

MINUTES
STATE BUILDING COMMISSION
February 9, 2023

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 11:04 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
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury

MEMBERS ABSENT

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

ORGANIZATION

- Austin Peay State University
- Tennessee Board of Regents
- Department of Environment & Conservation
- State Building Commission

PRESENTER

President Mike Licari
Chancellor Dr. Flora Tydings
Commissioner David Salyers
State Architect Ann McGauran

OTHER PARTICIPANTS

Gene McDonald, Hastings Architecture, LLC
Jeff Holmes, Tennessee Board of Regents
Senator Bill Powers
Representative Ed Butler

CONSENT AGENDA

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

1. Agency: **University of Memphis**
Project Title: Middle School Renovation
SBC Project No: 367/007-07-2020
Requested Action: Approval of a revision in project budget and funding in order to award a contract

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

3. Agency: **Tennessee Technological University**
Project Title: Football Operations Center
SBC Project No: 364/011-01-2023
Requested Action: Approval of a project and proceeding with the process to select a designer

4. Agency: **Tennessee Technological University**
Project Title: Craft Center Upgrades
SBC Project No: 364/031-01-2023
Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **Austin Peay State University**
Project Title: Campus Master Plan
SBC Project No: 373/003-09-2022
Requested Action: Approval to award a contract for the best evaluated proposal for a master planner

6. Agency: **Tennessee Board of Regents / Tennessee Technological University**
Project Title: New Tucker Stadium West
SBC Project No: 166/011-01-2022
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

7. Agency: **Tennessee Board of Regents / Dyersburg State Community College**
Project Title: Naifeh Building Renovations
SBC Project No: 166/017-01-2021
Requested Action: Approval of a revision in project budget and funding to award a contract

8. Agency: **Tennessee Board of Regents / Motlow State Community College**
Project Title: Advanced Robotics Training Center
SBC Project No: 166/021-01-2017
Requested Action: Approval of a revision in project budget and funding

9. Agency: **University of Tennessee Health Science Center**
Project Title: Radiobiology Research Suite Expansion
SBC Project No: 540/013-03-2023
Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **University of Tennessee – Knoxville**
 Project Title: Art & Architecture Office Renovation
 SBC Project No: 540/009-03-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

11. Agency: **University of Tennessee – Knoxville**
 Project Title: Carrick Hall Repairs
 SBC Project No: 540/009-04-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing Campus Resources and System Procurement for construction

12. Agency: **University of Tennessee – Knoxville**
 Project Title: Dining Services Facilities Refresh
 SBC Project No: 540/009-05-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

13. Agency: **University of Tennessee – Chattanooga**
 Project Title: Health Sciences Building
 SBC Project No: 540/005-05-2022
 Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

14. Agency: **University of Tennessee Institute of Agriculture**
 Project Title: ARP – MTREC Spring Hill Improvements
 SBC Project No: 540/001-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

15. Agency: **University of Tennessee Institute of Agriculture**
 Project Title: ARP – PREC Improvements
 SBC Project No: 540/001-02-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

16. Agency: **Department of Military**
 Project Title: Master Planning Consultant for VTS Catoosa
 SBC Project No: 368/001-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a consultant

17. Agency: **Department of Intellectual & Developmental Disabilities**
 Project Title: New DIDD Middle Tennessee Regional Office Facility
 SBC Project No: 346/003-01-2022
 Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

18. Agency: **Department of Intellectual & Developmental Disabilities**
 Project Title: New DIDD West Tennessee Regional Office Facility
 SBC Project No: 346/017-01-2022
 Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

19. Agency: **Department of General Services**
Project Title: MH Pre-Arrest Diversion Infrastructure Grant – West Tennessee Healthcare/Pathways of Tennessee Inc. (WTH)
SBC Project No: 529/000-04-2020
Requested Action: Approval of a revision in scope and to extend the term of the grant

~~20. Agency: **Department of General Services**
Project Title: Historic Franklin Masonic Hall – Grant
SBC Project No: 460/000-02-2018
Requested Action: Approval to cancel the project~~

Item 20 was removed from the agenda

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Hastings Architecture, LLC

Project Title: Health Professions Building

Project Description: Construction of a new health professions building and renovations of McCord, Dunn Center, and Sundquist buildings for the creation of classrooms and research labs.

SBC Number: 373/003-01-2021

Total Project Budget: \$103,887,500.00

Current Project Funding: \$ 71,887,500.00

Source of Funding:	\$ 66,067,500.00	21/22	CurrFunds-CapImp	(A)
	2,820,013.00		Plant Funds (Non-Aux)	(A)
	2,999,987.00		Gifts	(O)

Comment: The project has been determined by the architect and construction manager to be within budget. APSU has a plan to phase this project if additional funding is not forthcoming.

Previous Action:	08/12/2021	SBC	Approved project and to select a designer
	09/02/2021	ESC	Approved designer selection (Hasting Architecture, LLC)
	11/10/2021	SBC	Approved CM/GC
	07/13/2022	SBC	Approved a revision in project budget, funding and scope

Minutes: 02/09/2023 SBC President Mike Licari introduced Mr. Gene McDonald with Hastings Architecture, LLC. Mr. McDonald gave the presentation stating that the project is in budget.

Senator Bill Powers and Representative Ed Butler were in attendance supporting this project.

The Commission approved the EDP as presented by Hastings Architecture, LLC.

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

Requested Action: Approval of an update to the Master Plan as presented by TBR

Project Title: TCAT Master Plan

Project Description: Develop a Master Plan for Tennessee Colleges of Applied Technology across the state. Perform a statewide demographic and labor analysis and other updates and amendments as appropriate.

SBC Number: 166/000-04-2011

Total Project Budget: \$650,000.00

Source of Funding: \$650,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a comprehensive update to the 2014 master plan as approved by THEC on January 27, 2023.

Previous Action:

07/14/2011	SBC	Approved issuance of RFP
02/14/2013	SBC	Approved consultant selection (Tunnell-Spangler-Walsh & Associates)
12/11/2014	SBC	Approved the Master Plan as presented
08/10/2017	SBC	Approved a revision in project budget and funding
11/14/2019	SBC	Approved a revision in project budget, scope, and funding

Minutes: 02/09/2023 SBC Chancellor Flora Tydings introduced General Jeff Holmes with Tennessee Board of Regents. General Holmes gave the presentation.

Speaker Sexton stated that the Governor proposed this in the budget and asked how long this will take from start to finish. General Holmes stated that it would be hard to predict. The projects will range from simple additions to a brand-new campus. Some will go faster, and some will be more complex. Ninety percent of the new locations have been identified and the land is being procured. Speaker Sexton stated that they appropriate capital projects for higher education and there are a lot of things in the pipeline. He would like to get a handle on if it'll be a decade, two decades, or five years because materials and workers are in short supply. General Holmes replied that TBR's goal is 2025 to increase student enrollment by 10,000 for training of the workforce across the State of Tennessee. That may not be all the facilities completed by then, since the work is expected to have some phasing.

Speaker Sexton asked if the money in the budget includes the funding for equipment. General Holmes replied that it does. Each individual project has an equipment line item for those purchases.

Representative Ed Butler asked if there would be an opportunity to use the design/build process to expedite some projects quicker. General Holmes replied that the CM/GC form of delivery brings the contractor

on with the designer. The contractor can provide preconstruction services which gets into the phasing and costs and allows them to start as soon as the documents are finished. The CM/GC method is the preferred method.

The Commission approved an update to the Master Plan as presented by TBR.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) **Tennessee State University – Nashville, Tennessee**
(Love Learning Resource Center Building Envelope)
SBC Project No. 166/001-02-2021
Bid Date: 01/18/2023
Target: \$1,100,000.00
MACC: \$1,175,000.00
SBC Action: Referred to ESC with authority to act

- 2) **Roane State Community College – Harriman, Tennessee**
(Cumberland County Science Lab)
SBC Project No. 166/027-01-2021
Bid Date: 02/08/2023
Target: \$1,660,000.00
MACC: \$1,760,000.00
SBC Action: Referred to ESC with authority to act

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

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

Project Title: Statewide Swimming Pool Conversion

Project Description: Demolish swimming pools and construct replacement amenities which may include pavilions, playgrounds, parking facilities, restrooms, and similar park amenities at eight state parks and all required related work.

SBC Number: 126/000-01-2023

Total Project Budget: \$7,300,000.00

Source of Funding: \$7,300,000.00 22/23 TDEC Op Funds (A)

Comment: The demolition of the swimming pools is to occur at Cove Lake State Park, David Crockett State Park, Harrison Bay State Park, Norris Dam State Park, Paris Landing State Park, Roan Mountain State Park, Tims Ford State Park, and Warriors Path State Park.

Minutes: 02/09/2023 SBC The Department of Environment & Conservation requested to refer this item to a future meeting.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on January 12, 2023.

SBC Policy & Procedures

- 1) Approved the following policy revisions:

- 7.01 F.2. Bridge Lease Space

- a.3. The State is simultaneously requesting *or has received approval* of a new long term (5 years or more) lease to meet the future leasing needs of the current agency in the space; and

Andrew Jackson Foundation Bylaws

- 1) Approved the following policy revisions:

Section 5.2.2. Vice Regent. In the event of the Regent's absence or inability to perform the stated responsibilities, the Vice Regent shall assume such duties. *The Vice Regent shall attend all meetings of the Board of Trustees and Executive committee and chair the meeting if the Regent cannot attend.* The Vice Regent shall become the Regent automatically ~~in the~~ following election of new officers or with the resignation of the Regent. The Vice Regent shall be a member ex officio of all committees.

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 TN **User Agency:** UT Knoxville
Location: Knoxville, Tennessee
Project Title: Campus Beautification (JW Mall Extension)
SBC Project No: 540/009-08-2017 **Approval Date:** 01/20/2023
Designer: IBI Placemaking **Contractor:** Merit Construction
Construction Completion %: 99% **Targeted Substantial Completion:** 10/03/2022
Change Order No. 2 **Comment: Hidden Conditions/Design Modifications /Added Scope**
Change Order Amount: \$422,126.81
Change Order Percentage: 12.8%
Cumulative Percentage: 18.1%

This change order addresses the need to remediate a storm trap system, thicken a portion of roadway asphalt, modify an irrigation system and replace 2 light poles all of which are identified as hidden conditions. This change order also addresses the need to add 2 water main valves, a water main connection, landscape irrigation, modify an existing sidewalk and to add a physical bike path barrier all of which are identified as owner-initiated design modifications. This change order adds 222 days to the project schedule.

Approved Project Funding

Original Bid Target: \$3,443,811.00
Base Contract Amount: \$3,305,700.00
Contingency: \$344,381.00

After This Change Order

Revised Contract Amount: \$3,903,969.11
Remaining Undedicated Funds: \$1,570,000.00

2) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT Crump
Location: Crump, Tennessee
Project Title: TCAT MEP Updates
SBC Project No: 166/000-01-2020
Designer: Buildings Systems Group Engineering
Construction Completion %: 43%
Change Order No. 2
Change Order Amount: \$42,904.59
Change Order Percentage: 7.62%
Cumulative Percentage: 22.63%

Approval Date: 12/21/2023
Contractor: Delta Electrical, Inc.

Targeted Substantial Completion: 01/01/2023

Comment: Hidden Conditions/Added Scope
This change order addresses the need to make electrical wiring repairs and provide additional outlets which are identified as hidden conditions. This change order also addresses the need to relocate an interior power pole, add photocell controls to exterior lighting and to replace a chilled water pump which are identified as added scope.

Approved Project Funding

Original Bid Target: \$189,594.00
Base Contract Amount: \$189,594.00
Contingency: \$43,406.00

After This Change Order

Revised Contract Amount: \$232,498.59
Remaining Undedicated Funds: \$501.41

3) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation
Location: Kingsport, Tennessee
Project Title: Warriors' Path State Park Deferred Maintenance
SBC Project No: 126/096-01-2016 **Approval Date:** 12/21/2022
Designer: Reedy & Sykes **Contractor:** Preston Construction
Construction Completion %: 99% **Targeted Substantial Completion:** 07/07/2022
Change Order No. 15 **Comment: Hidden Conditions/Omission/Design Modification/Cost Efficiencies**
Change Order Amount: \$23,160.12
Change Order Percentage: 0.469%
Cumulative Percentage: 12.188%

This change order addresses credits back to the project for unused allowances which are identified as cost efficiencies. This change order addresses a cost shortfall on estimated water tap fees which are identified as a hidden condition. This change order addresses the need for code-required changes which are identified as an omission. Finally, this change order addresses the removal of scope from the project at the request of the owner which is identified as a design modification. This change order adds 126 days to the project schedule.

Approved Project Funding

Original Bid Target: \$5,200,750.00
Base Contract Amount: \$4,935,000.00
Contingency: \$454,250.00

After This Change Order

Revised Contract Amount: \$5,536,464.96
Remaining Undedicated Funds: \$248,891.09

4) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Memphis, Tennessee
Project Title: MLTC Renovations to Transition Center
SBC Project No: 140/005-01-2017 **Approval Date:** 01/19/2023
Designer: ETFC **Contractor:** Zellner Construction Services, LLC
Construction Completion %: 84% **Targeted Substantial Completion:** 06/27/2023
Change Order No. 22 **Comment: Hidden Conditions**
Change Order Amount: \$8,230.32
Change Order Percentage: 0.10%
Cumulative Percentage: 10.53%

This change order addresses the need to undercut soft soil and backfill along the vehicular path through Sallyport.

Approved Project Funding

Original Bid Target: \$9,300,000.00
Base Contract Amount: \$8,653,000.00
Contingency: \$481,480.64

After This Change Order

Revised Contract Amount: \$9,564,001.89
Remaining Undedicated Funds: \$914,000.05

Initial and Revised Approvals of Capital Projects

- Reported the following seven capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Wartburg, Tennessee
Project Title: Cumberland Forest Manager Residence
Project Description: Renovation of an addition to the residence. Includes all related work to complete the project.
SBC Project No. 540/001-05-2022
Total Project Budget: \$275,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding in order to award a contract (First Place Finish, Inc.) (increase by \$30,000.00)
Approval Date: 01/19/2023
 - 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Student Health Center Office Renovations
Project Description: Renovation and reconfiguration of space for mental health offices. Includes all related work.
SBC Project No. 540/009-02-2023
Total Project Budget: \$385,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project, utilizing Campus Consultant (MBI Companies, Inc.) for design and Campus Resources and System Procurement for construction
Approval Date: 01/19/2023
 - 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Second Creek Bridge Repair
Project Description: This project will repair the pedestrian bridge over Second Creek behind Dougherty Engineering Building.
SBC Project No. 540/009-27-2019
Total Project Budget: \$128,000.00
Project Expenditures: \$ 6,976.92
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved the cancellation of the project
Approval Date: 01/12/2023
 - 4) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Henson Hall Restroom Renovation
Project Description: This project will renovate the restrooms including all related work.
SBC Project No. 540/009-28-2021
Total Project Budget: \$149,000.00
Project Expenditures: \$ 3,387.50
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved the cancellation of the project
Approval Date: 01/12/2023

- 5) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Location: Murfreesboro, Tennessee
Project Title: Lobby and Student Lounge Improvements
Project Description: Update flooring, ceiling tiles, paint, carpet and signage and light fixtures to modernize the main lobby and student lounge areas. Provide new furniture and fixtures.
SBC Project No. 166/074-01-2021
Total Project Budget: \$100,000.00
Project Expenditures: \$ 0.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved the cancellation of the project
Approval Date: 01/20/2023
- 6) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Ball Hall Renovation
Project Description: Renovation of approximately 3,200 GSF of space in Ball Hall. The renovation work includes casework, upgrades to the HVAC, lighting, electrical, flooring and all associated work.
SBC Project No. 369/005-01-2023
Total Project Budget: \$365,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Resources for design and utilizing Campus Procurement for construction
Approval Date: 01/20/2023
- 7) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Counce, Tennessee
Project Title: Pickwick Landing State Park Lodge Corridor HVAC System Replacement
Project Description: Replace the corridor HVAC condensing units at the Lodge that have reached the end of their useful life and all required related work.
SBC Project No. 126/079-01-2023
Total Project Budget: \$350,000.00
Source of Funding: 22/23 TDEC CurrFunds-MajMaint (A)
Approval: Approved project utilizing a Central Procurement Office contract to perform the work
Approval Date: 01/20/2023

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: Surgical Technician Renovation
Project Description: Renovate Engineering lab into a new space for Surgical Technician program in the Baptist Memorial Health Care Academic Building at the Jimmy Naifeh Center.
SBC Project No. 166/017-01-2022
Total Project Budget: \$610,000.00
Source of Funding: \$339,878.00 Federal Grant (USDA) (F)
\$270,122.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project funding (move funds from Administration & Miscellaneous to award a contract)
Approval Date: 01/20/2023

Approvals of Acquisitions and Disposals of State Property

- Reported the following two acquisitions of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 22-11-002
Location: Lick Creek Wetland Mitigation Bank Number One (LCWMBNO)
Green County – 78.00 ± acres – 0 Mason Lodge Rd, Mohawk, TN
Owner(s): Water Resources, LLC
Estimated Purchase Price: Gift
Source of Funding: Water Resources, LLC (O)
Approval: Approved acquisition in fee with waiver of advertisement
Approval Date: 01/12/2023
 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 22-11-003
Location: Fall Creek Falls State Park (FCFSP)
Van Buren County – 97.54 ± acres – 0 Mill Branch, Spencer, TN
Owner(s): Steven A. Manley
Estimated Purchase Price: Fair Market Value
Source of Funding: 22/23 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 01/12/2023

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer’s fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: West Volunteer Streetscape
SBC Project No. 540/009-05-2021
Designer: Ross/Fowler
Amount: \$24,729.60
Explanation: This ASR modifies the current construction documents to allow the creation of 2 separate bid packages which is identified as an owner-initiated project programming change.

Approval Date: 01/10/2023
OSA Receipt Date: 01/17/2023

 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Statewide Soil Stabilization
SBC Project No. 126/000-02-2021
Designer: Croy Engineering, LLC
Amount: \$3,790.00
Explanation: This ASR modifies the current construction documents to allow 3 separate bid packages (1 bid package for each project location) which is identified as above basic services.

Approval Date: 01/19/2023
OSA Receipt Date: 01/19/2023

 - 3) **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Johnson City, Tennessee
Project Title: Tipton-Haynes Building and Site Repairs
SBC Project No. 160/014-01-2021
Designer: Reedy & Sykes Architecture and Design
Amount: \$55,200.00
Explanation: This ASR is for the development of a historically appropriate finish and furnishings plan which is identified as above basic services.

Approval Date: 01/12/2023
OSA Receipt Date: 01/19/2023
- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the “Transportation Reporting Act of 2001”.

Other Business

There being no further business, the meeting adjourned at 11:26 a.m.

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Middle School Renovation

Project Description: Renovate the first through fourth floors of the Orgel Educational Center to accommodate Middle School and High School activities. Complete fire protection, finish replacements, reconfigurations, lighting, etc. for new classrooms, library, and restrooms.

SBC Number: 367/007-07-2020

Total Project Budget: \$8,300,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$3,500,000.00	\$4,800,000.00	\$8,300,000.00	Plant Funds (Non-Aux) (A)
Original Project Funding:	\$3,500,000.00			
Change in Funding:		\$4,800,000.00		
Revised Project Budget:			\$8,300,000.00	

Comment: This action will increase the project budget from \$7,600,000.00 to \$8,300,000.00. This increased budget will allow a contract for \$4,095,929.00 to be awarded to A&B Construction for the base bid. Four bids were received. The increased funding will fully fund the project. There will be no additional designer fees.

Previous Action:

11/12/2020	SBC	Approved project and to select a designer
11/23/2020	ESC	Approved designer selection (Fisher and Arnold, Inc.)
02/10/2022	SBC	Approved a revision in project budget, scope, and funding

Minutes: 02/09/2023 SBC Approved a revision in project budget and funding in order to award a contract (A&B Construction)

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Campus-Wide Utilities Repairs and Replacements

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

SBC Number: 366/009-02-2021

Total Project Budget: \$3,411,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,816,000.00	\$ 0.00	\$1,816,000.00	21/22	CurrFunds-CapMaint	(A)
	1,139,000.00	0.00	1,139,000.00	21/22	CurrFunds-CapMaint (MP)	(A)
	206,000.00	0.00	206,000.00	19/20	CurrFunds-CapMaint	(R)
	0.00	250,000.00	250,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$3,161,000.00					
Change in Funding:		\$ 250,000.00				
Revised Project Budget:			\$3,411,000.00			

Comment: This increases the total project budget from \$3,161,000.00 to \$3,411,000.00 to account for unexpected subsurface conditions and electrical equipment cost inflation. There will be no additional designer fees.

Previous Actions:

07/22/2021	SBC	Approved project and to select a designer
07/22/2021	ESC	Approved designer selection (I.C. Thomasson Associates, Inc.)
06/21/2022	SBC	Approved a revision in project budget and funding in order to award contract

Minutes: 02/09/2023 SBC Approved a revision in project budget and funding

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

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

Project Title: Football Operations Center

Project Description: Construct a Football Operations Center including a practice field, and all related work.

SBC Number: 364/011-01-2023

Total Project Budget: \$15,000,000.00

Current Funding: \$ 500,000.00 Gifts (0)

Comment: This is an additional FY 22/23 **disclosed** project reported by THEC in Quarter 3. This funding will enable the University to pre-plan the project and obtain an estimated project budget. This project is anticipated to be fully funded with gifts.

Minutes: 02/09/2023 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Smithville, Dekalb County, Tennessee

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

Project Title: Craft Center Upgrades

Project Description: This project will provide for upgrades, repairs and system replacements at the Joe L. Evins Appalachian Center Crafts to the Administration & Gallery, Glass & Metals, Cool Wing and Clay Studio Buildings, and related electrical infrastructure. The central chiller and cooling tower will be replaced.

SBC Number: 364/031-01-2023

Total Project Budget: \$2,840,000.00

Source of Funding: \$2,840,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 22/23 **disclosed** project reported by THEC in Quarter 3.

Minutes: 02/09/2023 SBC Approved project and to select a designer

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

Requested Action:	Approval to award a contract for the best evaluated proposal for a master planner		
Project Title:	Campus Master Plan		
Project Description:	This project will provide a new Campus Master Plan for Austin Peay State University.		
SBC Number:	373/003-09-2022		
Total Project Budget:	\$500,000.00		
Source of Funding:	\$500,000.00	Plant Funds (Non-Aux) (A)	
Comment:	Three proposals were received on November 14, 2022, and the Notice of Intent to award was issued on January 3, 2023 naming Dober Lidsky Mathey, Inc. as the best evaluated proposer.		
Previous Action:	10/13/2022	SBC	Approved project and issuing a Request for Qualifications for master planning services
Minutes:	02/09/2023	SBC	Approved awarding a contract for the best evaluated proposal for a master planner (Dober Lidsky Mathey, Inc.)

TENNESSEE BOARD OF REGENTSTennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: New Tucker Stadium West

Project Description: Demolition of the existing west side of Tucker Stadium and construct a new West Side Stadium with a focus on the TTU community's game day experience, premium seating, and game day operations. The project includes surrounding site work consistent with the University's Master Plan and campus goals to create space for an enhanced tailgate experience, pedestrian plaza, and entry plaza. Each level of the stadium includes premium seating options, enhanced concessions, and open views to Overall Field.

SBC Number: 166/011-01-2022

Total Project Budget: \$29,900,000.00

Current Project Funding: \$ 6,900,000.00 Plant Funds (Aux-Dining) (A)

Comment: Five proposals were received on December 7, 2022. The Notice of Intent to award was sent on January 20, 2023, naming The Christman Company as the best evaluated proposer. The protest period will expire on January 27, 2023.

Previous Action: 07/13/2022 SBC Approved project and to select designer and utilizing CM/GC
07/25/2022 ESC Approved designer selection (WOLD I HFR Design)

Minutes: 02/09/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (The Christman Company)

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

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

Project Title: Naifeh Building Renovations

Project Description: Modernize building system in the science labs of the Jimmy Naifeh Building including alterations to provide accessible fume hoods, built-in equipment, and casework to rectify code and ADA deficiencies, including all related work.

SBC Number: 166/017-01-2021

Total Project Budget: \$1,450,000.00

Source of Funding:	Original	Change	Revised			
	\$1,250,000.00	\$ 0.00	\$1,250,000.00	21/22	CurrFunds-CapMaint	(A)
	0.00	200,000.00	200,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,250,000.00					
Change in Funding:		\$200,000.00				
Revised Project Budget:			\$1,450,000.00			

Comment: This request increases the budget from \$1,250,000.00 to \$1,450,000.00. Two bids were received on December 14, 2022. An increase in funding is needed to award a contract to Universal Contractors for the base bid. The cost of lab casework, the fire alarm system, and gas piping are the primary drivers of the increase. There will be no additional designer fees.

Previous Action: 07/22/2021 SBC Approved project and to select a designer
07/22/2021 ESC Approved designer selection (Allen & Hoshall, Inc.)

Minutes: 02/09/2023 SBC Approved a revision in project budget and funding to award a contract (Universal Contractors)

** Work will be done in Tipton County

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

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

Project Title: Advanced Robotics Training Center

Project Description: Construct facility at the McMinnville campus for robotics training classrooms, and laboratory space. Project includes parking. Phase 2- Expand the facility to include labs, classrooms, and offices.

SBC Number: 166/021-01-2017

Total Project Budget: \$11,675,000.00

Source of Funding:	Original	Change	Revised			
	\$ 5,500,000.00	\$ 0.00	\$ 5,500,000.00	16/17	CurrFunds-CapMaint (D55Cap)	(A)
	100,000.00	0.00	100,000.00		Gift-in-Place	(O)
	5,150,000.00	925,000.00	6,075,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$10,750,000.00					
Change in Funding:		\$925,000.00				
Revised Project Budget:			\$11,675,000.00			

Comment: This request increases the budget from \$10,750,000.00 to \$11,675,000.00. The increase is based on the designer's estimate through Design Development phase and is driven by current market conditions.

Previous Action:

03/09/2017	SBC	Approved project and to select a designer
04/24/2017	ESC	Approved designer selection (Gilbert McLaughlin Casella)
12/14/2017	SBC	Approved EDP as recommended by OSA
04/23/2018	ESC	Approved a revision in funding
08/08/2019	SBC	Approved acceptance of Gift-in-Place for a portion of the work
07/22/2021	SBC	Approved a revision in budget & funding & use of previous designer
07/13/2022	SBC	Approved a revision in project budget and funding

Minutes: 02/09/2023 SBC Approved a revision in project budget and funding

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: Radiobiology Research Suite Expansion

Project Description: Renovation and addition of the TriMetis Animal Facility into an FDA approved test site to test radiation countermeasure drugs. Includes all related work to complete the project.

SBC Number: 540/013-03-2023

Total Project Budget: \$4,350,000.00

Source of Funding:

\$3,115,346.00	Grant (NIH)	(O)
\$1,234,654.00	Plant Funds (Non-Aux)	(A)

Comment: This is an additional FY 22/23 disclosed project reported by THEC in Quarter 2. This project was included in the Master Plan amendment that was approved by THEC on January 10, 2023.

Minutes: 02/09/2023 SBC Approved project and to select a designer

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

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

Project Title: Art & Architecture Office Renovation

Project Description: Renovation of offices in the Art & Architecture Building. Includes all related work.

SBC Number: 540/009-03-2023

Total Project Budget: \$1,685,000.00

Source of Funding: \$1,685,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 22/23 **disclosed** project reported by THEC in Quarter 3.

Minutes: 02/09/2023 SBC Approved project and to select a designer

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

Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing Campus Resources and System Procurement for construction

Project Title: Carrick Hall Repairs

Project Description: Upgrades include wall surface repair and painting of Carrick Hall due to normal wear and tear. Includes all related work.

SBC Number: 540/009-04-2023

Total Project Budget: \$1,690,000.00

Source of Funding: \$1,690,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is an additional FY 22/23 **disclosed** project reported by THEC in Quarter 3. Campus Resources and System Procurement are requested due to the simplicity of the work.

Minutes: 02/09/2023 SBC Approved project and to select a designer and utilizing Campus Resources and System Procurement for construction

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: Dining Services Facilities Refresh

Project Description: Refresh and upgrade the Volunteer Hall dining facilities and improve facility infrastructure to accommodate changes in vendor needs. Includes all related work to complete the project.

SBC Number: 540/009-05-2023

Total Project Budget: \$2,500,000.00

Source of Funding: \$2,500,000.00 Plant Funds (Aux-Dining) (A)

Comment: This is an additional FY 22/23 **disclosed** project reported by THEC in Quarter 2 (\$1,000,000.00). The project budget increased once client needs were fully understood.

Minutes: 02/09/2023 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Health Sciences Building

Project Description: Construction of a health sciences teaching facility and simulated lab space for the School of Nursing.

SBC Number: 540/005-05-2022

Total Project Budget: \$60,800,000.00

Source of Funding:

\$55,936,000.00	22/23	CurrFunds-CapImp	(A)
\$ 3,259,000.00		Plant Funds (Non-Aux)	(A)
\$ 1,605,000.00		Gifts	(O)

Comment: Two proposals were received on December 7, 2022. The Notice of Intent to award was sent on January 17, 2023, naming EMJ Construction, LLC as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

10/13/2022	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method
10/24/2022	ESC	Approved designer selection (Franklin Associates Architects, Inc.

Minutes:

02/09/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (EMJ Construction, LLC)
------------	-----	---

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

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

Project Title: ARP – MTREC Spring Hill Improvements

Project Description: Improvements of the Middle Tennessee Research & Education Center (MTREC) for Beef Cattle large scale production research, including concrete pads of various sizes, electrical and water services to pastures, infrastructure improvements, and all related work to complete the project.

SBC Number: 540/001-01-2023

Total Project Budget: \$2,400,000.00

Source of Funding: \$2,400,000.00 Federal Funds (ARP) (F)

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

Minutes: 02/09/2023 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Crossville, Cumberland County, Tennessee

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

Project Title: ARP – PREC Improvements

Project Description: Construction of the Plateau Research & Education Center (PREC) facilities for Beef Cattle research. Includes new buildings, pens, and related infrastructure and site needs to enable the operation of this new facility. It will include all related work to complete the project.

SBC Number: 540/001-02-2023

Total Project Budget: \$4,440,000.00

Source of Funding: \$4,440,000.00 Federal Funds (ARP) (F)

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

Minutes: 02/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYCatoosa Volunteer Training Site, Tunnel Hill, Catoosa County, Georgia

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

Project Title: Master Planning Consultant for VTS Catoosa

Project Description: Consultant to assist the agency with master planning services and project planning efforts.

SBC Number: 368/001-01-2023

Total Project Budget: \$324,000.00

Source of Funding: \$324,000.00 Federal Funds (NGB) (F)

Comment: This request is for a professional consultant to create a master plan for VTS Catoosa. This is 100% federally funded.

Minutes: 02/09/2023 SBC Approved project and to select a consultant

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIESMiddle Tennessee Regional Office, Nashville, Davidson County, Tennessee

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

Project Title: New DIDD Middle Tennessee Regional Office Facility

Project Description: Construct a new facility that includes office, clinic, warehouse, and maintenance space; and all required related work.

SBC Number: 346/003-01-2022

Total Project Budget: \$72,590,000.00

Source of Funding: \$72,590,000.00 Federal Funds (ARP) (F)

Comment: Seven proposals were received on December 8, 2022 for the New DIDD Middle Tennessee Regional Office Facility. The Notice of Intent to award was sent on January 12, 2023 naming Reeves + Young as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

04/14/2022	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method
05/23/2022	ESC	Approved designer selection (Kline Swinney Associates)

Minutes:

02/09/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves + Young)
------------	-----	--

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIESWest Tennessee Regional Office, Arlington, Shelby County, Tennessee

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

Project Title: New DIDD West Tennessee Regional Office Facility

Project Description: Construct a new facility that includes office, clinic, warehouse, and maintenance space; and all required related work.

SBC Number: 346/017-01-2022

Total Project Budget: \$54,270,000.00

Source of Funding: \$54,270,000.00 Federal Funds (ARP) (F)

Comment: Two proposals were received on December 13, 2022 for the New DIDD West Tennessee Regional Office Facility. The Notice of Intent to award was sent on January 19, 2023 naming Flintco, LLC as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 04/14/2022 SBC Approved project and to select a designer and utilizing CM/GC alternative delivery method
05/23/2022 ESC Approved designer selection (A2H, Inc.)

Minutes: 02/09/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action:	Approval of a revision in scope and to extend the term of the grant		
Project Title:	MH Pre-Arrest Diversion Infrastructure Grant – West Tennessee Healthcare/Pathways of Tennessee Inc. (WTH)		
Project Description:	Capital grant awarded to West Tennessee Healthcare, Inc. and Pathways of Tennessee Inc. for the renovation of property located at 3525 Chere Carol Road, Humboldt TN 1720 Parr Avenue, Dyersburg, Tennessee for use as part of the pre-arrest diversion programs.		
SBC Number:	529/000-04-2020		
Total Project Budget:	\$500,000.00		
Source of Funding:	\$500,000.00	19/20	CurrFunds-CapImp (A)
Comment:	<p>This is a grant in support of the Department of Mental Health and Substance Abuse Services.</p> <p>A revision in project scope is being requested as the grant funding was not sufficient to do the work at the original location and the new West Tennessee location is expected to be within the budget.</p> <p>The grant term is requested to be extended two years for a total of five years. The grant term will run through April 30, 2026.</p>		
Previous Action:	03/12/2020	SBC	Approved grant
	03/11/2021	SBC	Approved a revision in project scope
Minutes:	02/09/2023	SBC	Approved a revision in scope and an amendment to the contract extending the term of the grant

DEPARTMENT OF GENERAL SERVICES

Historic Franklin Masonic Hall, Franklin, Williamson County, Tennessee

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

Project Title: Historic Franklin Masonic Hall - Grant

Project Description: Grant for the restoration of the Historic Franklin Masonic Hall.

SBC Number: 460/000-02-2018

Original Project Budget: \$50,000.00

Project Expenditures: \$10,705.30

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$50,000.00	\$(39,294.70)	\$10,705.30	18/19	CurrFunds-CapImp	(A)
Original Project Budget:	\$50,000.00					
Change in Funding:		\$(39,294.70)				
Revised Project Budget:			\$10,705.30			

Comment: The Grantee, Hiram Lodge Preservation Inc. dba Historic Franklin Masonic Hall Foundation, a not-for-profit foundation has been dissolved. Initial architectural design work was completed but no construction took place.

Previous Action: 11/08/2018 SBC Approved grant

Minutes: 02/09/2023 SBC The Department of General Services has asked to pull this item. This item was removed from the agenda and not approved.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State