

MINUTES
STATE BUILDING COMMISSION
March 14, 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. Secretary Hargett called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Vice-Chairman Randy McNally, Lieutenant Governor
Cameron Sexton, Speaker of the House of Representatives

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- Department of Environment & Conservation
- Department of General Services
- Department of Military
- State Building Commission

PRESENTER

President Randy Boyd
Chancellor Dr. Flora Tydings
Commissioner David Salyers
Commissioner Christi Branscom
Brigadier General Steven Turner
State Architect Ann McGauran

OTHER PARTICIPANTS

John Fisher, Fisher & Associates, Inc.

CONSENT AGENDA

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

1. Agency: **East Tennessee State University**
Project Title: Bosque Plaza
SBC Project No: 369/005-01-2024
Requested Action: Approved project and to select a designer

2. Agency: **Tennessee Technological University**
Project Title: New Hall South HVAC Upgrades
SBC Project No: 364/011-13-2021
Requested Action: Approved a revision in project budget and funding

3. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Hohenwald**
Project Title: Welding and Auto Additions
SBC Project No: 166/054-01-2023
Requested Action: Approved the Early Design Phase as recommended by the State Architect

4. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Knoxville**
Project Title: Union County Campus Expansion
SBC Project No: 166/060-01-2022
Requested Action: Approved the Early Design Phase as recommended by the State Architect

5. Agency: **University of Tennessee – Chattanooga**
Project Title: Football/Athletic Facility
SBC Project No: 540/005-04-2016
Requested Action: Approved a revision in project funding

6. Agency: **University of Tennessee – Knoxville**
Project Title: Security Upgrades
SBC Project No: 540/009-02-2020
Requested Action: Approved a revision in project funding

7. Agency: **University of Tennessee Southern**
Project Title: UTS Security Upgrades (23/24)
SBC Project No: 540/006-01-2024
Requested Action: Approved project and utilizing a previously selected designer

8. Agency: **Department of Military**
Project Title: Johnson City FMS Building and Sink Hole Repairs
SBC Project No: 361/043-01-2021
Requested Action: Approved a revision in project budget and funding

9. Agency: **Department of Military**
Project Title: VTS Tullahoma Field Maintenance Shop General Purpose Bay
SBC Project No: 361/093-01-2020
Requested Action: Approved a revision in project budget and funding

10. Agency: **Department of Environment & Conservation**
Project Title: Reelfoot Lake State Park Tornado Damage Repairs
SBC Project No: 126/084-01-2024
Requested Action: Approved project and to select a designer

11. Agency: **Department of Environment & Conservation**
Project Title: Pickwick Landing State Park Campground Renovations
SBC Project No: 126/079-03-2022
Requested Action: Approved the Early Design Phase as recommended by the State Architect

12. Agency: **Department of Environment & Conservation**
Project Title: Standing Stone State Park Campground Renovations
SBC Project No: 126/091-01-2022
Requested Action: Approved the Early Design Phase as recommended by the State Architect

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: UTK Presidential Court Building Renovation (23/24)

Project Description: Renovation and abatement of the building to meet updated programmatic functions.

SBC Number: 540/009-02-2024

Total Project Budget: \$33,754,000.00

Source of Funding:	\$23,627,375.00	Plant Funds (Non-Aux)	(A)
	\$10,126,625.00	Plant Funds (Aux-Dining)	(A)

Comment: This is a FY 22/23 **disclosed** project in the capital budget for \$30,000,000.00. The \$3,754,000.00 increase is a result of anticipated programmatic changes. The CM/GC procurement method is requested due to the need for assistance in project budgeting and planning construction phases due to significant renovations, long lead item bidding, and work packages to enable faster completion. Desired team attributes should include site protection in the middle of an active campus, experience in cost estimating, ability to coordinate multiple early release packages, and the ability to deliver the project on schedule and within budget.

Minutes: 03/14/2024 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method

Bid Activity Report

- 1) **University of Tennessee Institute of Agriculture – Knoxville**
(CRC/MAST, BESS, & JARTU Improvements)
SBC Project No. 540/001-04-2021
Bid Date: 01/25/2024
Target: \$5,700,000.00
MACC: \$6,270,000.00
SBC Action: Referred to ESC with authority to act

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Morristown, Morristown, Hamblen County, Tennessee **

Requested Action: **Approval of a revision in project budget, funding, and the Early Design Phase** as presented by Fisher & Associates, Inc.

Project Title: Greene County Campus

Project Description: Build a new technical educational facility in Greene County including site development, utilities, parking, and landscaping. Programs will include Automotive Technology, Computer Information Technology, Cosmetology, HVAC, Industrial Electricity, Industrial Maintenance, Machine Tool Technology, Practical Nursing, and Welding. Project includes all related work.

SBC Number: 166/072-01-2022

Total Project Budget: \$33,950,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$29,885,000.00	\$ 0.00	\$29,885,000.00	22/23	CurrFunds-CapImp	(A)
	0.00	4,065,000.00	4,065,000.00	23/24	CurrFunds-CapImp	(A)
Original Project Budget:	\$29,885,000.00					
Change in Funding:		\$4,065,000.00				
Revised Project Budget:			\$33,950,000.00			

Comment: This adds a portion of a FY23/24 **line-item** in the capital budget (Statewide TCAT Capital Funding Adjustment \$4,065,000.00) and increases the total project budget from \$29,885,000.00 to \$33,950,000.00. Additional funding is needed to meet the designer and CM/GC's estimate which is reflective of additional site work and overall market cost escalations recognized during the design development phase. 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, and utilizing CM/GC alternative deliver method
 10/24/2022 ESC Approved designer selection (Fisher & Associates, Inc.)
 09/14/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Johnson & Galyon, Inc.)

Minutes: 03/14/2024 SBC Chancellor Tydings recognized TCAT Morristown President Suzanne Cox in the audience and introduced John Fisher with Fisher & Associates, Inc. Mr. Fisher gave the presentation stating that the project is in budget and on schedule. Secretary Hargett noted that Senator Sutherland and Representative Hawk had been very supportive of this project.

The Commission approved a revision in project budget, funding, and the EDP as presented by Fisher & Associates, Inc..

** Work will be done in Greene County

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

Requested Action: **Approval to proceed with the process to select a designer for a portion of the work**

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 up to nine state parks and all required related work.

SBC Number: 126/000-01-2023

Total Project Budget: \$9,000,000.00

Source of Funding: \$9,000,000.00 TDEC Op Funds (A)

Comment: A designer is being sought for the design of a pavilion at Tims Ford State Park and at Paris Landing State Park and civil and/or landscape work for the installation of playscapes at the remaining parks.

Previous Action: 02/09/2023 SBC TDEC requested to refer to a future meeting.
 08/10/2023 SBC Approved project and utilizing Central Procurement Office contracts to perform the work

Minutes: 03/14/2024 SBC Approved proceeding to select a designer for a portion of the work

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: **Approval to award contracts to the best evaluated proposers**

Project Title: Energy Savings Performance Contracting Master Contract

Project Description: Selection of multiple Energy Service Companies (ESCO) for multiple energy savings performance contracting projects.

SBC Number: 529/000-01-2023

Comment: Nine proposals were received on January 31, 2024. The Notice of Intent to award was sent on February 26, 2024, naming the following companies as the best evaluated proposers:

- The Brewer-Garrett Company (Middleburg Heights, OH)
- Constellation New Energy, Inc. (Baltimore, MD)
- ENGIE Services U.S., Inc. (Oakland, CA)
- Honeywell International, Inc. (Charlotte, NC)
- Johnson Controls, Inc. (Franklin, TN)
- Performance Services, Inc. (Franklin, TN)
- Trane U.S., Inc. (Nashville, TN)

This action would increase the “pool” to include fifteen firms. No protests were received in the protest period.

Previous Action: 01/12/2023 SBC Referred to ESC with authority to act
04/24/2023 ESC Approved project and issuing an RFQ for Energy Service Companies
12/14/2023 SBC Approved awarding contracts to the best evaluated proposers and issuing an RFQ (Ameresco, Inc.; CEG Solutions, LLC; CMTA, Inc.; Energy Systems Group, LLC; NORESCO; Path Company, LLC; Schneider Electric Buildings Americas, Inc.; and Siemens Industry, Inc.)

Minutes: 03/14/2024 SBC Approved awarding contracts to the best evaluated proposers (The Brewer-Garrett Company; Constellation New Energy, Inc.; ENGIE Services U.S., Inc.; Honeywell International, Inc.; Johnson Controls, Inc.; Performance Services, Inc.; and Trane U.S., Inc.)

DEPARTMENT OF MILITARY

Volunteer Training Site - Smyrna, Smyrna, Rutherford County, Tennessee

Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

Project Title: New Army Aviation Support Facility

Project Description: Construction of a new Army Aviation Support Facility and all required related work.

SBC Number: 361/079-01-2024

Total Project Budget: \$34,500,000.00

Current Project Funding: \$ 2,500,000.00

Source of Funding: \$ 2,500,000.00 Federal Funds (F)

Comment: This is a portion of the FY 23/24 line-item project (New Army Aviation RC and Aviation Support Facility \$7,800,000.00 for design only) in the capital budget. This project is 100% federally funded.

This request will provide design funds for a portion of the new Smyrna Army Aviation Support Facility consisting of an aircraft maintenance hangar and supporting shops. Additional funds will be added for the construction of the Army Aviation Support Facility when made available from the National Guard Bureau.

This project was initially intended to be a larger project, but after conversations with the National Guard Bureau, the federal approval was limited to this portion of the scope of work at this time. The project description was modified to reflect the federally approved scope of work. Future projects will address additions to this building, the Army Aviation Readiness Center and the renovation of exiting hangars when made available from the National Guard Bureau.

The use of CM/GC delivery method is requested because the project requires construction team involvement for design alternatives, advice regarding budget, and schedule implications of various design solutions. Contractors experienced with the construction of aviation facilities, preconstruction services, budgeting, and scheduling will be pursued.

Minutes: 03/14/2024 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method

DEPARTMENT OF MILITARY

Covington Readiness Center, Covington, Tipton County, Tennessee

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

Project Title: Covington Readiness Center Re-Roof and Facility Update

Project Description: Replace roof system, doors and windows, *and HVAC units*; masonry repairs; exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/016-01-2022

Total Project Budget: \$3,350,000.00

Current Project Funding: \$1,200,000.00

Source of Funding: \$ 600,000.00 22/23 CurrFunds-CapMaint (A)
600,000.00 Federal Funds (NGB) (F)

Comment: This request increases the project from \$1,200,000.00 to \$3,350,000.00. An increase in project scope is requested to incorporate HVAC unit replacement as a result of damage caused by a March 2023 tornado event. A change in funding is requested to move funding from Construction to Designer Services to incorporate the additional HVAC unit scope into the Designer Agreement. The remaining funds have been requested in the FY24/25 Capital Budget for bidding through closeout and construction, where the construction funds will be replenished. An insurance claim has been requested and when funding is made available, the funds will be added.

Previous Action: 07/13/2022 SBC Approved project and to select a designer
07/25/2022 ESC Approved designer selection (Archimania, PC)

Minutes: 03/14/2024 SBC Approved a revision in project scope, budget, and funding

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on February 8, 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: University of TN
Location: Knoxville, Tennessee
Project Title: JICS Roof Replacement
SBC Project No: 540/009-01-2022
Designer: Community Tectonics Architects | User Agency: UT Knoxville

Approval Date: 01/29/2024
Contractor: Eskola, LLC |
| | Construction Completion %: 50%
Change Order No. 3
Change Order Amount: \$25,084.31
Change Order Percentage: 3.10%
Cumulative Percentage: 20.63% | Targeted Substantial Completion: 04/14/2024
Comment: Hidden Conditions
This change order addresses the need to provide a substrate board for the new PVC roof and to replace existing wall substrate board at the clerestory roofs. This change order adds 8 days to the project schedule. |
| | <u>Approved Project Funding</u>
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$808,725.00
Contingency: \$200,000.00 | <u>After This Change Order</u>
Revised Contract Amount: \$975,564.25
Remaining Undedicated Funds: \$1,334,000.00 |
| 2) | State Procurement Agency: University of TN
Location: Knoxville, Tennessee
Project Title: JICS Roof Replacement
SBC Project No: 540/009-01-2022
Designer: Community Tectonics Architects | User Agency: UT Knoxville

Approval Date: 02/12/2024
Contractor: Eskola, LLC |
| | Construction Completion %: 55%
Change Order No. 4
Change Order Amount: \$31,414.97
Change Order Percentage: 3.88%
Cumulative Percentage: 24.51% | Targeted Substantial Completion: 04/26/2024
Comment: Hidden Condition/Design Modifications
This change order addresses the need to install a roof drain which is identified as a hidden condition and modify the door hatch which is identified as a design modification. This change order adds 12 days to the project schedule. |
| | <u>Approved Project Funding</u>
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$808,725.00
Contingency: \$200,000.00 | <u>After This Change Order</u>
Revised Contract Amount: \$1,006,979.22
Remaining Undedicated Funds: \$1,302,600.00 |

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT Athens
Location: Athens, Tennessee
Project Title: TCAT Maintenance Repairs
SBC Project No: 166/000-02-2021 **Approval Date:** 02/20/2024
Designer: Derthick, Henley & Wilkerson Architects **Contractor:** Pannell Construction
- Construction Completion %:** 94% **Targeted Substantial Completion:** 04/12/2024
Change Order No. 1 **Comment: Hidden Conditions**
Change Order Amount: \$17,862.22 This change order addresses the need to replace a sanitary line which is identified as a hidden condition.
Change Order Percentage: 12.6%
Cumulative Percentage: 12.6%
- Approved Project Funding**
Original Bid Target: \$141,813.92 **After This Change Order**
Base Contract Amount: \$141,813.92 **Revised Contract Amount:** \$159,676.14
Contingency: \$22,000.00 **Remaining Undedicated Funds:** \$4,137.78
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT Murfreesboro
Location: Murfreesboro, Tennessee
Project Title: Fire Alarm System Upgrade
SBC Project No: 166/074-01-2022 **Approval Date:** 01/26/2024
Designer: Win Engineering **Contractor:** Beacon Technologies, Inc.
Construction Completion %: 10% **Targeted Substantial Completion:** 04/06/2024
Change Order No. 1 **Comment: Hidden Conditions**
Change Order Amount: \$23,268.88 This change order addresses the need to change the existing exit door hardware.
Change Order Percentage: 10.96%
Cumulative Percentage: 10.96%
- Approved Project Funding**
Original Bid Target: \$300,000.00 **After This Change Order**
Base Contract Amount: \$212,236.50 **Revised Contract Amount:** \$235,505.38
Contingency: \$30,000.00 **Remaining Undedicated Funds:** \$94,494.62

5)	State Procurement Agency: STREAM Location: Knoxville, Tennessee Project Title: Knoxville-Sutherland RC Renovation SBC Project No: 361/047-01-2016 Designer: Design House 1411 LLC Construction Completion %: 98% Change Order No. 13 Change Order Amount: \$228,051.20 Change Order Percentage: 5.36% Cumulative Percentage: 28.77%	User Agency: Department of Military Approval Date: 02/15/2024 Contractor: Jenkins & Stiles, LLC Targeted Substantial Completion: 08/28/2023 Comment: Hidden Conditions / Omission / Value Added This change order addresses the need to relocate a communications room, repair a sanitary waste line and change a lighting fixture type which are identified as hidden conditions. It addresses the need to add electrical outlets, data pathways including gas and heater piping which are programmatic change requests. It addresses the need to add electrical power for appliances and add power for door hold open devices which are identified as designer omissions.
	<u>Approved Project Funding</u> Original Bid Target: \$5,581,000.00 Base Contract Amount: \$4,257,700.00 Contingency: \$279,050.00	<u>After This Change Order</u> Revised Contract Amount: \$5,482,567.57 Remaining Undedicated Funds: \$507,200.69
6)	State Procurement Agency: STREAM Location: Nashville, Tennessee Project Title: TETRIS Office Consolidation SBC Project No: 529/073-02-2021 Designer: BHDG Architects Construction Completion %: 85% Change Order No. 4 Change Order Amount: \$103,742.22 Change Order Percentage: 10.93% Cumulative Percentage: 21.11%	User Agency: Department of General Services Approval Date: 02/06/2024 Contractor: Grace Contracting Targeted Substantial Completion: 03/22/2024 Comment: Hidden Conditions / Other / Error / Added Scope This change order addresses the need to make electrical changes which is identified as added scope and addresses the need to change door hardware at two locations, add electrical service to the server room and to provide the appropriate card reader access control which is identified as a designer error. This change order also addresses the need to replace existing light fixtures and to relocate a fire suppression head which are identified as a hidden conditions and the need to add an allowance to the contract based on General Conditions in order to complete the items in this change order. This change order extends the contract up to 45 days depending on the time required to complete the work.
	<u>Approved Project Funding</u> Original Bid Target: \$2,500,000.00 Base Contract Amount: \$949,361.00 Contingency: \$250,000.00	<u>After This Change Order</u> Revised Contract Amount: \$1,149,812.60 Remaining Undedicated Funds: \$1,616,172.66

7) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Office Consolidation for DGS
SBC Project No.: 529/079-04-2021 **Approval Date:** 02/21/2024
Designer: HMK Architects **Contractor:** Dowdle Construction
Construction Completion %: 50% **Targeted Substantial Completion:** 04/28/2024
Change Order No.: 1 **Comment: Hidden Conditions / Other / Omission / Added Scope**
Change Order Amount: \$140,809.32
Change Order Percentage: 15.25%
Cumulative Percentage: 15.25%

This change order addresses the need to buildout additional space, increase the scope of painting work and upgrade finishes which are identified as a programmatic change request. A designer omission resulted in the need to add lighting and wire chasing. A need to increase wall cavity space, relocate a drain line and extend an existing wall to the ceiling deck were identified as hidden conditions. The removal of scope relating to audio visual equipment, lighting, wall construction and ductwork are a result of external factors. This change order adds 30 days to the project schedule.

Approved Project Funding

Original Bid Target: \$1,100,000.00
Base Contract Amount: \$923,200.00
Contingency: \$110,000.00

After This Change Order

Revised Contract Amount: \$1,064,009.32
Remaining Undedicated Funds: \$286,800.00

• **Sole Source / Proprietary Procurement**

1) **State Procurement Agency:** University of Tennessee – Knoxville
Project Title: Carousel Theatre Replacement
SBC Project No.: 540/009-08-2021
Type: Proprietary
Comment: Performance Audiovisual Equipment - Meyer Sound Labs: Performance Loudspeaker System was approved as a proprietary procurement due to its unique ability for high quality Spacemap Go integration outlined by the UTK Theater Department. Meyer Sound processing equipment allows for the deployment of "immersive audio systems" allowing the audience to be fully surrounded with sound effects and music/vocal amplification and offering students hands-on experience with industry-standard equipment.

Initial and Revised Approvals of Capital Projects

- Reported the following five capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Frieson Black Cultural Center Upgrades
Project Description: Upgrades include general building finishes along with repairs to building flooring and site amenities; all related work to complete the project.
SBC Project No. 540/009-25-2022
Total Project Budget: \$415,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (budget increase of \$115,000.00)
Approval Date: 02/22/2024
 - 2) **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College
Location: Jackson, Tennessee
Project Title: Administration Building Exterior Update
Project Description: Update and repair building envelope to include replacing exterior façade and all related work.
SBC Project No. 166/019-03-2024
Total Project Budget: \$780,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a previously selected designer (Allen & Hoshall, Inc.)
Approval Date: 02/22/2024
 - 3) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Teaching Headhouse Renovation
Project Description: Renovate and reconfigure the interior spaces to provide for current program functions, and include upgrades to the interior finishes and services.
SBC Project No. 364/021-01-2024
Total Project Budget: \$500,000.00
Source of Funding: \$200,000.00 ARC Grant (F)
\$300,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 02/16/2024
 - 4) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Scarlett Commons Stair Repairs
Project Description: Repair or replace multiple exterior stairs and egress components at the Scarlett Commons housing complex.
SBC Project No. 366/009-01-2023
Total Project Budget: \$960,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved a revision in project budget (budget increase of \$470,000.00)
Approval Date: 02/16/2024

- 5) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Location: Dandridge, Tennessee
Project Title: Dandridge Boat Ramp Expansion
Project Description: Expand parking area and add additional boat ramp to existing site.
SBC Project No. 220/020-05-2007
Total Project Budget: \$0.00
Source of Funding: TWRA Op Funds (A)
Approval: Approved cancellation of the project
Approval Date: 02/22/2024

Approvals of Revisions to Existing Capital Projects

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

- 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Dining Services Facilities Refresh
Project Description: Refresh and upgrade dining facilities and improve facility infrastructure to accommodate changes in vendor needs. Includes all related work to complete the project.
SBC Project No. 540/009-05-2023
Total Project Budget: \$2,500,000.00
Source of Funding: Plant Funds (Aux-Dining) (A)
Approval: Approved a revision in project utilizing Campus Resources and System Procurement for a portion of the work
Approval Date: 02/16/2024

- Reported the following two approvals 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:** STREAM / Department of Correction
Location: Pikeville, Tennessee
Project Title: Bledsoe County Correctional Complex Expansion
Project Description: Expansion of the existing complex to support and improve the classification of inmates. This project will also provide minor modifications to house female inmates in a separate facility at the same complex and increase the capacity of the Waste Water Treatment Plant.
SBC Project No. 142/013-01-2013
Total Project Budget: \$43,250,000.00
Source of Funding:

\$10,000,000.00	08/09	CurrFunds-CapImp SA	(A/R)
\$ 8,000,000.00	08/09	CurrFunds-CapImp SA RESIDUAL	(R)
\$20,250,000.00	13/14	CurrFunds-CapImp SA	(A)
\$ 5,000,000.00	15/16	CurrFunds-CapImp SA	(A)

Approval: Approved a revision in funding (moving \$397,782.70 to replenish contingency which was used to award a contract)
Approval Date: 02/20/2024

2) **State Procurement Agency:** STREAM / Department of Education
Location: Nashville, Tennessee
Project Title: TSB Building and Site Improvements
Project Description: Upgrades to the auditorium to include relocation of mechanical systems and site drainage repairs; upgrades to safety and security systems to comply with the SAVE Act; and all required related work.
SBC Project No. 168/005-02-2021
Total Project Budget: \$4,120,000.00
Source of Funding: 21/22 CurrFunds-CapImp (A)
Approval: Approved a revision in project funding (moving \$238,590.00 to replenish contingency which was used to award a contract)
Approval Date: 02/16/2024

- Reported the following approval of a guaranteed maximum price (no change in total project budget) in accordance with Item 2.04(B)(4) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Nash Buildout 2 Floors
Project Description: This project will build out the top two floors of the Nash/Nash Annex Building.
SBC Project No. 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)
Approval: Approved a revision in project funding and a GMP to perform the work (moving \$204,000.00 to construction)
Approval Date: 02/21/2024

- Reported the following four approvals of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Fletcher Hall Add & Reno
Project Description: Planning for the renovation and addition to Fletcher Hall to accommodate growth of the Rollins College of Business, including a new parking garage and food service space. Renovation includes building systems, envelope repairs, and a portion of the building interiors. Addition includes relocation of site utilities and demolition of the Development House.
SBC Project No. 540/005-02-2023
Total Project Budget: \$98,440,000.00
Current Project Funding: \$ 5,052,000.00
Source of Funding: \$ 5,000,000.00 Plant Funds (Non-Aux) (A)
\$ 52,000.00 Plant Funds (Aux-Parking/Dining) (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)
Approval Date: 02/22/2024

- 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Chemistry Building
Project Description: Planning for the construction of a new Chemistry Building.
SBC Project No. 540/009-13-2023
Total Project Budget: \$199,000,000.00
Current Project Funding: \$ 6,500,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (The Christman Company)
Approval Date: 02/22/2024
- 3) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Aerospace Campus
Project Description: Construct a new campus to include academic buildings with classroom, class-lab, office, and support spaces along with aircraft hangar space. Project includes site utilities, earthwork, auto parking, and aircraft apron and taxiway.
SBC Project No. 366/009-04-2023
Total Project Budget: \$62,200,000.00
Source of Funding: \$57,224,000.00 22/23 CurrFunds-CapImp (A)
\$ 1,675,000.00 Plant Funds (Non-Aux) (A)
\$ 1,658,000.00 TSSBA (A)
\$ 1,643,000.00 Gifts (O)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)
Approval Date: 02/22/2024
- 4) **State Procurement Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: Mynders Hall Renovation
Project Description: Completely renovate Mynders Hall for academics and research functions.
SBC Project No. 367/007-05-2023
Total Project Budget: \$25,000,000.00
Current Project Funding: \$ 1,500,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Montgomery Martin Contractors, LLC)
Approval Date: 02/22/2024

Approvals of Acquisitions and Disposals of State Property

- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 23-11-001
Location: Henry Horton State Park (HHSP)
Marshall County – 0.79 ± acres permanent utility easement – 3690 Warner Road, Chapel Hill, TN
Grantee: Duck River Electric Membership Corporation (DREMC)
Estimated Sale Price: Mutual Benefit
Source of Funding: 23/24 State Lands Acquisition Fund (REM Fees) (A)
Approval: Approved disposal by easement with waiver of advertisement and appraisal
Approval Date: 02/16/2024

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:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Haslam Field Expansion
SBC Project No. 540/009-08-2016
Designer: Johnson Architecture
Amount: \$118,920.00
Explanation: This ASR is for audio visual consulting services which are considered inherent to the successful execution of the project.
Approval Date: 02/13/2024
OSA Receipt Date: 02/14/2024
 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Beersheba Springs, Tennessee
Project Title: Savage Gulf State Park Stone Door Annex Visitor Center Campground
SBC Project No. 126/116-01-2022
Designer: CTI Engineers, Inc.
Amount: \$90,000.00
Explanation: This ASR is for geotechnical services which are considered inherent to the successful execution of the project.
Approval Date: 02/02/2024
OSA Receipt Date: 02/02/2024

- **Annual Report of the Tennessee Residence Commission** (in accordance with T.C.A. §4-23-203(b))
- **Annual Report of the State Capitol Commission** (in accordance with T.C.A. §4-8-304)
- **Annual Report of The Hermitage – Home of President Andrew Jackson** (in accordance with TCA §4-13-104(3))
- **Annual Report of the Facilities Revolving Fund** (in accordance with Item 14.01B(4)(b) of the SBC By-Laws, Policy & Procedures)
- **Annual Report of Facilities Assessment** for the National Civil Rights Museum in Memphis (in accordance with the lease agreement between the State and the Lorraine Civil Rights Museum Foundation)

Other Business

There being no further business, the meeting adjourned at 11:16 a.m.

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EAST TENNESSEE STATE UNIVERSITY

East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Bosque Plaza

Project Description: This project will connect the site of the new Academic Classroom (SBC# 369-005-05-2021) building with the current pedestrian way known as the "Commons" (Boulevard Commons SBC# 369/005-08-2021) creating a plaza that highlights trees surrounded by hardscape.

SBC Number: 369/005-01-2024

Total Project Budget: \$2,100,000.00

Source of Funding: \$2,100,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a February 15, 2024 disclosed project reported by ETSU.

Minutes: 03/14/2024 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: New Hall South HVAC Upgrades

Project Description: Upgrade the existing fan coil units in New Hall South so they can operate in dehumidification mode. The work will include controls and control valve upgrades with wireless DDC controls. Replace existing light fixtures with similar LED light fixtures.

SBC Number: 364/011-13-2021

Total Project Budget: \$1,270,030.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,150,000.00	\$120,300.00	\$1,270,300.00	Plant Funds (Aux-Housing) (A)
Original Project Funding:	\$1,150,000.00			
Change in Funding:		\$120,300.00		
Revised Project Funding:			\$1,270,300.00	

Comment: This request increases the project funding from \$1,150,000.00 to \$1,270,300.00 to restore the project contingency and misc. funds. These funds were previously reallocated to award a construction contract to Fuel Tank Maintenance Company, LLC dba FTM Contracting so that HVAC equipment with long lead times could be obtained to meet the project schedule. As this is a housing facility, work must occur over the 2024 summer break.

Previous Action:

10/14/2021	SBC	Approval of project and to select a designer
10/25/2021	ESC	Approved designer selection (Maffett Loftis Engineering, LLC)
08/10/2023	SBC	Approved a revision in project budget, funding and scope
02/26/2024	ESC	Approved a revision in project funding in order to award a contract (Fuel Tank Maintenance Company, LLC dba FTM Contracting)

Minutes: 03/14/2024 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Hohenwald, Hohenwald, Lewis County, Tennessee

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

Project Title: Welding and Auto Additions

Project Description: Construct additions to existing facilities and expand parking areas. Project includes site and infrastructure improvements.

SBC Number: 166/054-01-2023

Total Project Budget: \$6,750,000.00

Source of Funding: \$6,750,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project is on schedule with construction anticipated to start summer of 2024.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method
07/25/2023 ESC Approved designer selection (Hurst-Rosche, Inc.)

Minutes: 03/14/2024 SBC Approved EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Knoxville, Knoxville, Knox County, Tennessee **

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

Project Title: Union County Campus Expansion

Project Description: Construction of a new educational facility. The new building shall include high bay labs and classroom facilities, along with associated support spaces, including all related work.

SBC Number: 166/060-01-2022

Total Project Budget: \$10,125,000.00

Source of Funding:	Original	Change	Revised			
	\$ 9,000,000.00	\$ 0.00	\$9,000,000.00	22/23	CurrFunds-CapImp	(A)
	0.00	1,250,000.00	1,250,000.00	23/24	CurrFunds-CapImp	(A)
Original Project Budget:	\$ 9,000,000.00					
Change in Funding:		\$1,250,000.00				
Revised Project Budget:			\$10,125,000.00			

Comment: This adds a portion of a FY23/24 line-item in the capital budget (Statewide TCAT Capital Funding Adjustment \$1,250,000.00) and increases the total project budget from \$9,000,000.00 to \$10,125,000.00. 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 project is on schedule with construction anticipated to start fall of 2024.

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 (Cope Associates, Inc.)

Minutes: 03/14/2024 SBC Approved a revision in project budget, funding, and the EDP as recommended by the State Architect

** Work will be done in Union County

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee**Requested Action:** Approval of a revision in project funding**Project Title:** Football/Athletic Facility**Project Description:** This project will construct a new football/athletic training facility for the intercollegiate athletic program, located on the north edge of campus at the McKenzie Arena as sited in the 2012 campus master plan. A portion of the arena will be renovated to accommodate the facility and upgrade existing conditions including finishes and building systems. Programming and a review of the athletic facilities master plan will also be included.**SBC Number:** 540/005-04-2016**Total Project Budget:** \$35,415,000.00

Source of Funding:	\$25,650,000.00	TSSBA	(A)
	\$ 4,265,000.00	Gifts	(O)
	\$ 5,500,000.00	Plant Funds (Aux-Athletics)	(A)

Comment: This request reduces Administration and Miscellaneous and increases the contingency due to unforeseen site conditions. The work is anticipated to be accomplished within the existing project funding.

Previous Action:	05/12/2016	SBC	Approved preplanning a project budget, scope, funding and source of funding and proceeding with the process to select a designer.
	02/08/2018	SBC	Approved a revision in project scope and issuing a RFQ utilizing University procurement to select a programmer
	05/10/2018	SBC	Approved a revision in project budget, scope, and funding
	08/08/2019	SBC	Approved a revision in project budget and funding and utilizing CM/GC
	08/22/2019	ESC	Approved designer selection (Derthick, Henley & Wilkerson Architects, PLLC)
	11/14/2019	SBC	Approved awarding a CM/GC contract (Hoar Construction)
	04/08/2021	SBC	Approved a revision in project budget, scope, and funding
	05/13/2021	SBC	Approved EDP presentation
	01/13/2022	SBC	Approved a revision in project budget and funding to award a GMP contract
	12/12/2022	SBC	Approved a revision in project budget and funding
Minutes:	03/14/2024	SBC	Approved a revision in project funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee**Requested Action:** Approval of a revision in project funding**Project Title:** Security Upgrades**Project Description:** This project will provide upgrades to campus security elements for the Knoxville Campus and the Knoxville Campus portion of UTIA. Upgrades include fire alarm systems providing emergency messaging across fire alarm speakers; expansion of exterior access control and monitoring to all exterior doors; additional cameras in high pedestrian traffic areas; and exterior lighting improvements.**SBC Number:** 540/009-02-2020**Total Project Budget:** \$4,600,000.00**Source of Funding:** \$4,600,000.00 Plant Funds (Non-Aux) (A)**Comment:** This request reallocates funds from Administration and Miscellaneous into the MACC to allow improvements in two additional facilities. The work is anticipated to be accomplished within the existing project funding.**Previous Action:**
01/09/2020 SBC Approved project and to select a designer and utilizing System Procurement for a portion of construction
01/28/2020 ESC Approved designer selection (West Welch Reed Engineers, Inc.)**Minutes:** 03/14/2024 SBC Approved a revision in project funding

UNIVERSITY OF TENNESSEE

University of Tennessee Southern, Pulaski, Giles County, Tennessee

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

Project Title: UTS Security Upgrades (23/24)

Project Description: Upgrades include access control, lighting, alert systems/alarms, cameras, and all related work.

SBC Number: 540/006-01-2024

Total Project Budget: \$4,192,544.00

Source of Funding: \$4,192,544.00 Grant (OCJP) (O)

Comment: West, Welch, Reed Engineers, Inc. is requested for design due to their work on security improvements for UT Knoxville campus (Security Upgrades 540/009-02-2020) and to provide consistency in strategy as well as meeting the deadline requirements of the grant.

This request is being funded through the Higher Ed Safety Grant of 2024. Per the requirements of the grant, all funding expenses must be paid by June 2025.

Minutes: 03/14/2024 SBC Approved project and utilizing a previously selected designer (West, Welch, Reed Engineers, Inc.)

DEPARTMENT OF MILITARYArmed Forces Reserves Center, Johnson City, Washington County, Tennessee

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

Project Title: Johnson City FMS Building and Sink Hole Repairs

Project Description: Masonry and structural repairs; sink holes remediation; and all required related work.

SBC Number: 361/043-01-2021

Total Project Budget: \$1,445,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,435,000.00	\$10,000.00	\$1,445,000.00	Federal Funds (NGB) (F)
Original Project Budget:	\$1,435,000.00			
Change in Funding:		\$10,000.00		
Revised Project Budget:			\$1,445,000.00	

Comment: An increase in project budget from \$1,435,000.00 to \$1,445,000.00 is needed for the designer to reassess current sinkhole and site conditions and verify the designer estimate due to elapsed time. This project is 100% federally funded.

Previous Action: 08/12/2021 SBC Approved project and to select a designer
09/21/2021 ESC Approved designer selection (Hefferlin + Kronenberg Architects, PLLC)

Minutes: 03/14/2024 SBC Approved a revision in project budget and funding

DEPARTMENT OF MILITARY

Volunteer Training Site Tullahoma, Tullahoma, Coffee County, Tennessee

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

Project Title: VTS Tullahoma Field Maintenance Shop General Purpose Bay

Project Description: Construct a general purpose bay, including all site work, utilities, access aprons, pneumatic connections, lifting equipment, vehicle exhaust systems, and all related work.

SBC Number: 361/093-01-2020

Total Project Budget: \$2,420,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,900,000.00	\$520,000.00	\$2,420,000.00	Federal Funds (NGB) (F)
Original Project Funding:	\$1,900,000.00			
Change in Funding:		\$520,000.00		
Revised Project Funding:			\$2,420,000.00	

Comment: An increase in project budget from \$1,900,000.00 to \$2,420,000.00 is needed to re-bid this project in current market conditions based off a revised construction document estimate provided by the designer. This project unsuccessfully bid on June 22, 2022. There will be additional designer fees for bidding through closeout calculated at the revised MACC. This project is 100% federally funded.

Previous Action:

07/09/2020	SBC	Approved project and to select a designer
08/24/2020	ESC	Approved designer selection (Hefferlin & Kronenberg Architects)
02/10/2022	SBC	Approved a revision in project funding

Minutes: 03/14/2024 SBC Approved a revision in project budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

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

Project Title: Reelfoot Lake State Park Tornado Damage Repairs

Project Description: Renovate and/or replace facilities and structures damaged by the December 2021 tornado and all required related work.

SBC Number: 126/084-01-2024

Total Project Budget: \$9,070,000.00

Source of Funding:	\$6,000,000.00	23/24	CurrFunds-CapImp	(A)
	2,475,000.00		Insurance Proceeds	(O)
	595,000.00	23/24	TDEC CurrFunds-MajMaint	(A)

Comment: This is a FY 23/24 line-item project in the capital budget (\$6,000,000.00). The additional funding from Insurance Proceeds and Agency Funds is necessary to cover program needs identified after the project was included in the budget.

The facilities are less than 50 years old and do not require review by the Tennessee Historical Commission.

Minutes: 03/14/2024 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Pickwick Landing State Park, Counce, Hardin County, Tennessee

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

Project Title: Pickwick Landing State Park Campground Renovations

Project Description: Renovate Main and Bruton Branch campgrounds, and all required related work.

SBC Number: 126/079-03-2022

Total Project Budget: \$11,940,000.00

Source of Funding: \$11,940,000.00 22/23 CurrFunds-CapImp (A)

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

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

Minutes: 03/14/2024 SBC Approved EDP as recommended by the State Architect

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

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

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: Project is in budget with construction 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 (AECOM Technical Services, Inc.)

Minutes: 03/14/2024 SBC Approved EDP as recommended by the State Architect

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State