickson County, Tennessee

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

Project Title: Tennessee City Work Center

Project Description: Demolition of existing facility and construction of a new work center to include a burn permit call center, office facilities, maintenance shop, seedling cooler, and all required related work.

SBC Number: 100/010-03-2022

Total Project Budget: \$4,250,000.00

Source of Funding: \$4,250,000.00 22/23 CurrFunds-CapImp (A)

Comment: This is a FY22/23 line-item project in the capital budget.

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.

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF AGRICULTURE

Division of Forestry, Newport, Cocke County, Tennessee

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

Project Title: Martha Sundquist State Forest Bridge Replacements

Project Description: Replacement of three stream-crossing structures and all required related work.

SBC Number: 100/010-02-2020

Total Project Budget: \$1,250,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 570,000.00	\$ 0.00	\$570,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	0.00	680,000.00	680,000.00	22/23	CurrFunds-CapMaint (MP)	(A)
Original Project Funding:	\$ 570,000.00					
Change in Funding:		\$680,000.00				
Revised Project Funding:			\$1,250,000.00			

Comment: This adds funds from a FY 22/23 line-item in the capital budget in order to complete the project.

Previous Action: 08/13/2020 SBC Approved project and to select a designer
 08/24/2020 ESC Approved designer selection (TTL, Inc.)
 08/12/2021 SBC Approved a revision in project budget

Minutes: 08/11/2022 SBC Approved a revision in project funding

DEPARTMENT OF AGRICULTUREDivision of Forestry, Statewide, Overton County, Tennessee

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

Project Title: Standing Stone State Forest Work Center

Project Description: Construct a new work center including office building, vehicle maintenance structure, infrastructure improvements, and all required related work.

SBC Number: 100/010-03-2021

Total Project Budget: \$3,990,000.00

Source of Funding: \$3,990,000.00 21/22 CurrFunds-CapImp (A)

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

Previous Action: 07/22/2021 SBC Approved project and to select designer
07/22/2021 ESC Approved designer selection (Goodwyn Mills Cawood)

Minutes: 08/11/2022 SBC Approved the EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICESAndrew Jackson State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: Andrew Jackson Building Elevator Replacement

Project Description: Replacement of all elevators, associated controls, and all required related work.

SBC Number: 529/073-01-2022

Total Project Budget: \$16,400,000.00

Source of Funding: \$16,400,000.00 22/23 FRF CurrFunds-CapMaint (A)

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

This project replaces all seven passenger elevators, one freight elevator, and all controls.

The THC requests to look at the design drawings of this alteration, prior to issuing for construction, to insure that it is being done in accordance with the provisions of the *Secretary of the Interior's Standards for Treatment of Historic Properties*.

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESAndrew Jackson State Office Building, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project utilizing a previously selected designer

Project Title: Andrew Jackson Building Office Space Consolidation - Treasury

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: 529/073-02-2022

Total Project Budget: \$2,400,000.00

Source of Funding: \$2,400,000.00 FRF Reserves (A/R)

Comment: This is a portion of a FY22/23 line-item (2023 Office Space Reduction Plan) in the capital budget.

This project will consolidate the TN Department of Treasury within portions of the Andrew Jackson Building. 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.

The use of a previously selected designer (BHDG Architects, Inc.) is requested as they were selected for office space consolidation projects like this one.

Minutes: 08/11/2022 SBC Approved project utilizing a previously selected designer (BHDG Architects, Inc.)

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 - DIDD

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: 529/079-03-2022

Total Project Budget: \$4,720,000.00

Source of Funding: \$4,720,000.00 FRF Reserves (A/R)

Comment: This project is a combination of a portion of a FY 21/22 line-item (2022 Office Space Reduction Plan, \$3,555,000.00) and a portion of a FY 22/23 line-item (2023 Office Space Reduction, \$1,165,000.00) in the capital budget.

This project will consolidate the TN Department of Intellectual and Developmental Disabilities (DIDD) within a portion 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: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESAndrew Johnson Tower, Nashville, Davidson County, Tennessee

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

Project Title: Andrew Johnson Tower Office Space Consolidation - DHS

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: 529/078-01-2022

Total Project Budget: \$12,000,000.00

Current Project Funding: \$ 650,000.00

Source of Funding: \$ 650,000.00 FRF Reserves (A/R)

Comment: This is a portion of a FY 21/22 line-item (2022 Office Space Reduction Plan) in the capital budget. Additional funding will be requested in a future capital budget.

This project will consolidate the TN Department of Human Services (DHS) within portions of the Andrew Johnson Tower. The project will have an impact on the overall real estate reduction plan for Middle Tennessee.

Minutes: 08/11/2022 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for environmental services

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: \$ 5,000,000.00

Source of Funding:	Original	Change	Revised		
	\$ 2,500,000.00	\$ 0.00	\$2,500,000.00	21/22	CurrFunds-CapMaint (A)
	2,500,000.00	(2,500,000.00)	0.00		Various Agency & Project Funds (O)
	0.00	1,250,000.00	1,250,000.00		Various Project Funds (O)
	0.00	1,250,000.00	1,250,000.00		Various Agency Funds (O)
Original Project Funding:	\$ 5,000,000.00				
Change in Funding:		\$ 0.00			
Revised Project Funding:			\$5,000,000.00		

Comment: Four proposals were received on June 16, 2022. The Notice of Intent to award was sent on July 8, 2022 naming EnSafe, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 05/12/2022 SBC Approved project and issuing a RFQ for an Environmental Consultant

Minutes: 08/11/2022 SBC Approved awarding a contract to the best evaluated proposer for environmental services (EnSafe, Inc.)

DEPARTMENT OF GENERAL SERVICESTennessee Performing Arts Center, Nashville, Davidson County, Tennessee**Requested Action:** Approval of a contract amendment**Project Title:** TPAC Annual Maintenance Grant**Project Description:** Grant to provide maintenance assistance.**SBC Number:** 529/075-02-2017**Total Project Budget:** \$1,286,180.00

Source of Funding:	\$ 300,000.00	17/18	CurrFunds-CapMaint	(A)
	300,000.00	18/19	CurrFunds-CapMaint	(A)
	300,000.00	19/20	CurrFunds-CapMaint	(A)
	150,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	236,180.00	21/22	CurrFunds-CapMaint	(A)

Comment: Due to supply chain issues caused by the pandemic equipment has been on back order and was not available during the regular contract period.

This amendment will extend the agreement to March 31, 2023.

Previous Action:	08/10/2017	SBC	Approved grant
	09/13/2018	SBC	Approved a revision in project funding and scope
	08/22/2019	ESC	Approved a revision in project budget and funding
	12/10/2020	SBC	Approved a revision in project budget, scope, and funding
	11/10/2021	SBC	Approved a revision in project budget and scope

Minutes: 08/11/2022 SBC Approved a contract amendment extending the term

DEPARTMENT OF GENERAL SERVICESTHP District 4 Headquarters, Memphis, Shelby County, Tennessee

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

Project Title: THP District 4 Headquarters Memphis – New Facility

Project Description: Construction of a new district headquarters building in Memphis and all related work.

SBC Number: 502/007-01-2022

Total Project Budget: \$18,890,000.00

Source of Funding: \$18,890,000.00 22/23 FRF CurrFunds/CapImp (A)

Comment: This is a FY22/23 line-item in the capital budget.

Minutes: 08/11/2022 SBC Approved project and to select a designer

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State