

MINUTES
STATE BUILDING COMMISSION
May 12, 2022

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Speaker Cameron Sexton called the meeting to order at 11:18 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Cameron Sexton, Speaker of the House of Representatives
Randy McNally, Lieutenant Governor
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury
David Lillard, State Treasurer

MEMBERS ABSENT

Chairman Bill Lee, Governor
Butch Eley, Commissioner, Department of Finance and Administration

ORGANIZATION

- Tennessee Technological University
- University of Tennessee
- Department of Military
- Department of General Services
- Tennessee Board of Regents
- Department of Correction
- State Building Commission

PRESENTER

President Dr. Phil Oldham
President Randy Boyd
Colonel Andrew Milligan
Commissioner Christi Branscom
Executive Director Dick Tracy
Inspector General Kelly Young
State Architect Ann McGauran

OTHER PARTICIPANTS

Clay Bright, CEO Megasite Authority

CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**
Project Title: Food Services Improvements
SBC Project No: 364/011-03-2021
Requested Action: Approval of a revision in funding

2. Agency: **Tennessee Technological University**
Project Title: Agricultural Technology Innovation Center
SBC Project No: 364/021-01-2022
Requested Action: Approval of a project and proceeding with the process to select a designer

3. Agency: **Middle Tennessee State University**
Project Title: KOM Mechanical Upgrades
SBC Project No: 366/009-14-2019
Requested Action: Approval of a revision in project funding

4. Agency: **Middle Tennessee State University**
Project Title: Applied Engineering Building
SBC Project No: 366/009-09-2021
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

5. Agency: **Middle Tennessee State University**
Project Title: Campus Consultants
SBC Project No: 366/000-01-2018
Requested Action: Approval of a revision in project budget and scope and proceeding with the process to select a consultant

6. Agency: **University of Tennessee – Chattanooga**
Project Title: Divine Nine Heritage Park
SBC Project No: 540/005-07-2021
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

7. Agency: **University of Tennessee Health Science Center**
Project Title: Regional Biocontainment Lab HVAC Upgrades
SBC Project No: 540/013-01-2022
Requested Action: Approval of a revision in project budget and funding

8. Agency: **University of Tennessee – Knoxville**
Project Title: Dining Services Brand Refresh
SBC Project No: 540/009-20-2022
Requested Action: Approval of a project and to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

9. Agency: **University of Tennessee – Knoxville**
 Project Title: Golf Weight Training Facility
 SBC Project No: 540/009-05-2022
 Requested Action: Approval of a revision in project budget and funding

10. Agency: **Tennessee Board of Regents / Middle Tennessee State University**
 Project Title: Student Athlete Performance Center
 SBC Project No: 166/009-02-2021
 Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

11. Agency: **Tennessee Board of Regents / Chattanooga State Community College**
 Project Title: Master Plan
 SBC Project No: 166/012-01-2022
 Requested Action: Approval of a project and to issue a Request for Proposals for master planning services

12. Agency: **Tennessee Board of Regents / Columbia State Community College**
 Project Title: Williamson County Center Relocation
 SBC Project No: 166/015-01-2012
 Requested Action: Approval of a revision in project budget and funding

13. Agency: **Tennessee Board of Regents / Northeast State Community College**
 Project Title: Powers Building Foundation Stabilization
 SBC Project No: 166/038-01-2020
 Requested Action: Approval of a revision in project budget and funding in order to award a contract

14. Agency: **Tennessee Board of Regents / Northeast State Community College**
 Project Title: Master Plan
 SBC Project No: 166/038-01-2022
 Requested Action: Approval of a project and to issue a Request for Proposals for master planning services

15. Agency: **Tennessee Board of Regents / Walters State Community College**
 Project Title: Humanities MEP Improvements
 SBC Project No: 166/023-01-2021
 Requested Action: Approval of a revision in project budget and funding

16. Agency: **Tennessee Board of Regents / Middle Tennessee State University**
 Project Title: Tennis Facility Improvements
 SBC Project No: 166/009-01-2021
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect

17. Agency: **Tennessee Board of Regents / Chattanooga State Community College**
 Transaction: Acquisition – Lease (Space)
 Provision(s): Waiver of advertisement

18. Agency: **Tennessee Board of Regents / Building and Construction Workforce Center**
Project Title: Building and Construction Workforce Center – Grant
SBC Project No: 166/012-02-2022
Requested Action: Approval of a grant
19. Agency: **Department of Military**
Project Title: VTS Milan Fire Truck Bay
SBC Project No: 368/031-02-2022
Requested Action: Approval of a project and proceeding with the process to select a designer
20. Agency: **Department of Environment & Conservation**
Project Title: David Crockett Birthplace SP Visitor Center Renovation and Expansion
SBC Project No: 126/034-01-2017
Requested Action: Approval to cancel the project
21. Agency: **Department of Environment & Conservation**
Project Title: Tims Ford State Park Rental Cabin Deferred Maintenance
SBC Project No: 126/092-01-2021
Requested Action: Approval to cancel the project
22. Agency: **Department of Transportation**
Project Title: Statewide Salt Bin Construction
SBC Project No: 245/000-02-2020
Requested Action: Approval of a revision in project budget and funding
23. Agency: **Department of General Services**
Project Title: Environmental Consultant
SBC Project No: 529/000-03-2022
Requested Action: Approval of a project and to proceed with the process to select a consultant
24. Agency: **Department of General Services**
Project Title: TN Tower Office Space Consolidation – TDOT
SBC Project No: 529/079-02-2022
Requested Action: Approval of a project and proceeding with the process to select a designer
25. Agency: **Department of General Services**
Project Title: State Museum Storage Building
SBC Project No: 529/020-04-2021
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a revision in project budget and funding, and a Guaranteed Maximum Price (GMP) to perform the work

Project Title: Engineering Building

Project Description: Construct a student-centered interdisciplinary engineering building for the College of Engineering.

SBC Number: 364/011-06-2019

Total Project Budget: \$70,350,000.00

Source of Funding:	Original	Change	Revised			
	\$ 3,250,000.00	\$ 0.00	\$ 3,250,000.00	19/20	CurrFunds-CapImp	(A)
	49,171,600.00	0.00	49,171,600.00	21/22	CurrFunds-CapImp	(A)
	7,098,802.00	8,036,720.00	15,135,522.00		Plant Funds (Non-Aux)	(A)
	2,792,878.00	0.00	2,792,878.00		Gifts	(O)
Original Project Budget:	\$62,313,280.00					
Change in Funding:		\$8,036,720.00				
Revised Project Budget:			\$70,350,000.00			

Comment: This request increases the total project budget from \$62,313,280.00 to \$70,350,000.00. An increase in funding is needed to approve the GMP of \$60,479,355.25 submitted by Denark Construction. The increase in cost is due to material and labor cost escalation.

Previous Action:

09/12/2019	SBC	Approved project and to select a designer, and utilizing CM/GC for a portion of the work
09/23/2019	ESC	Approved designer selection (Upland Design Group)
07/09/2020	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Denark Construction)
11/12/2020	SBC	Approved utilizing a previously selected commissioning consultant
07/22/2021	SBC	Approved a revision in budget and funding, and EDP
02/10/2022	SBC	Approved a revision in funding (increased MACC)

Minutes: 05/12/2022 SBC Approved a revision in project budget and funding, and a GMP to perform the work

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval of a revision in scope**

Project Title: Academic Classroom Bldgs Renov. (Lupton/Fine Arts)

Project Description: This project expands space for the College of Arts & Sciences including associated classrooms and offices through the renovation of two existing buildings, Lupton Library and the Fine Arts Center. The renovation of the 116,000 sf Lupton Library includes *roof repair*, replacement of all building systems and finishes to accommodate general classrooms, Arts & Science offices, and other academic spaces. The renovation of the 72,300 sf Fine Arts Center includes upgrades to the building's structure, lighting, acoustical requirements, systems and renovation of two large theaters and strategic 2nd floor infill in the art, theater, and music wings. In FY 2015-16 \$2M was approved for Planning this project.

SBC Number: 540/005-01-2015

Total Project Budget: \$38,410,000.00

Source of Funding:	\$28,433,000.00	16/17	CurrFunds-CapImp	(A)
	\$ 7,277,000.00		Gifts	(O)
	\$ 2,700,000.00		Plant Funds (Non-Aux)	(A)

Comment: This request adds scope for repairing the Lupton roof. The work is anticipated to be accomplished within the existing project funding.

Previous Action:

06/11/2015	SBC	Approved preplanning a project and to select a designer
07/14/2016	SBC	Approved a revision in project budget, funding and sources of funding to fully fund the project
10/24/2016	ESC	Approved designer selection (Franklin Associates Architects, Inc.)
08/09/2018	SBC	Approved a revision in project budget and funding
09/24/2018	ESC	Approved a revision in project funding.
10/29/2018	ESC	Approved utilizing Best Value
05/14/2020	SBC	Approved a revision in scope

Minutes: 05/12/2022 SBC Approved a revision in scope

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: **Approval of a project, utilizing Campus Consultant for design, and utilizing Campus Resources and System Procurement for construction**

Project Title: Van Vleet HVAC Replacement

Project Description: Replacement of air handler units for the Van Vleet Building.

SBC Number: 540/013-02-2022

Total Project Budget: \$498,000.00

Source of Funding: \$498,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a retroactive request to replace the AHUs that were damaged during freezing weather in 2021. Campus Consultant (Mechanical: Barham/Cain/Mynatt, Inc), and Campus Resources and System Procurement are requested due to the simplicity of the project. Insurance proceeds are being pursued for a portion of this project.

Minutes: 05/12/2022 SBC Lt. Governor McNally asked if the project is already complete as this is a retroactive request. President Boyd replied that the project is 80% complete.

The Commission approved project, utilizing Campus Consultant for design, and utilizing Campus Resources and System Procurement for construction.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Neyland Stadium South Renovations

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

SBC Number: 540/009-02-2017

Total Project Budget: \$180,000,000.00

Source of Funding:	\$109,000,000.00	TSSBA	(A)
	37,400,000.00	Plant Funds (Aux-Athletics)	(A)
	33,600,000.00	Gifts	(O)

Comment: This request adds scope for premium seating enhancements. The work is anticipated to be accomplished within the existing project funding.

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

Minutes: 05/12/2022 SBC Lt. Governor McNally asked if this project will result in fewer seats in Neyland Stadium. Mr. Ludman replied that some seats will be removed from Concourse 2, the North Video Board Plaza, and the West Lower Bowl seating because the seats will be wider. Mr. Ludman added that, overall, there will still be more than 100,000 seats in Neyland Stadium.

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

UNIVERSITY OF TENNESSEE

Bid Activity Report

- 1) **University of Tennessee – Knoxville**, Knoxville
(Second Creek Stabilization)
SBC Project No. 540/009-11-2020
Bid Date: 04/07/2022
Target: \$327,000.00
MACC: \$360,000.00
SBC Action: Referred to ESC with authority to act

DEPARTMENT OF MILITARY

Volunteer Training Site Smyrna, Smyrna, Rutherford County, Tennessee

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

Project Title: USPFO Office & Warehouse

Project Description: Design and construct 119,252 square feet of new warehousing areas including offices including approximately two (2) acres of outdoor vehicular storage areas for the United States Property & Fiscal Office according to NGB criteria. Project to include all related site work. Project must be designed & certified LEED Silver. Includes Commissioning by a third party.

SBC Number: 361/079-01-2008

Total Project Budget: \$1,133,373.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,133,373.00	(\$401,873.25)	\$731,499.75	Federal Funds (NGB) (F)
Original Project Budget:	\$1,133,373.00			
Change in Funding:		(\$401,873.25)		
Revised Project Budget:			\$731,499.75	

Comment: This request is to cancel the current project in advance of seeking approval for the new USPFO Office and Warehouse project in the FY22/23 capital budget.

The expenditures on this project were for design and commissioning services through construction development phase. The federal funds have expired.

Previous Action:

11/13/2008	SBC	Approved planning; refer designer to ESC
12/11/2008	SBC	Approved designer selection (Street Dixon Rick/Barge Cauthen)
04/09/2009	SBC	Approved a revision in estimated project cost; planning cost; and removing Buchart Horn
08/19/2010	SBC	Approved a revision in estimated project cost; planning funds; and utilizing commissioning services
12/09/2010	SBC	Approved EDP and contracting with a separate commissioning agent
12/22/2010	ESC	Approved designer selection of Commissioning Agent (Mazzetti Nash Lipsey Burch)

Minutes: 05/12/2022 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: **Approval of a proposed rate change for the Facilities Revolving Fund (FRF)**

Comment: Pursuant to SBC Policy 14.01 (E)(1), the lease rates to be charged State Agencies will be developed pursuant to SBC Policy 14.01(A) and submitted to SBC for approval. The Commissioner of Finance and Administration has analyzed current market and lease rate factors supplied by STREAM for office and related spaces in Davidson County and the state's rural counties and supports this rate increase for approval by the State Building Commission. Funding for this increase was included in the FY 21/22 budget in Miscellaneous Appropriations. Effective July 1, 2021 the following increases within Davidson County include:

- The FRF rate for office space with a current rate of \$25.50 will increase to \$26.50 per square foot.

Previous Action: 08/20/2007 ESC Approved rate changes for the FRF
06/09/2016 SBC Approved rate changes for the FRF for Davidson County
08/10/2017 SBC Approved rate changes for the FRF for Davidson County
09/31/2018 SBC Approved rate changes for the FRF for Davidson County office space
07/11/2019 SBC Approved rate changes for the FRF for Davidson County
08/13/2020 SBC Approved rate changes for the FRF for Davidson County and rural counties

Minutes: 05/12/2022 SBC Approved rate change for the FRF for Davidson County

DEPARTMENT OF GENERAL SERVICES

Memphis Regional Megasite, Haywood County, Tennessee

Requested Action: Approval of a revision in funding and to use a previously selected consultant

Project Title: Memphis Regional Megasite

Project Description: Construction of infrastructure to serve the Memphis Regional Megasite, grant to TDOT to design and construct/realign SR222, demolition of structures and all related work.

SBC Number: 529/000-02-2010

Total Project Budget: \$274,491,300.00

Source of Funding:	\$ 34,700,000.00	10/11	CurrFunds-CapImp	(A)
	2,000,000.00	11/12	CurrFunds-CapImp	(A)
	14,000,000.00	2012	GO Bonds CapImp	(A)
	11,000,000.00	12/13	CurrFunds-CapImp	(A)
	28,250,000.00	15/16	CurrFunds-CapImp	(A)
	615,000.00	09/10	ECD Op Funds	(O)
	30,708,000.00	2018	GO Bonds CapImp	(A)
	153,218,300.00	21/22	CurrFunds-CapImp	(A)

Comment: The use of Gresham Smith is requested as they were providing industrial site consulting services under project, 529/000-07-2009; West Tennessee Mega Site. All funds in the West Tennessee Mega Site project have been encumbered, and a new contract to provide similar consultant services is necessary for continuing to provide development and planning assistance.

A revision in funding is requested to reallocate funds in the amount of \$250,000.00 from Admin, & Misc. to the Consultant line to support the contract.

Previous Action:	03/11/2010	SBC	Approved designer (SSOE Inc)
	05/23/2011	ESC	Approved consultants
	05/31/2011	SBC	Approved fully planning; allocated funds; developed MOU
	02/09/2012	SBC	Revised funding/TPB; approved grant/full planning & IDC
	06/25/2012	ESC	Approved additional consultant; changed project title
	09/24/2012	ESC	Status update & presentation
	06/13/2013	SBC	Revised funding; using BV1 on Subproject 06
	07/30/2013	ESC	Acquisition of utility easements
	09/12/2013	SBC	Report proprietary product procurement
	05/08/2014	SBC	At the Agency's request, the matter was deferred
	06/12/2014	SBC	Revised scope & current funding
	10/20/2014	ESC	Revised scope (demolitions)
	08/13/2015	SBC	Approved grant amendment
	11/12/2015	SBC	Referred to ESC with authority to act

	11/23/2015	ESC	Approved an amendment to the TVA grant
	07/14/2016	SBC	Approved revision in project budget and funding
	07/12/2018	SBC	Status update & presentation
	07/22/2021	SBC	Approved a revision in project budget and funding and utilizing Best Value alternative delivery method for a portion of the work
	08/12/2021	SBC	Approved utilizing CMGC alternative delivery method for a portion of the work
	11/10/2021	SBC	Approved award of contract to Best Value proposer for a portion of the work (Garney Companies, Inc.)
	12/20/2021	SBC	Approved a revision in project budget and funding and awarding a contract to the best evaluated proposer for a CM/GC (Brasfield & Gorrie)
Minutes:	05/12/2022	SBC	Approved a revision in funding and utilizing a previously selected consultant (Gresham Smith)

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

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

Project Title: State Capitol Motlow Tunnel Repairs

Project Description: Repair the Motlow Tunnel and plaza to the south of the State Capitol building by providing a watertight solution to address the existing infiltration issues.

SBC Number: 529/005-02-2014

Total Project Budget: \$6,990,000.00

Project Expenditures: \$ 132,172.76

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$6,990,000.00	\$(6,857,827.24)	\$132,172.76	14/15	FRF CurrFunds-CapMaint (A/R)
Original Project Budget:	\$6,990,000.00				
Change in Funding:		\$(6,857,827.24)			
Revised Project Budget:			\$132,172.76		

Comment: Project cancellation is requested because the scope of this work is planned to be incorporated into the Legislative Plaza Renovations.

The expenditures on this project were for design services through 50% Design Development phase.

Previous Action: 08/21/2014 SBC Approved project and to select designer and utilizing CMGC
 08/28/2014 ESC Approved designer selection (Johnson + Associates)

Minutes: 05/12/2022 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend, Nashville, Davidson County, Tennessee

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

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

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

SBC Number: 529/017-01-2021

Total Project Budget: \$370,920,000.00

Current Project Funding: \$ 23,000,000.00

Source of Funding: \$ 23,000,000.00 21/22 FRF CurrFunds-CapImp (A)

Comment: Three proposals were received on April 5, 2022 for the Firing Range Complex. The Notice of Intent to award was sent on April 20, 2022 naming Reeves+Young as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

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

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

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Housing Renovation

Project Description: Renovate Lucille Clement, Luntsford, Carter, Buc Ridge, West, Nell Dossett, Stone, and Powell Halls. Work to include building system replacements as well as selected space reconfiguration and new finishes. Replacement of the furnishings will also be part of the project.

SBC Number: 166/005-01-2022

Total Project Budget: \$30,800,000.00

Source of Funding: \$29,800,000.00 TSSBA (rent) (A)
 1,000,000.00 Plant Funds (Aux-housing) (A)

Comment: Project was **disclosed** in the FY 20/21 capital budget. The CM/GC method of delivery is being sought to address the complexities of scheduling and estimating for this multiple building renovation project. The expertise in estimating and recommendations for scheduling will be valuable given the constraints of material availability and inflation in our current market.

Minutes: 05/12/2022 SBC Referred to ESC with authority to act

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: **Approval of revision in budget, funding, and to amend the contract**

Project Title: SCCF Private Management and Operation

Project Description: A private management and operations contract for TDOC. The contract will be for a three-year term with a two-year option.

SBC Number: 142/018-01-2019

Total Project Budget: \$118,184,781.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$114,490,100.00	\$3,694,681.00	\$118,184,781.00	TDOC Op Funds (A)
Original Project Funding:	\$114,490,100.00			
Change in Funding:		\$3,694,681.00		
Revised Project Funding:			\$118,184,781.00	

Comment: This request increases the total project budget from \$114,490,100.00 to \$118,184,781.00. This amendment permits Core Civic staff raises for comparable security series positions equivalent to those recently provided to TDOC Correctional Officer series positions.

Previous Action: 09/12/2019 SBC Referred to ESC with authority to act
09/23/2019 ESC Approved issuing an RFP
05/14/2020 SBC Approved awarding a contract to the best evaluated proposer (CoreCivic of Tennessee, LLC)

Minutes: 05/12/2022 SBC Approved a revision in budget, funding, and amending the contract

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on April 14, 2022.

SBC Policy & Procedures

- 1) Approved the following policy revisions:
- a. Defined Terms – Sections 2.01, C. 2. and 2.01, P., Replace ‘\$100,000’ with ‘\$250,000’;
 - b. Delegation of Approval Authority of Items Under the Authority of the Commission - Initial Approvals of Capital Projects – Section 2.04, A. 2., Replace ‘\$500,000’ with ‘\$1,000,000’;
 - c. Procurement Through In-Place Gift – Section 5.03 replace ‘In-Place Gift’ with ‘Gift In-Place’;
 - d. Job Order Contracting – Section 6.10, Replace ‘\$100,000’ with ‘\$250,000’; and
 - e. Procurement of Leases Where the State is the Lessee – Sections 7.01, A., 7.01 C., 7.01, H., 7.01, I., and 7.01, J.1., Replace ‘\$150,000’ with ‘\$250,000’; and
 - f. Lease Amendments Where the State is Lessee – Section 7.02, A, Replace ‘\$150,000’ with ‘\$250,000’.

These policy revisions are being made to be consistent with new legislation that amended Tenn. Code Ann. §§ 4-15-107 and 12-2-115 to increase major maintenance and annual lease costs.

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:	TN Board of Regents	User Agency:	Walters State Community College
Location:	Morristown, Tennessee		
Project Title:	Sevier County Campus Addition		
SBC Project No:	166/023-02-2016	Approval Date:	04/19/2022
Designer:	Barber McMurry Architects, LLC	Contractor:	Charles Blalock & Son, Inc.
Construction Completion %:	30%	Targeted Substantial Completion:	05/02/2022
Change Order No.	1	Comment: Omission	
Change Order Amount:	\$43,002.88	This change order addresses the need for soil remediation.	
Change Order Percentage:	14.06%		
Cumulative Percentage:	14.06%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$305,756.20		
Base Contract Amount:	\$305,756.20	Revised Contract Amount:	\$348,759.08
Contingency:	\$64,243.80	Remaining Undedicated Funds:	\$21,240.92

- 2) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Nashville, Tennessee
Project Title: BAS/HVAC/DSNF-TPW System Upgrade
SBC Project No: 140/001-01-2015 **Approval Date:** 04/20/2022
Designer: SSR, Inc. **Contractor:** S.M. Lawrence
Construction Completion %: 60.78% **Targeted Substantial Completion:** 06/26/2022
Change Order No. 8 **Comment: Unavoidable Delays/Omissions/Design Modifications**
Change Order Amount: \$34,666.59
Change Order Percentage: 5.26% This change order addresses the need to add time and cost to the project due to a temporary, pandemic-related suspension of the project which was identified as an unavoidable delay. This change order also addresses the need to add security bars at roof penetrations which is identified as an omission and the need to make a design modification to the fire alarm system. This change order adds 127 days to the project schedule.
Cumulative Percentage: 14.92%
Approved Project Funding
Original Bid Target: \$725,000.00
Base Contract Amount: \$659,597.00 **Revised Contract Amount:** \$757,992.95
Contingency: \$87,000.00 **Remaining Undedicated Funds:** \$1,313,062.69
- 3) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Memphis, Tennessee
Project Title: MLTC Food Service Upgrades
SBC Project No: 140/005-01-2018 **Approval Date:** 04/06/2022
Designer: Spirit Architecture **Contractor:** Smith Doyle Contractors
Construction Completion %: 99% **Targeted Substantial Completion:** 03/25/2022
Change Order No. 15 **Comment: Hidden Conditions**
Change Order Amount: \$0.00 This change order addresses the need to add 21 days to the project schedule due to lead time delays.
Change Order Percentage: 0.00%
Cumulative Percentage: 73.62%
Approved Project Funding
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$1,219,800.00 **Revised Contract Amount:** \$2,117,841.71
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$163,982.55
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Nashville, Tennessee
Project Title: DSNF Life Safety Upgrades
SBC Project No: 142/011-01-2017 **Approval Date:** 04/07/2022
Designer: Edmonds Engineering **Contractor:** Anderson Piping Company
Construction Completion %: 67.50% **Targeted Substantial Completion:** 11/19/2022
Change Order No. 3 **Comment: Codes**
Change Order Amount: \$649,047.00 This change order addresses the need to install fire alarm systems as required by the State Fire Marshal and adds 211 days to the project schedule.
Change Order Percentage: 15.10%
Cumulative Percentage: 18.46%
Approved Project Funding
Original Bid Target: \$4,500,000.00
Base Contract Amount: \$4,298,000.00 **Revised Contract Amount:** \$5,091,496.00
Contingency: \$700,000.00 **Remaining Undedicated Funds:** \$70,953.00

5) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Clifton, Tennessee
Project Title: SCCF Heating System Replacement
SBC Project No: 142/018-01-2010 **Approval Date:** 03/29/2022
Designer: SSR, Inc. **Contractor:** BESCO
Construction Completion %: 99% **Targeted Substantial Completion:** 04/08/2022
Change Order No. 17 **Comment: Hidden Conditions/Unavoidable Delays**
Change Order Amount: \$3,856.15 This change order addresses the need to add 98 days to the project schedule due to lead time delays which was identified as an unavoidable delay. This change order also addresses the need to add electrical work which also adds 38 days which was identified as a hidden condition. This change order adds a total of 136 days to the contract time.
Change Order Percentage: 0.06%
Cumulative Percentage: 12.08%

Approved Project Funding

Original Bid Target: \$7,725,000.00
Base Contract Amount: \$6,067,973.00
Contingency: \$775,300.00

After This Change Order

Revised Contract Amount: \$6,801,106.89
Remaining Undedicated Funds: \$1,782,839.51

6) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Chattanooga, Tennessee
Project Title: Chattanooga Readiness Center Building 0001a Renovation
SBC Project No: 361/010-02-2017 **Approval Date:** 03/29/2022
Designer: Hefferlin + Kronenberg Architects **Contractor:** The Tradesman Group, Inc.
Construction Completion %: 95% **Targeted Substantial Completion:** 01/31/2022
Change Order No. 6 **Comment: Hidden Conditions/Value Added/**
Change Order Amount: \$45,937.98 **Schedule Modifications**
Change Order Percentage: 1.37% This change order addresses the need provide electrical and plumbing improvements which were identified as value added, and plumbing, waterproofing and electrical work which were identified as hidden conditions. This change order also adds 79 days to the project schedule which were identified as schedule modifications (23 days) and extended general conditions (56 days).
Cumulative Percentage: 30.69%

Approved Project Funding

Original Bid Target: \$4,000,000.00
Base Contract Amount: \$3,348,995.00
Contingency: \$400,000.00

After This Change Order

Revised Contract Amount: \$4,376,941.47
Remaining Undedicated Funds: \$71,874.88

7)	State Procurement Agency: STREAM Location: Nashville, Tennessee Project Title: State Capitol Ceiling Repairs SBC Project No: 529/005-01-2013 Designer: None Construction Completion %: 72% Change Order No. 2 Change Order Amount: \$47,724.00 Change Order Percentage: 21.89% Cumulative Percentage: 140.06%	User Agency: Department of General Services Approval Date: 04/22/2022 Contractor: Restoration Targeted Substantial Completion: 12/31/2022 Comment: Hidden Conditions/Scheduled Modifications This change order addresses the need to add time and cost to the project to complete work which is identified as a schedule modification. This change order also addresses the need to complete additional work which is identified as a hidden condition. This change order adds 365 days to the project schedule.
<u>Approved Project Funding</u>		<u>After This Change Order</u>
	Original Bid Target: \$218,024.00 Base Contract Amount: \$218,024.00 Contingency: \$326,976.00	Revised Contract Amount: \$523,396.00 Remaining Undedicated Funds: \$94,328.00

Initial and Revised Approvals of Capital Projects

- Reported the following two capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** STREAM / Department of Correction
Location: Henning, Tennessee
Project Title: West Tennessee State Penitentiary Warden House Restoration
Project Description: Restore interior damage caused by water supply leak and all required related work.
SBC Project No. 142/022-01-2022
Total Project Budget: \$250,000.00
Source of Funding: \$143,744.78 Insurance Proceeds (O)
\$106,255.22 21/22 TDOC Op Funds (A)
Approval: Approved project utilizing a Central Procurement Office contract to perform the work
Approval Date: 04/14/2022

- 2) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TDOSHS Secure Meeting Room
Project Description: Renovation of open office space into a secure meeting room for the Tennessee Department of Safety & Homeland Security (TDOSHS) and all required related work.
SBC Project No. 529/079-01-2022
Total Project Budget: \$480,000.00
Source of Funding: 21/22 TDOS Op Funds (A)
Approval: Approved project utilizing an Agency Consultant (I.C. Thomasson Associates, Inc.) for design
Approval Date: 04/25/2022

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*:
 - State Procurement Agency:** STREAM / Department of Correction
Location: Pikeville, Tennessee
Project Title: 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 security facility at the same complex and increase the capacity of the Wastewater 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)	(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 (reallocating \$58,216.00 from Administrative & Miscellaneous to Designer Fee)
Approval Date: 04/21/2022

Report of Items Submitted to the SBC

- Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Walland, Tennessee
Project Title: East TN Animal & Environmental Unit Improvements
SBC Project No. 540/001-01-2021
Designer: Sparkman & Associates Architects
Amount: \$7,110.00
Explanation: This ASR is for construction and materials testing services.
Approval Date: 04/04/2022
OSA Receipt Date: 04/07/2022
 - State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Lupton Garage Improvements
SBC Project No. 540/005-02-2020
Designer: Workshop Architecture
Amount: \$41,622.00
Explanation: This ASR is for services relating to construction materials testing and inspections and includes the required oversight by the designer.
Approval Date: 03/31/2022
OSA Receipt Date: 03/31/2022

- 3) **State Procurement Agency:** University of Tennessee – Southern
Location: Pulaski, Tennessee
Project Title: Tennis Courts
SBC Project No. 540/006-01-2021
Designer: Collier Engineering Co., Inc.
Amount: \$15,720.00
Explanation: This ASR is for a feasibility study of an alternate project site.
Approval Date: 04/11/2022
OSA Receipt Date: 04/11/2022
- 4) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Campus Beautification (JW Mall Extension)
SBC Project No. 540/009-08-2017
Designer: IBI Group Architects, Engineers and Landscape Architects, a New York General Partnership
Amount: \$10,252.32
Explanation: This ASR is for design services required to address a sink hole impacting the stormwater trap system.
Approval Date: 04/06/2022
OSA Receipt Date: 04/07/2022
- 5) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Boathouse Bridge & Ramp Removal
SBC Project No. 540/0096-18-2021
Designer: Barge Design Solutions, Inc.
Amount: \$10,080.00
Explanation: This ASR is for a geotechnical analysis of the foundation and soil conditions.
Approval Date: 04/11/2022
OSA Receipt Date: 04/12/2022
- 6) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Dougherty Rooms Renovation
SBC Project No. 540/009-19-2021
Designer: Thomas Caldwell, Architect
Amount: \$5,864.00
Explanation: This ASR is for a design revision to the contract drawings.
Approval Date: 04/11/2022
OSA Receipt Date: 04/12/2022

- 7) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Dentistry Faculty Practice/Research Building
SBC Project No. 540/013-01-2016
Designer: Fleming Associates Architects, PC
Amount: \$7,875.00
Explanation: This ASR is for services for window shades and a specialized fume hood for a lab that was not in the original scope of work.
Approval Date: 03/31/2022
OSA Receipt Date: 03/31/2022
- 8) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: GEB Improvements
SBC Project No. 540/013-03-2017
Designer: Allen & Hoshall
Amount: \$41,032.76
Explanation: This ASR is for FF&E design services.
Approval Date: 04/12/2022
OSA Receipt Date: 04/12/2022
- 9) **State Procurement Agency:** STREAM / Department of Agriculture
Location: Delano, Tennessee
Project Title: East TN Nursery Seedling Drainage System Upgrades
SBC Project No. 100/010-02-2021
Designer: AECOM
Amount: \$106,144.68
Explanation: This ASR is for a topographic survey and utility investigation of the project site.
Approval Date: 04/06/2022
OSA Receipt Date: 04/07/2022
- 10) **State Procurement Agency:** STREAM / Department of Agriculture
Location: Delano, Tennessee
Project Title: East TN Nursery Seedling Drainage System Upgrades
SBC Project No. 100/010-02-2021
Designer: AECOM
Amount: \$34,950.00
Explanation: This ASR is for geotechnical exploration and videoing of the underground drainage main.
Approval Date: 04/19/2022
OSA Receipt Date: 04/19/2022

- 11) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Pikeville, Tennessee
Project Title: Fall Creek Falls State Park Statewide Dam Repairs
SBC Project No. 126/000-01-2021
Designer: S&ME, Inc.
Amount: \$266,579.75
Explanation: This ASR is for geotechnical exploration and testing.
Approval Date: 04/13/2022
OSA Receipt Date: 04/13/2022
- 12) **State Procurement Agency:** STREAM / Department of Children’s Services
Location: Dandridge, Tennessee
Project Title: Mountain View YDC Physical Security Upgrades
SBC Project No. 144/013-01-2015
Designer: Engineering Services Group, Inc.
Amount: \$38,530.76
Explanation: This ASR is for revisions to the construction documents as required by the adoption of more current code requirements for the smoke evacuation system.
Approval Date: 07/01/2020
OSA Receipt Date: 03/31/2022
- 13) **State Procurement Agency:** STREAM / Department of Children’s Services
Location: Dandridge, Tennessee
Project Title: Mountain View YDC Physical Security Upgrades
SBC Project No. 144/013-01-2015
Designer: Engineering Services Group, Inc.
Amount: \$7,190.00
Explanation: This ASR is for design services relating to the addition of new doors, door hardware and ducting enclosures.
Approval Date: 12/15/2021
OSA Receipt Date: 03/31/2022

Other Business

There being no further business, the meeting adjourned at 11:42 a.m.

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee**Requested Action:** Approval of a revision in funding**Project Title:** Food Services Improvements**Project Description:** Renovate and refresh existing food venues, and establish new food venues within Roaden University Center and other facilities on campus.**SBC Number:** 364/011-03-2021**Total Project Budget:** \$3,000,000.00**Current Project Funding:** \$1,225,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 250,000.00	\$ 975,000.00	\$ 1,225,000.00	Gift-in-Place(Contract) (O)
Original Project Funding:	\$ 250,000.00			
Change in Funding:		\$ 975,000.00		
Revised Project Funding:			\$ 1,225,000.00	

Comment: Chartwells, the food service vendor, will provide the design and construction for the project. This additional funding will replace Steak 'n Shake with Tu Tacos in the Swoops Food Court and expand the dining space in The Caf.**Previous Action:** 05/13/2021 SBC Approved accepting gift-in-place construction with plans and specifications to be approved by the State Architect**Minutes:** 05/12/2022 SBC Approved a revision in 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: Agricultural Technology Innovation Center

Project Description: Renovate the existing Loafing Barn at Shipley Farm to be used as an Agricultural Technology Innovation Center (ATIC) to enhance agriculture engineering and technology academic programs.

SBC Number: 364/021-01-2022

Total Project Budget: \$1,000,000.00

Source of Funding:

\$ 500,000.00	Plant Funds (Non-Aux)	(A)
\$ 500,000.00	Gifts	(O)

Comment: This is an additional FY 21/22 disclosed project reported by THEC in Quarter 4.

Minutes: 05/12/2022 SBC Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action:	Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor		
Project Title:	Applied Engineering Building		
Project Description:	Design and construction of a new center for the Applied Engineering disciplines and the demolition of Voorhies Engineering Technology building.		
SBC Number:	366/009-09-2021		
Total Project Budget:	\$54,900,000.00		
Current Project Funding:	\$ 2,942,000.00		
Source of Funding:	\$ 2,500,000.00	TSSBA	(A)
	\$ 442,000.00	Plant Funds (Non-Aux)	(A)
Comment:	Seven proposals were received on March 16, 2022. The Notice of Intent to award was sent on April 18, 2022, naming Denark Construction, Inc as the best evaluated proposer. No protests were received in the protest period.		
Previous Actions:	08/12/2021	SBC	Approved project and to select a designer, and utilizing CM/GC delivery method
	08/23/2021	ESC	Approved designer selection (HFR Inc)
Minutes:	05/12/2022	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Denark Construction, Inc.)

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a revision in project budget and scope and proceeding with the process to select a consultant

Project Title: Campus Consultants

Project Description: Professional services consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, *Maintainability/Maintenance Planning*, and Storm Water

SBC Number: 366/000-01-2018

Total Project Budget: \$575,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$425,000.00	\$150,000.00	\$575,000.00	20/21	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$425,000.00					
Change in Funding:		\$150,000.00				
Revised Project Budget:			\$575,000.00			

Comments: This request increases the project budget from \$425,000.00 to \$575,000.00 and revises the project description to allow for the addition of a Maintainability/Maintenance Planning consultant.

Previous Actions:

08/09/2018	SBC	Approved project and to select consultants
08/20/2018	ESC	Approved consultant selections (PDS America, EOA Architects PLLC, Terracon Consultants Inc., Gould Turner Group PC, IC Thomasson Associates Inc, Wood Environmental & Infrastructure Solutions Inc., Rodney Wilson Consulting PLLC)
10/14/2021	SBC	Approved a revision in project budget and awarding a new contract to a previously selected consultant

Minutes: 05/12/2022 SBC Approved a revision in project budget and scope and to select a consultant

Specialty	Firm	Start Date	Current End Date	Anticipated Maturity Date
Architectural	EOA Architects, PLLC	10/06/2018	10/06/2023	10/06/2023
ADA	Kenneth Barry Bonifay dba PDS America	10/06/2018	10/06/2023	10/06/2023
MEP	I.C. Thomasson & Associates, Inc.	10/06/2018	10/06/2023	10/06/2023
Structural	Rodney L. Wilson Consulting, PLLC	10/06/2018	10/06/2023	10/06/2023
Interior Design	Gould Turner Group, PC	10/06/2018	10/06/2023	10/06/2023
Environmental	Terracon Consultants Inc.	10/06/2018	10/06/2023	10/06/2023
Storm Water	Wood Environment & Infrastructure Solutions, Inc	10/06/2018	10/06/2023	10/06/2023

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

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

Project Title: Divine Nine Heritage Park

Project Description: This project will create a new park for Panhellenic Center Greek Garden Monuments for the Divine Nine historically black college fraternities and sororities on a site adjacent to the UTC University Center.

SBC Number: 540/005-07-2021

Total Project Budget: \$250,000.00

Source of Funding: \$250,000.00 Plant Funds (Non-Aux) (A)

Previous Action: 07/12/2021 SBC Approved project and to select a designer
 08/17/2021 ESC Approved designer selection (MAR-7 Architecture)

Minutes: 05/12/2022 SBC Approved the EDP as recommended by the State Architect

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

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

Project Title: Regional Biocontainment Lab HVAC Upgrades

Project Description: Upgrades the HVAC systems which are in connection with the exhaust and laboratory needs of biocontainment labs.

SBC Number: 540/013-01-2022

Total Project Budget: \$1,571,534.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 827,355.00	\$171,534.00	\$ 998,889.00	Grant (National Institute of Health)	(O)
	572,645.00	0.00	572,645.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,400,000.00				
Change in Funding:		\$171,534.00			
Revised Project Budget:			\$1,571,534.00		

Comment: This request increases the budget from \$1,400,000.00 to \$1,571,534.00. This increase is based on the designer's estimate and is due primarily to electrical components and labor cost in the current market conditions.

Previous Action: 01/13/2022 SBC Approved project and utilizing a previously selected designer (Barham/Cain/Mynatt, Inc.)

Minutes: 05/12/2022 SBC Approved a revision in project budget and funding

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

Requested Action: Approval of a project and to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

Project Title: Dining Services Brand Refresh

Project Description: Upgrades Dining Services venues across campus. Improvements include finishes, equipment, interior construction and millwork, and utility modifications as necessary.

SBC Number: 540/009-20-2022

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 Gift In Place (Contract) (O)

Comment: This is a FY 21/22 **disclosed** project in the capital budget. Aramark, the food services vendor, will provide the dining upgrades. Primary location for this work is the Student Union.

Minutes: 05/12/2022 SBC Approved project and accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Golf Weight Training Facility

Project Description: A new weight training building will be constructed for the athletic department. Includes all related work to complete the project.

SBC Number: 540/009-05-2022

Total Project Budget: \$2,118,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	Gift-In-Place	(O)
	\$ 935,000.00	\$1,183,000.00	\$2,118,000.00		
Original Project Budget:	\$ 935,000.00				
Change in Funding:		\$1,183,000.00			
Revised Project Budget:			\$2,118,000.00		

Comment: This request increases the budget from \$935,000.00 to \$2,118,000.00. The increase is primarily due to current market conditions along with additional square feet, utility relocation, and equipment.

Previous Action: 02/10/2022 SBC Approved gift-in-place project, with plans and specifications to be approved by the State Architect

Minutes: 05/12/2022 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Student Athlete Performance Center

Project Description: Construct a new Student Athlete Performance Center Building including athletic offices, locker rooms, training areas, and support spaces. Site improvements include utilities, new entry drive, and parking. Renovate Floyd Stadium including seating reconfigurations and A/V improvements. To facilitate the desired location of the building, relocating the Murphy Center loading dock and demolition of the upper deck on the north side of Floyd Stadium and existing weight room structure may be required.

SBC Number: 166/009-02-2021

Total Project Budget: \$66,000,000.00

Current Funding:	\$61,000,000.00	TSSBA (Student Fees)	(A)
	5,000,000.00	Gifts	(O)

Comment: Nine proposals were received on March 25, 2022. The Notice of Intent to award was sent on April 18, 2022, naming The Parent Company as the best evaluated proposer. No protests were received in the protest period.

Previous Action:	10/14/2021	SBC	Approved project and use of CM/GC
	10/25/2021	ESC	Approved designer selection (Goodwyn, Mills, and Cawood, Inc.)

Minutes:	05/12/2022	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (The Parent Company)
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TENNESSEE BOARD OF REGENTSChattanooga State Community College, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project and to issue a Request for Proposals for master planning services

Project Title: Master Plan

Project Description: Develop a master plan.

SBC Number: 166/012-01-2022

Total Project Budget: \$130,000.00

Source of Funding: \$130,000.00 Plant Funds (Non-Aux) (A)

Comment: Current Master Plan was completed in 2014.

Minutes: 05/12/2022 SBC Approved project and issuing a RFP for master planning services

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: Williamson County Center Relocation

Project Description: Construct an educational facility in Williamson County, including a parking garage. Relocate the TCAT Dickson nursing program to the CoSCC Williamson County campus.

SBC Number: 166/015-01-2012

Total Project Budget: \$85,140,000.00

Source of Funding:	Original	Change	Revised			
	\$34,650,000.00	\$ 0.00	\$34,650,000.00	14/15	CurrFunds-CapImp	(A)
	210,000.00	0.00	210,000.00	11/12	CurrFunds-CapImp	(R)
	500,000.00	0.00	500,000.00	16/17	CurrFunds-CapImp	(A)
	1,250,000.00	0.00	1,250,000.00	17/18	CurrFunds-CapImp	(A)
	750,000.00	0.00	750,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	270,000.00	0.00	270,000.00	17/18	CurrFunds-CapMaint	(A)
	3,650,000.00	0.00	3,650,000.00		TSSBA (Student Fees)	(O)
	1,675,000.00	0.00	1,675,000.00		Gifts	(O)
	2,850,000.00	0.00	2,850,000.00		Land Proceeds	(O)
	8,655,000.00	3,000,000.00	11,655,000.00		Plant Funds (Non-Aux)	(A)
	700,000.00	0.00	700,000.00	19/20	CurrFunds-CapImp	(A)
	26,980,000.00	0.00	26,980,000.00	21/22	CurrFunds-CapImp	(A)
Original Project Budget:	\$82,140,000.00					
Change in Funding:		\$3,000,000.00				
Revised Project Budget:			\$85,140,000.00			

Comment: Total project budget was increased from \$82,140,000 to \$85,140,000 for enhancements to the project and to replenish the contingency. Enhancements include the Flexible Instructional Space buildout, upgrades to existing classrooms to accommodate anesthesia and LPN labs, flooring upgrades, main entry signage, courtyard sidewalks, and landscaping.

Previous Action:

05/10/2012	SBC	Approved project
05/23/2012	ESC	Approved designer selection (Bauer Askew Architecture)
06/13/2013	SBC	Approved EDP and issuance of RFP for CM/GC
08/08/2013	SBC	Approved awarding CM/GC contact (Hoar Construction, LLC)
04/16/2014	SBC	Approved a revision in budget and funding
07/10/2014	SBC	Approved a revision in budget and funding
11/12/2015	SBC	Approved a revision in budget and funding
07/14/2016	SBC	Approved a revision in budget and funding
09/14/2017	SBC	Approved a revision in budget and funding

06/14/2018 SBC Approved a revision in budget and funding & EDP for parking garage
03/14/2019 SBC Approved a revision in budget and funding
08/08/2019 SBC Approved a revision in scope, project budget and funding
03/11/2021 SBC Approved EDP for Arts and Technology Building

Minutes: 05/12/2022 SBC Approved a revision in project budget and funding

** Work will be done in Williamson County

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

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

Project Title: Powers Building Foundation Stabilization

Project Description: Stabilize the foundation of the Powers Math & Science Building and all related work.

SBC Number: 166/038-01-2020

Total Project Budget: \$635,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$360,000.00	\$ 0.00	\$360,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	0.00	275,000.00	275,000.00	17/18	CurrFunds-CapMaint	(R)
Original Project Budget:	\$360,000.00					
Change in Funding:	\$275,000.00					
Revised Project Budget:	\$635,000.00					

Comment: This action increases the project budget from \$360,000 to \$635,000. One bid was received on March 2, 2022. Another bidder pulled out as a result of the recent uncertainty in this market. Bids were over target due to the recent cost increases in both labor and materials. The micro-pile industry appears to be directly affected by the oil industry and the resultant lack of availability of piling materials. Funds are being added to award the base bid only in the amount of \$513,600 to Rembco Geotechnical Contractor, Inc. There will be no additional designer fees.

Previous Action: 08/13/2020 SBC Approved project
 09/21/2020 ESC Approved designer selection (Appalachian Consulting Engineers)

Minutes: 05/12/2022 SBC Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTSNortheast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval of a project and to issue a Request for Proposals for master planning services

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/038-01-2022

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Plant Funds (Non-Aux) (A)

Comment: Current Master Plan was completed in 2013. Owned locations include Blountville (main campus), Kingsport Regional Center, and Gray Campus.

Minutes: 05/12/2022 SBC Approved project and issuing an RFP for master planning services

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee

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

Project Title: Humanities MEP Improvements

Project Description: Update the building HVAC, EMS, and fire sprinkler system. Replace fire alarm system and all related work.

SBC Number: 166/023-01-2021

Total Project Budget: \$1,884,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,700,000.00	\$ 0.00	\$1,700,000.00	21/22	CurrFunds-CapMaint (MP)	(A)
	0.00	184,000.00	184,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,700,000.00					
Change in Funding:		\$184,000.00				
Revised Project Budget:			\$1,884,000.00			

Comment: Project budget is being increased from \$1,700,000 to \$1,884,000 to meet the designer's estimate. Increases are due to the volatility in the current construction industry

Previous Action: 07/22/2021 SBC Approved project and to select a designer
 09/21/2021 ESC Approved designer selection (Facility Systems Consultants)

Minutes: 05/12/2022 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Tennis Facility Improvements

Project Description: Demolition and construction of new tennis courts, seating, and support facilities.

SBC Number: 166/009-01-2021

Total Project Budget: \$5,300,000.00

Source of Funding:

\$1,500,000.00	Plant Funds (Non-Aux)	(A)
\$2,500,000.00	TSSBA (Student Fees and gifts)	(A)
\$1,300,000.00	Gifts	(O)

Comment: New construction includes eight new tennis courts and support facilities.

Previous Action:

08/12/2021	SBC	Approved project
09/21/2021	ESC	Approved designer selection (Wier Boerner Allin Architecture)

Minutes:

05/12/2022	SBC	Approved the EDP as recommended by the State Architect
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TENNESSEE BOARD OF REGENTS

Acquisition – Lease (Space)

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

Transaction Description: Transaction No. 22-12-001

● **Proposed Lease**

- **Location:** Chattanooga State Community College (TCAT Chattanooga)
2225 Roanoke Avenue, Chattanooga, TN
- **Landlord:** Building and Construction Workforce Center (CCC)
- **Term:** 10 Years
- **Area / Costs:** 24,629 Square Feet

Annual Contract Rent	\$0.00	\$0.00/sf
Estimated Annual Operating Cost (years 4-10)	\$200,000.00	\$8.12/sf
Total Annual Effective Cost	\$200,000.00	\$8.12/sf

- **Source of Funding:** Plant Funds (Non-Aux)
- **Procurement Method:** Negotiated
- **FRF Rate:** \$18.00/sf

Comment: A public/private effort is underway in Hamilton County to launch the Construction Career Center (CCC). The Landlord of the CCC is a 501c3 entity. Its Board of Directors includes the President of ChSCC, the President of the AGC, the Superintendent of Hamilton County Schools, the Mayor of Hamilton County and the Mayor of Chattanooga, and other government officials. The Legislature appropriated \$2 million in the FY 21/22 budget (Section 62, Item 1(f)) to fund construction/tenant improvements for a vocational trade school in Hamilton County and this lease will be for the space at that school (SBC# 166/012-02-2022).

The Landlord anticipates completing the construction work in July 2022 utilizing funds from Hamilton County, the City of Chattanooga, private donations, and the Legislative appropriation. Equipment and the IT infrastructure will be provided by ChSCC with reimbursement of up to \$1 million from Landlord. The Landlord will absorb the Operating Costs for the first 3 years of the term. Operating Costs listed above (\$8.12/sf) are estimated based on information provided by the Landlord. ChSCC anticipates paying for Operating Costs with revenues from dual enrollment courses, workforce development trainings, usage fees from entities hosting events in the event space, and revenues from other ChSCC and TCAT Chattanooga course offerings at the CCC.

The CCC will house the office of the Association of General Contractors of East TN (AGC) and provide classroom and lab space for TCAT Chattanooga to provide post-secondary educational opportunities in the construction trades through dual enrollment and other course offerings. The CCC will also include, in the TCAT Chattanooga space, 4 labs and attached classroom space, covered and outdoor lab space and laydown yard, event space for 200 people, student lounge areas, conference rooms, and a technology demonstration area. It is anticipated that the AGC will host events in the CCC to connect construction

employers with prepared workers and showcase technology and innovation in the construction industry.

ChSCC can terminate for convenience on 90 days' notice.

Waiver of advertisement is requested because of the public/private nature of the Landlord entity.

Minutes:

05/12/2022 SBC Approved a lease with waiver of advertisement

TENNESSEE BOARD OF REGENTS

Building and Construction Workforce Center, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a grant

Project Title: Building and Construction Workforce Center- Grant

Project Description: Grant to Building and Construction Workforce Center for construction/tenant improvements for a vocational trade school in Hamilton County, Tennessee.

SBC Number: 166/012-02-2022

Total Project Budget: \$2,000,000.00

Source of Funding: \$2,000,000.00 21/22 CurrFunds-CapImp (A)

Comment: This grant is a portion of a FY 21/22 line-item in the capital budget (TCAT Facilities Revitalization and Capacity Initiative). Grant funds will be awarded through a direct appropriations letter issued by the Office of the State Architect.

This Grant is in conjunction with a lease (TR# 22-12-001) for Chattanooga State Community College/TCAT Chattanooga. Building and Construction Workforce Center is a 501c3 entity.

Minutes: 05/12/2022 SBC Approved a grant

DEPARTMENT OF MILITARY**Volunteer Training Site - Milan, Lavinia, Gibson County, Tennessee**

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

Project Title: VTS Milan Fire Truck Bay

Project Description: Construction of a two-fire truck apparatus bay and all required related work.

SBC Number: 368/031-02-2022

Total Project Budget: \$950,000.00

Source of Funding: \$950,000.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded.

Minutes: 05/12/2022 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONDavid Crockett Birthplace State Park, Limestone, Greene County, Tennessee

Requested Action: Approval to cancel the project

Project Title: David Crockett Birthplace SP Visitor Center Renovation and Expansion

Project Description: Visitor Center renovation and expansion including exterior viewing deck, and all required related work.

SBC Number: 126/034-01-2017

Total Project Budget: \$700,000.00

Project Expenditures: \$ 66,561.80

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$350,000.00	\$(283,438.20)	\$66,561.80	16/17	TDEC Op Funds	(A/O)
	350,000.00	(350,000.00)	0.00		Federal Funds (LWCF)	(F)
Original Project Budget:	\$700,000.00					
Change in Funding:		\$(633,438.20)				
Revised Project Budget:			\$66,561.80			

Comment: This project bid twice unsuccessfully. Project cancellation is requested because the existing facility cannot be upgraded as originally intended within the approved budget, and the agency does not wish to seek additional funding.

The Federal Funds expire on May 31, 2022; and the agency is not seeking an extension.

The expenditures on this project were for design services through the bid phase.

Previous Action: 06/19/2017 SBC Approved project and to select designer and utilizing Best Value
08/21/2017 ESC Approved designer selection (Sparkman & Associates Arch)

Minutes: 05/12/2022 SBC Approved cancellation of the project

DEPARTMENT OF ENVIRONMENT & CONSERVATIONTims Ford State Park, Winchester, Franklin County, Tennessee**Requested Action:** Approval to cancel the project**Project Title:** Tims Ford State Park Rental Cabin Deferred Maintenance**Project Description:** Repair or replace metal roofs at twenty (20) rental cabins and all required related work.**SBC Number:** 126/092-01-2021**Original Project Budget:** \$469,000.00**Project Expenditures:** \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$469,000.00	\$(469,000.00)	\$0.00	20/21	TDEC CurrFunds-MajMaint	(A)
Original Project Funding:	\$469,000.00					
Change in Funding:		\$(469,000.00)				
Revised Project Funding:			\$0.00			

Comment: Project cancellation is requested as the agency has identified additional exterior repair work that requires coordination with the roof scope in this project. The current roofs are weathertight. The agency is preparing to submit a future budget request that will provide for the complete exterior and interior renovation of these cabins.**Previous Action:** 03/22/2021 ESC Approved project utilizing an Agency Consultant for design and Agency Procurement to perform the work**Minutes:** 05/12/2022 SBC Approved cancellation of the project

DEPARTMENT OF TRANSPORTATION

Statewide, Tennessee

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

Project Title: Statewide Salt Bin Construction

Project Description: Construction of three new and five replacement salt bins, including demolition, and all required related work.

SBC Number: 245/000-02-2020

Total Project Budget: \$5,200,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$3,600,000.00	\$ 0.00	\$3,600,000.00	20/21	TDOT Plant Construction Funds (A)
	0.00	1,600,000.00	1,600,000.00	21/22	TDOT Plant Construction Funds (A)
Original Project Budget:	\$3,600,000.00				
Change in Funding:		\$1,600,000.00			
Revised Project Budget:			\$5,200,000.00		

Comment: This request increases the budget from \$3,600,000.00 to \$5,200,000.00 due to higher material costs and for concrete floors which were not included in the original budget.

Previous Action: 08/13/2020 SBC Approved project utilizing Agency Resources for design and Central Procurement contracts for construction

Minutes: 05/12/2022 SBC Approved a revision in project budget and funding

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval of a project and to issue a Request for Qualifications for an Environmental Consultant

Project Title: Environmental Consultant

Project Description: Provide environmental services to State properties, interest, and initiatives including consulting, assessments, surveys, monitoring, training, and remediation, as may be required for maintaining regulatory compliance and addressing environmental concerns.

SBC Number: 529/000-03-2022

Total Project Budget: \$12,000,000.00

Current Project Funding: \$ 5,000,000.00

Source of Funding:	\$ 2,500,000.00	21/22	CurrFunds-CapMaint	(A)
	2,500,000.00		Various Agency & Project Funds	(O)

Comment: This partial funding is a portion of a FY 21/22 line-item project in the capital budget.

This contract will be for five years running through October 2027.

Minutes: 05/12/2022 SBC Approved project and issuing an RFQ for an Environmental Consultant

DEPARTMENT OF GENERAL SERVICESWilliam R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

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

Project Title: TN Tower Office Space Consolidation – TDOT

Project Description: Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

SBC Number: 529/079-02-2022

Total Project Budget: \$12,010,000.00

Current Project Funding: \$ 525,000.00

Source of Funding: \$ 525,000.00 FRF Reserves (A/R)

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

This project will consolidate the TN Department of Transportation (TDOT) within portions of the TN Tower. The project will have an impact on the overall real estate reduction plan for Middle Tennessee.

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

Minutes: 05/12/2022 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESState Museum Storage Building, Nashville, Davidson County, Tennessee

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

Project Title: State Museum Storage Building

Project Description: Construction of facility to store museum artifacts including climate controlled space, offices, workshop, display, inspection areas associated with State Museum functions and mission, and all required related work.

SBC Number: 529/020-04-2021

Total Project Budget: \$32,500,000.00

Current Project Funding: \$32,500,000.00

Source of Funding: \$32,500,000.00 21/22 FRF CurrFunds-CapImp (A)

Comment: Two proposals were received on March 29, 2022. The Notice of Intent to award was sent on April 15, 2022 naming T. W. Frierson as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 12/20/2021 SBC Approved project and utilizing the previously selected designer (Gobbell Hays Partners, Inc.) and utilizing CM/GC alternative delivery method

Minutes: 05/12/2022 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (T.W. Frierson)

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State