

MINUTES
STATE BUILDING COMMISSION
February 8, 2024

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor McNally called the meeting to order at 11:07 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Lee, Governor
Tre Hargett, Secretary of State

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- Department of Safety & Homeland Security
- State Building Commission

PRESENTER

President Randy Boyd
Chancellor Dr. Flora Tydings
Deputy Commissioner & Chief of Staff Les Dolente
State Architect Ann McGauran

OTHER

- Austin Oaks, Assistant Vice President, University of Tennessee
- Chuck Griffin, Barber McMurry Architects, LLC
- Roy Garcia, Goodwyn Mills Cawood, LLC

CONSENT AGENDA

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

1. Agency: **University of Tennessee – Knoxville**
Project Title: Classroom Upgrades (23/24)
SBC Project No: 540/009-17-2023
Requested Action: Approval of a revision in project funding

2. Agency: **University of Tennessee – Knoxville**
Project Title: Walters Academic Building Repairs and Upgrades
SBC Project No: 540/009-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

3. Agency: **University of Tennessee Institute of Agriculture**
Project Title: ETREC Blount Barns Demolition
SBC Project No: 540/001-01-2024
Requested Action: Approval of a project utilizing Campus Resources for construction

4. Agency: **Tennessee Board of Regents / Columbia State Community College**
Project Title: Southern Regional Technology Center
SBC Project No: 166/015-01-2022
Requested Action: Approval of a revision in project budget and funding

5. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Dickson**
Project Title: Clarksville Campus Expansion
SBC Project No: 166/046-01-2022
Requested Action: Approval of a revision in project funding and the Early Design Phase as recommended by the State Architect

6. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Shelbyville**
Project Title: Bedford County Higher Education Center
SBC Project No: 166/086-01-2021
Requested Action: Approval of a revision in project budget and funding

7. 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 the Early Design Phase as recommended by the State Architect

8. 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 the Early Design Phase as recommended by the State Architect

9. Agency: **Department of Environment & Conservation**
Project Title: Fall Creek Falls State Park Back Country Bridge and Trail Upgrades
SBC Project No: 126/036-01-2022
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

10. Agency: **Department of Education**
Project Title: TSB Building and Site Improvements Phase 2
SBC Project No: 168/005-01-2022
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
11. Agency: **Department of General Services**
Project Title: TN Tower 4th Floor Entry Level Envelope Repairs
SBC Project No: 529/079-01-2024
Requested Action: Approval of a project, utilizing an Agency Consultant for design, and utilizing Construction Manager/General Contractor alternative delivery method

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

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: \$80,100,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$55,936,000.00	\$ 0.00	\$55,936,000.00	22/23	CurrFunds-CapImp	(A)
	3,259,000.00	16,070,840.00	19,329,840.00		Plant Funds (Non-Aux)	(A)
	1,605,000.00	3,229,160.00	4,834,160.00		Gifts	(O)
Original Project Budget:	\$60,800,000.00					
Change in Funding:		\$19,300,000.00				
Revised Project Budget:			\$80,100,000.00			

Comment: This request increases the budget from \$60,800,000.00 to \$80,100,000.00. The primary cost drivers are overall market escalation in several of the building components and enhanced exterior materials adjusting to surrounding design aesthetics. The revised budget is based on the designer and CM/GC's estimates.

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.)
02/09/2023 SBC Approved CM/GC contract award (EMJ Construction, LLC)

Minutes: 02/08/2024 SBC Lt. Governor McNally noted that approximately \$8,500,000 of the increase in the budget was the result of higher than anticipated inflation in construction costs and asked how many more projects UT budgeted using a 3.5% inflation target that will need to come back to the Commission for similar budget increases. President Boyd responded that it has been difficult to determine the proper inflation target but asked Austin Oakes, Assistant Vice President, to speak more directly to the question. Mr. Oakes stated that UT hasn't identified any particular projects with a funding gap at this time but assumes that there will be a couple more projects requiring additional funding as a result of inflation that exceeded the target used in budgeting.

Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Campus Telephone Infrastructure Upgrades

Project Description: Upgrades of the campus telephone infrastructure. Changing from one main switch to independent switches in each building. Includes all related work to complete the project.

SBC Number: 540/009-35-2022

Total Project Budget: \$3,600,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,500,000.00	\$1,100,000.00	\$3,600,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$2,500,000.00			
Change in Funding:		\$1,100,000.00		
Revised Project Budget:			\$3,600,000.00	

Comment: This request increases the budget from \$2,500,000.00 to \$3,600,000.00. One bid was received on December 19, 2023. An increase in funding of \$1,100,000 is needed to award a contract to Merit Construction, Inc. for the base bid only. The increase is primarily due to current market conditions, limited specialized contractors, and complexity and risks of the work. There will be no additional designer fees.

Previous Action: 10/13/2022 SBC Approved project and to select a designer
10/24/2022 ESC Approved designer selection (West Welch Reed Engineers, Inc.)

Minutes: 02/08/2024 SBC Approved a revision in project budget and funding in order to award a contract (Merit Construction, Inc.)

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Harriman, Harriman, Roane County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Barber McMurry Architects, LLC

Project Title: New Roane County Campus

Project Description: Construct a new facility and develop a new campus to expand existing high demand technology programs and provide space for new programs, including all related work.

SBC Number: 166/048-01-2022

Total Project Budget: \$46,332,000.00

Source of Funding: \$43,750,000.00 22/23 CurrFunds-CapImp (A)
 2,582,000.00 18/19 CurrFunds-CapImp (A)

Comment: This project is on schedule and in budget with construction anticipated to start summer of 2024.

Previous Action: 07/13/2022 SBC Approved project and to select a designer, and utilizing CM/GC alternative deliver method
 08/19/2022 ESC Approved designer selection (Barber McMurry Architects, LLC)
 08/21/2023 ESC Approved awarding a contract to the best evaluated proposer for CM/GC (Blaine Construction Corporation)

Minutes: 02/08/2024 SBC Chancellor Tydings introduced Chuck Griffin with Barber McMurry Architects, LLC. Mr. Griffin gave the presentation stating that the project is on schedule and in budget.

Commissioner Bryson asked about the future plans for the existing TCAT site. Chancellor Tydings responded that the city and local utility have expressed interest in purchasing the site since it is not suitable for an expanded TCAT facility due to site topography. Chancellor Tydings also highlighted that TBR did not have to purchase land for this new TCAT facility since there was existing land on the Roane State campus to accommodate the TCAT.

Treasurer Lillard asked that the minutes reflect Senator Yager's support for this project.

The Commission approved EDP as presented by Barber McMurry Architects, LLC.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Pulaski, Pulaski, Giles County, Tennessee

Requested Action: **Approval of a revision in project funding and the Early Design Phase** as presented by Goodwyn Mills Cawood, LLC

Project Title: Campus Renovation and Addition

Project Description: Construct new buildings on the Pulaski Campus including all site work, utilities, parking, and landscaping. Construct additional space and modernize the interior and exterior of the existing buildings. Project includes all related work. Demolish existing car dealership building.

SBC Number: 166/080-01-2022

Total Project Budget: \$29,902,500.00

Source of Funding:	\$27,000,000.00	22/23	CurrFunds-CapImp	(A)
	302,500.00	18/19	CurrFunds-CapImp	(A)
	2,600,000.00	16/17	CurrFunds-CapImp (D55Cap)	(R)

Comment: This request moves \$850,000.00 from Movable Equipment to Construction to meet the designer and CM/GC's estimates for additional site construction costs. The campus has funding on hand to provide all necessary equipment. There will be no additional designer fees. The project is on schedule with construction anticipated to start summer of 2024.

Previous Action:	07/13/2022	SBC	Approved project and to select a designer
	08/19/2022	ESC	Approved designer selection (Goodwyn Mills Cawood, LLC)
	11/10/2022	SBC	Approved using CM/GC alternative delivery method
	01/12/2023	SBC	Approved a revision in project scope
	09/14/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction)

Minutes:	02/08/2024	SBC	Chancellor Tydings recognized TCAT Pulaski President Mike Whitehead who was in the audience and introduced Roy Garcia with Goodwyn Mills Cawood, LLC. Mr. Garcia gave the presentation stating that the project is on schedule and in budget.

The Commission approved EDP as presented by Goodwyn Mills Cawood, LLC.

DEPARTMENT OF SAFETY & HOMELAND SECURITY

Statewide, Tennessee

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

Project Title: Tennessee Advanced Communications Network (TACN) Phase 3b Towers and Support Facilities

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

SBC Number: 502/001-01-2024

Total Project Budget: \$31,000,000.00

Source of Funding: \$31,000,000.00 23/24 TDOS Op Funds (A)

Comment: This Phase 3 project is a part of a larger program to complete the Tennessee Advanced Communications Network (TACN) through the installation of communication towers and support facilities across the state in areas not identified in Phases 1 and 2. This Phase 3b will include the installation of 22 towers and support facilities across Bledsoe, Coffee, Cumberland, Dickson, Grundy, Marion, Morgan, Putnam, Rhea, Sequatchie, Sevier, Van Buren, and Warren Counties.

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

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

Minutes: 02/08/2024 SBC Approved project, utilizing an Agency Consultant (Buford Goff & Associates) for support services, and utilizing Best Value alternative delivery method

DEPARTMENT OF SAFETY & HOMELAND SECURITY

Statewide, Tennessee

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

Project Title: Tennessee Advanced Communications Network (TACN) Phase 3c Towers and Support Facilities

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

SBC Number: 502/001-02-2024

Total Project Budget: \$29,000,000.00

Source of Funding: \$29,000,000.00 23/24 TDOS Op Funds (A)

Comment: This Phase 3 project is a part of a larger program to complete the Tennessee Advanced Communications Network (TACN) through the installation of communication towers and support facilities across the state in areas not identified in Phases 1 and 2. This Phase 3c will include the installation of 21 towers and support facilities across Cannon, Clay, DeKalb, Fentress, Grundy, Jackson, Macon, Overton, Pickett, Smith, Sumner, and Trousdale Counties.

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

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

Minutes: 02/08/2024 SBC Commissioner Bryson asked when all phases of this project would be completed. Mr. Dolente responded that currently Phase 3a has been awarded and the contractor expects to complete the Phase 3a scope of work in 18-22 months and that the goal is to have the project complete in the next four years or so. Mr. Dolente added that there are 120 towers remaining in the project and that the new towers are phased into the system as they are completed.

Approved project, utilizing an Agency Consultant (Buford Goff & Associates) for support services, and utilizing Best Value alternative delivery method

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on January 11, 2024.

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: STREAM Location: Nashville, Tennessee Project Title: Region 3 Aerial Survey and Wireless Communications Building SBC Project No: 243/020-01-2020 Designer: OHM Advisors Construction Completion %: 99% Change Order No. 7 Change Order Amount: \$0.00 Change Order Percentage: 0.00% Cumulative Percentage: 15.14%	User Agency: Department of Transportation Approval Date: 01/12/2024 Contractor: W.E. O'Neil Construction Targeted Substantial Completion: 01/19/2024 Comment: Unavoidable Delays This change order adds 28 days to the project schedule.
	<u>Approved Project Funding</u> Original Bid Target: \$3,015,000.00 Base Contract Amount: \$3,015,000.00 Contingency: \$150,750.00	<u>After This Change Order</u> Revised Contract Amount: \$3,471,461.42 Remaining Undedicated Funds: \$128,488.78
2)	State Procurement Agency: STREAM Location: Nashville, Tennessee Project Title: Region 3 Headquarters Buildings Reroof SBC Project No: 243/020-03-2020 Designer: Hurst-Rosche Construction Completion %: 100% Change Order No. 5 Change Order Amount: (\$4,025.00) Change Order Percentage: (0.22%) Cumulative Percentage: 30.10%	User Agency: Department of Transportation Approval Date: 01/23/2024 Contractor: FTM Contracting Targeted Substantial Completion: 08/03/2023 Comment: Cost Efficiencies This change order credits the project for unused unit price items.
	<u>Approved Project Funding</u> Original Bid Target: \$2,400,000.00 Base Contract Amount: \$1,840,500.00 Contingency: \$240,000.00	<u>After This Change Order</u> Revised Contract Amount: \$2,394,483.93 Remaining Undedicated Funds: \$324,634.07

3) State Procurement Agency:	STREAM	User Agency:	Department of General Services
Location:	Nashville, Tennessee		
Project Title:	TETRIS Office Consolidation		
SBC Project No:	529/073-02-2021	Approval Date:	01/16/2024
Designer:	BHDG Architects	Contractor:	Grace Contracting
Construction Completion %:	80.00%	Targeted Substantial Completion:	02/06/2024
Change Order No.	3	Comment: Hidden Condition/Other-External Factors/Omission	
Change Order Amount:	\$16,075.35	This change order credits the project for the removal of plumbing work from the project scope and addresses the need to add floor finish to newly installed flooring due to a designer omission. This change order adds HVAC work to the project which is identified as a hidden condition.	
Change Order Percentage:	1.69%		
Cumulative Percentage:	10.19%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$2,500,000.00	Revised Contract Amount:	\$1,046,070.38
Base Contract Amount:	\$949,361.00	Remaining Undedicated Funds:	\$1,720,004.97
Contingency:	\$250,000.00		

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:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Athletic Pavilion
Project Description: Construct a pavilion for Athletic Events.
SBC Project No. 364/011-05-2020
Total Project Budget: \$95,000.00
Source of Funding: Gift-in-Place (O)
Approval: Approved cancellation of the project
Approval Date: 02/08/2024

- Reported the following four 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 / Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: Charles W. Branch Center Room 51 Renovation
Project Description: Convert Room 51 into a general chemistry lab.
SBC Project No. 166/012-01-2024
Total Project Budget: \$745,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 01/16/2024

- 2) **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: Health and Science Center Envelope Repairs
Project Description: Exterior repairs to include removal of algae and treating with algaecide, removing/restoring damaged and spalling brick, removing/restoring mortar, and all related work.
SBC Project No. 166/012-02-2024
Total Project Budget: \$815,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 01/16/2024
- 3) **State Procurement Agency:** Tennessee Board of Regents / Motlow State Community College
Location: Lynchburg, Tennessee
Project Title: Master Plan
Project Description: Develop Master Plan
SBC Project No. 166/021-03-2023
Total Project Budget: \$200,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved awarding a contract to the best evaluated proposer (Dober Lidsky Mathey, Inc.)
Approval Date: 01/22/2024
- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Kodak, Tennessee
Project Title: Seven Islands State Birding Park Accessible Launch Ramp
Project Description: Furnish and install new accessible kayak dock/launch at Seven Islands State Birding Park and all required related work.
SBC Project No. 126/095-01-2024
Total Project Budget: \$400,000.00
Source of Funding: 23/24 TDEC Op Funds (A)
Approval: Approved project utilizing Agency Resources for design and construction
Approval Date: 01/22/2024

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 Technological University
Location: Cookeville, Tennessee
Project Title: Baseball and Softball Artificial Turf
Project Description: Replace existing natural grass turf with artificial field turf on the baseball and softball fields, and all related work.
SBC Project No. 364/011-02-2022
Total Project Budget: \$3,120,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in funding
Approval Date: 01/19/2024

Approvals of Acquisitions and Disposals of State Property

- Reported the following two disposals of TDOT property in accordance with Item 2.04(E)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Transportation
Transaction Description: Transaction No. 23-10-006
Location: Hamilton County – 0.75 ± acres – 4510 Highway 58, Chattanooga, TN
Estimated Sale Price: Fair Market Value
Grantee: Marathon Realty Corp.
Approval: Approved disposal in fee with waiver of advertisement
Approval Date: 01/22/2024
 - 2) **State Procurement Agency:** STREAM / Department of Transportation
Transaction Description: Transaction No. 23-11-003
Location: Knox County – 1.785 ± acres – East of I-275/North of W Fifth Street, Knoxville, TN
Estimated Sale Price: Fair Market Value
Grantee: Knox Oncore, LLC
Approval: Approved disposal in fee
Approval Date: 01/19/2024

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 Environment & Conservation
Location: Hermitage, Tennessee
Project Title: Long Hunter State Park Maintenance Facility and Site Upgrades
SBC Project No. 126/115-01-2023
Designer: ProjX, LLC
Amount: \$41,160.00
Explanation: This ASR is for geotechnical services which are considered inherent to the successful execution of the project.
Approval Date: 01/09/2024
OSA Receipt Date: 01/10/2024
 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Hermitage, Tennessee
Project Title: Long Hunter State Park Maintenance Facility and Site Upgrades
SBC Project No. 126/115-01-2023
Designer: ProjX, LLC
Amount: \$45,600.00
Explanation: This ASR is for site survey services which are considered inherent to the successful execution of the project.
Approval Date: 01/09/2024
OSA Receipt Date: 01/10/2024

- 3) **State Procurement Agency:** STREAM / Department of Correction
Location: Tiptonville, Tennessee
Project Title: Northwest Correction Complex Annex Site Improvements
SBC Project No. 142/016-01-2023
Designer: AECOM
Amount: \$144,612.00
Explanation: This ASR is for site survey services which are considered inherent to the successful execution of the project.
Approval Date: 01/12/2024
OSA Receipt Date: 01/12/2024

Other Business

There being no further business, the meeting adjourned at 11:27 a.m.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Classroom Upgrades (23/24)

Project Description: Upgrades for classroom technology, finishes, furnishings, building systems, safety improvements, and includes all related work to complete the project.

SBC Number: 540/009-17-2023

Total Project Budget: \$5,000,000.00

Current Project Funding: \$1,436,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,366,000.00	\$70,000.00	\$1,436,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$1,366,000.00			
Change in Funding:		\$70,000.00		
Revised Project Budget:			\$1,436,000.00	

Comment: This request increases the funding from \$1,366,000.00 to \$1,436,000.00. The increase of \$70,000.00 adds work in the Art & Architecture classrooms.

Previous Action:

12/14/2023	SBC	Approved project and to select a designer and utilizing Campus Resources and System Procurement for construction
12/14/2023	SBC	Approved designer selection (The Architecture Collaborative, LLC)
01/11/2024	SBC	Approved a revision in project funding

Minutes: 02/08/2024 SBC Approved a revision in project 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: Walters Academic Building Repairs and Upgrades

Project Description: Repairs and upgrades portions of the Walters Academic Building to provide offices and a darkroom. Includes all related work.

SBC Number: 540/009-01-2024

Total Project Budget: \$3,510,000.00

Source of Funding: \$3,510,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a January 19, 2024 disclosed project reported by UT.

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

Minutes: 02/08/2024 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Walland, Blount County, Tennessee

Requested Action: Approval of a project utilizing Campus Resources for construction

Project Title: ETREC Blount Barns Demolition

Project Description: Demolition of two Blount Swine Feed Barns and the Boar Barn, includes all related work.

SBC Number: 540/001-01-2024

Total Project Budget: \$5,900.00

Source of Funding: \$5,900.00 Plant Funds (Non-Aux) (A)

Comment: This is a retroactive project request. The three barns collapsed from storm damage and have been removed and grass sown on the site. Campus resources were used due to simplicity of work. No designer required due to buildings being flattened.

The Tennessee Historical Commission determined that the demolition or disposal of these properties does adversely affect the State-owned resources and consultation with THC is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect. Mitigation has been performed.

Minutes: 02/08/2024 SBC Approved project utilizing Campus Resources for construction

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee

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

Project Title: Southern Regional Technology Center

Project Description: Construction of a shared Health Sciences and Industrial Technologies Center on the Columbia Campus and all related work.

SBC Number: 166/015-01-2022

Total Project Budget: \$53,712,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$49,181,800.00	\$ 0.00	\$49,181,000.00	22/23	CurrFunds-CapImp	(A)
	1,030,200.00	0.00	1,030,200.00		Gifts	(O)
	0.00	3,500,000.00	3,500,000.00	23/24	CurrFunds-CapImp	(A)
Original Project Budget:	<u>\$50,212,000.00</u>					
Change in Funding:		\$3,500,000.00				
Revised Project Budget:			\$53,712,000.00			

Comment: This adds a portion of a FY 23/24 **line-item** in the capital budget (Statewide TCAT Capital Funding Adjustment \$3,500,000.00) and increases the total project budget from \$50,212,000.00 to \$53,712,000.00 to meet the designer and CM/GC's estimates. The increased costs are due to overall market escalations during programming and design. Additionally, a geothermal-based HVAC system has been added to the project for future energy savings.

Previous Action: 07/13/2022 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method
 08/19/2022 ESC Approved designer selection (Tuck Hinton Architects, PLC)
 06/08/2023 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction, LLC)

Minutes: 02/08/2024 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

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

Requested Action: **Approval of a revision in project funding and the Early Design Phase** as recommended by the State Architect

Project Title: Clarksville Campus Expansion

Project Description: Construct facilities for the Diesel-powered Equipment, Automotive Technology, Hybrid Electrical Vehicle and Building Construction Technology programs. Add a classroom and instructional area for a Truck Driving program. Allied Health Programs shared with NaSCC Clarksville. Project includes all related work.

SBC Number: 166/046-01-2022

Total Project Budget: \$17,450,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$16,000,000.00	\$ 0.00	\$16,000,000.00	22/23	CurrFunds-CapImp	(A)
	0.00	1,450,000.00	1,450,000.00	23/24	CurrFunds-CapImp	(A)
Original Project Budget:	\$16,000,000.00					
Change in Funding:		\$1,450,000.00				
Revised Project Budget:			\$17,450,000.00			

Comment: This adds a portion of a FY23/24 line-item in the capital budget (Statewide TCAT Capital Funding Adjustment \$1,450,000.00) and increases the total project budget from \$16,000,000.00 to \$17,450,000.00. Additional funding is needed to meet the designer's estimate which is reflective of overall market cost escalations recognized during the design development phase. The original project schedule has been revised with construction anticipated to start summer of 2024.

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

Minutes: 02/08/2024 SBC Approved a revision in project funding and the EDP as recommended by the State Architect

** Work will be done in Montgomery County

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Shelbyville, Shelbyville, Bedford County, Tennessee

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

Project Title: Bedford County Higher Education Center

Project Description: Build a new state of the art technical educational facility in Bedford County including site development, utilities, parking, and landscaping. In addition to expanding teaching space for programs currently taught at the existing TCAT Shelbyville location, space will be added for new high demand technical training programs plus teaching space for other higher education partners.

SBC Number: 166/086-01-2021

Total Project Budget: \$53,850,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$42,400,000.00	\$ 0.00	\$42,400,000.00	21/22	CurrFunds-CapImp	(A)
	3,000,000.00	0.00	3,000,000.00	18/19	CurrFunds-CapImp	(R)
	0.00	4,500,000.00	4,500,000.00		Land Proceeds	(O)
	0.00	3,950,000.00	3,950,000.00	23/24	CurrFunds-CapImp	(A)
Original Project Budget:	\$45,400,000.00					
Change in Funding:		\$8,450,000.00				
Revised Project Budget:			\$53,850,000.00			

Comment: This adds a portion of a FY 23/24 **line-item** in the capital budget (Statewide TCAT Capital Funding Adjustment \$3,950,000.00) and \$4,500,000 in land sale proceeds to increase the total project budget from \$45,400,000.00 to \$53,950,000.00.

Despite believing that the project was in budget at the early design phase presentation, the CM/GC could not get comfortable that the scope could be completed within the existing budget. The parties engaged in several rounds of value engineering, but the parties could not come to an agreement for a guaranteed maximum price and the master contract with the CM/GC was terminated. The project was ultimately competitively bid, and a construction contract awarded. This additional funding will allow the campus to add back some components of the new facility that were lost in value engineering and also to fully fund the equipment from the project.

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 (Bauer Askew Architecture, PLLC)
11/10/2021	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Messer Construction Company)
03/10/2022	SBC	Approved revision in budget and funding
07/12/2022	SBC	Approved the EDP as presented by Bauer Askew Architecture, PLLC

Minutes: 02/08/2024 SBC Approved a revision in project budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATIONFort Pillow State Park, Henning, Lauderdale County, Tennessee

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

Project Title: Fort Pillow State Historic Park Bridge and Trail Upgrades

Project Description: Replacement of a bridge and upgrades to trails at Fort Pillow State Historic Park and all required related work.

SBC Number: 126/038-01-2022

Total Project Budget: \$5,120,000.00

Source of Funding: \$5,120,000.00 22/23 CurrFunds-CapMaint (A)

Comment: The project is within budget and construction is anticipated to start late 2024.

Previous Action:

08/11/2022	SBC	Approved project and to select a designer
08/19/2022	ESC	Approved designer selection (HDR Engineering, Inc.)
01/11/2024	SBC	Approved utilizing Best Value alternative delivery method

Minutes: 02/08/2024 SBC Approved EDP as recommended by the State Architect

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

Requested Action: **Approval of a revision in scope and the Early Design Phase** as recommended by the State Architect

Project Title: Meeman-Shelby Forest State Park Campground Renovations

Project Description: Renovate campground including utility upgrades, *road reconfiguration and paving roads, resurfacing* campsite pads resurfacing, *reconfiguring loop roads, adding* addition of ADA accessible campsites, *wash station, demolition and replacing* replacement of a existing bathhouses, *renovation of a shelter/bathhouse, with ADA 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: A revision in scope is requested for clarity of the work being performed. The project is within budget and construction is anticipated to start late 2024.

Previous Action: 08/11/2022 SBC Approved project and to select a designer
08/19/2022 ESC Approved designer selection (Clark + Associates, Architects)

Minutes: 02/08/2024 SBC Approved a revision in scope and the EDP as recommended by the State Architect

DEPARTMENT OF ENVIRONMENT & CONSERVATIONFall Creek Falls State Park, Spencer, Van Buren County, Tennessee

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

Project Title: Fall Creek Falls State Park Back Country Bridge and Trail Upgrades

Project Description: Replacement of a back country bridge and upgrades to trails at Fall Creek Falls State Park and all required related work.

SBC Number: 126/036-01-2022

Total Project Budget: \$3,580,000.00

Source of Funding: \$3,580,000.00 22/23 CurrFunds-CapMaint (A)

Comment: This project is on schedule and in budget with construction anticipated to start in 2024.

Previous Action: 09/08/2022 SBC Approved project and to select a designer
 09/21/2022 ESC Approved designer selection (AECOM Technical Services, Inc.)

Minutes: 02/08/2024 SBC Approved EDP as recommended by the State Architect

DEPARTMENT OF EDUCATIONTennessee School for the Blind, Nashville, Davidson County, Tennessee

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

Project Title: TSB Building and Site Improvements Phase 2

Project Description: Renovations to Building 1-A, 1-B, the gymnasium, and outdoor playground area; addition to the gymnasium; replacement of outdoor playground equipment; and all required related work.

SBC Number: 168/005-01-2022

Total Project Budget: \$13,410,000.00

Source of Funding: \$13,410,000.00 22/23 CurrFunds-CapImp (A)

Comment: The project is within budget and is anticipated to start construction in late 2024.

Previous Action: 07/13/2022 SBC Approved project and to select a designer
 07/25/2022 ESC Approved designer selection (Bauer Askew Architecture, PLLC)
 10/13/2022 SBC Approved a revision in project scope

Minutes: 02/08/2024 SBC Approved EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass TN Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, utilizing an Agency Consultant for design, and utilizing Construction Manager/General Contractor alternative delivery method

Project Title: TN Tower 4th Floor Entry Level Envelope Repairs

Project Description: Waterproofing of the 4th floor exterior entrance level, replacement of the storefront system, and all required related work.

SBC Number: 529/079-01-2024

Total Project Budget: \$16,600,000.00

Source of Funding:	\$14,325,683.47		FRF Reserves	(A)
	2,274,316.53	18/19	FRF CurrFunds-CapMaint (MP)	(A)

Comment: The use of an Agency Consultant (Goodwyn Mills Cawood) for design is requested due to the consultant’s familiarity with the required scope having programmed the project and the need to expedite the design process due to existing water intrusion issues.

The use of the Construction Manager/General Contractor alternative delivery method is requested due to the complexity and risk inherent to the work and to maximize efficiencies during the design process through exploratory investigations and the identification of long lead items. A Construction Manager/General Contractor with experience in building envelope restoration and preserving natural stonework finishes will be sought.

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

Minutes: 02/08/2024 SBC Approved project, utilizing Agency Consultant (Goodwyn Mills Cawood, LLC) for design, and utilizing CM/GC alternative delivery method

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State