

MINUTES
STATE BUILDING COMMISSION
November 9, 2023

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Speaker Cameron Sexton called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Cameron Sexton, Speaker of the House of Representatives
David Lillard, State Treasurer
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

ORGANIZATION

- Department of General Services
- Department of Intellectual & Developmental Disabilities
- University of Tennessee
- University of Memphis
- Tennessee Board of Regents
- State Building Commission

PRESENTER

Commissioner Christi Branscom
Commissioner Brad Turner
Senior Vice President & CFO David Miller
Executive Vice President & COO/CFO Greg Dubois
Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Clay Bright, Memphis Regional Megasite Authority CEO
Jeff Eakes, A2H, Inc.
Bart Kline, Kline Swinney Associates, LLC
William Radford, TSU Assistant Vice President for University Design & Construction

CONSENT AGENDA

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

1. Agency: **Middle Tennessee State University**
Project Title: Renovations to KOM and Rutledge Hall
SBC Project No: 366/009-05-2022
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

2. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
Project Title: Hardin Valley Soccer Field Update
SBC Project No: 166/032-03-2023
Requested Action: Approval of a project and proceeding with the process to select a designer

3. Agency: **Tennessee Board of Regents / TN College of Applied Technology**
Project Title: Boones Creek Extension Campus
SBC Project No: 166/052-01-2022
Requested Action: Approval of a revision in project funding and the Early Design Phase as recommended by the State Architect

4. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Harned Hall Lab Upgrades
SBC Project No: 166/001-06-2023
Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **University of Tennessee – Chattanooga**
Project Title: Fletcher Hall Add & Reno
SBC Project No: 540/005-02-2023
Requested Action: Approval of a revision in project scope, budget, and funding

6. Agency: **University of Tennessee Institute of Agriculture**
Project Title: Lone Oaks 4-H Center STEM Bldg
SBC Project No: 540/001-12-2022
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

7. Agency: **University of Tennessee – Knoxville**
Project Title: Lab Renovations
SBC Project No: 540/009-37-2022
Requested Action: Approval of a revision in project funding, and utilizing Campus Resources and System Procurement for a portion of the work

8. Agency: **University of Tennessee – Knoxville**
Project Title: Regional Stormwater Storage Facility
SBC Project No: 540/009-11-2021
Requested Action: Approval of a revision in project budget and funding

9. Agency: **University of Tennessee – Knoxville**
 Project Title: Panhellenic Demolition
 SBC Project No: 540/009-15-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **Department of Environment & Conservation**
 Project Title: Scott's Gulf Wilderness State Park Improvements
 SBC Project No: 126/127-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

11. Agency: **Department of Environment & Conservation**
 Project Title: Booker T. Washington State Park Event Center
 SBC Project No: 126/010-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

12. Agency: **Department of Environment & Conservation**
 Project Title: Pickett State Park Wastewater Treatment Plant Replacement
 SBC Project No: 126/078-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

13. Agency: **Department of Environment & Conservation**
 Project Title: Standing Stone State Park Wastewater Infrastructure Replacement
 SBC Project No: 126/091-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

14. Agency: **Department of Environment & Conservation**
 Project Title: Natchez Trace State Park Septic System Replacement
 SBC Project No: 126/057-03-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

15. Agency: **Department of Environment & Conservation**
 Project Title: Bledsoe Creek State Park Wastewater Infrastructure Replacement
 SBC Project No: 126/012-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

16. Agency: **Department of Environment & Conservation**
 Project Title: Roan Mountain State Park Wastewater Infrastructure Replacement
 SBC Project No: 126/086-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

17. Agency: **Department of Environment & Conservation**
 Project Title: Fall Creek Falls State Park Wastewater Collection System Replacement
 SBC Project No: 126/036-01-2023
 Requested Action: Approval of a project and proceeding with the process to select a designer

18. Agency: **Department of Environment & Conservation**
Project Title: Big Ridge State Park Wastewater Collection System Replacement
SBC Project No: 126/009-01-2023
Requested Action: Approval of a project and proceeding with the process to select a designer
19. Agency: **Department of Environment & Conservation**
Project Title: Pickwick Landing State Park Wastewater Collection System Replacement
SBC Project No: 126/079-02-2023
Requested Action: Approval of a project and proceeding with the process to select a designer
20. Agency: **Department of Agriculture**
Project Title: Tennessee City Work Center
SBC Project No: 100/010-03-2022
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
21. Agency: **Department of Children's Services**
Project Title: Wilder YDC Electrical Network Upgrades Sanitary Systems Repair
SBC Project No: 144/011-02-2016
Requested Action: Approval of a revision in project budget and funding
22. Agency: **Department of General Services**
Project Title: Andrew Jackson Building Office Space Consolidation – SWAC
SBC Project No: 529/073-02-2023
Requested Action: Approval of a project and proceeding with the process to select a designer
23. Agency: **Department of General Services**
Project Title: New State Museum
SBC Project No: 529/050-01-2015
Requested Action: Approval of a revision in project funding

DEPARTMENT OF GENERAL SERVICES

Memphis Regional Megasite, Haywood County, Tennessee

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

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: \$276,491,300.00

| Source of Funding: | Original | Change | Revised | | | |
|---------------------------------|-------------------------|-----------------------|-------------------------|-------|------------------|-----|
| | \$ 34,700,000.00 | \$ 0.00 | \$ 34,700,000.00 | 10/11 | CurrFunds-CapImp | (A) |
| | 2,000,000.00 | 0.00 | 2,000,000.00 | 11/12 | CurrFunds-CapImp | (A) |
| | 14,000,000.00 | 0.00 | 14,000,000.00 | 2012 | GO Bonds CapImp | (A) |
| | 11,000,000.00 | 0.00 | 11,000,000.00 | 12/13 | CurrFunds-CapImp | (A) |
| | 28,250,000.00 | 0.00 | 28,250,000.00 | 15/16 | CurrFunds-CapImp | (A) |
| | 615,000.00 | 0.00 | 615,000.00 | 09/10 | ECD Op Funds | (O) |
| | 30,708,000.00 | 0.00 | 30,708,000.00 | 2018 | GO Bonds CapImp | (A) |
| | 153,218,300.00 | 0.00 | 153,218,300.00 | 21/22 | CurrFunds-CapImp | (A) |
| | 0.00 | 2,000,000.00 | 2,000,000.00 | | FRF Reserves | (R) |
| Original Project Budget: | \$274,491,300.00 | | | | | |
| Change in Funding: | | \$2,000,000.00 | | | | |
| Revised Project Budget: | | | \$276,491,300.00 | | | |

Comment: A revision in project budget and funding is requested from \$274,491,300.00 to \$276,491,300.00 in order to install temporary utility measures allowing for portions of the water and wastewater systems to come online before the systems have been fully installed. These temporary measures will allow for testing and start-up activities by the grantee. This additional funding will be added to contingency.

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|-------------------------|------------|-----|---|
| 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 |

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|-----------------|------------|-----|--|
| | 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 | Commissioner Branscom introduced Mr. Clay Bright, CEO Megasite Authority to present the item. The Commission approved a revision in project budget and funding and awarding a contract to the best evaluated proposer for a CM/GC (Brasfield & Gorrie). |
| | 05/12/2022 | SBC | Approved a revision in funding and utilizing a previously selected consultant (Gresham Smith) |
| Minutes: | 11/09/2023 | SBC | Mr. Clay Bright stated that the construction of the water and wastewater system is on schedule to be completed by early 2025. The Commission approved a revision in project budget and funding. |

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

West Tennessee Regional Office, Arlington, Shelby County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by A2H, Inc.

Project Title: New DIDD West Tennessee Regional Office Facility

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

SBC Number: 346/017-01-2022

Total Project Budget: \$54,270,000.00

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

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

Previous Action: 04/14/2022 SBC Approved project and to select a designer and utilizing CM/GC alternative delivery method
05/23/2022 ESC Approved designer selection (A2H, Inc.)
02/09/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)

Minutes: 11/09/2023 SBC Commissioner Brad Turner introduced Jeff Eakes who gave the presentation stating that the project is in budget and on schedule.

The Commission approved the EDP as presented by A2H, Inc.

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Middle Tennessee Regional Office, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in scope and the Early Design Phase** as presented by Kline Swinney Associates, LLC

Project Title: New DIDD Middle Tennessee Regional Office Facility

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

SBC Number: 346/003-01-2022

Total Project Budget: \$72,590,000.00

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

Comment: During the design phase it was determined that the existing structures in close proximity to the intended new building footprint will need to be demolished.

The Tennessee Historical Commission (THC) has determined that the demolition or disposal of the facilities does adversely affect this State-owned resource and the THC encourages consultation with their office to explore alternatives that would avoid, minimize or mitigate the adverse effect. The agency is will work with THC to mitigate the adverse effects.

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

Previous Action: 04/14/2022 SBC Approved project and to select a designer and utilizing CM/GC alternative delivery method
05/23/2022 ESC Approved designer selection (Kline Swinney Associates)
02/09/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves + Young)

Minutes: 11/09/2023 SBC Commissioner Brad Turner introduced Mr. Bart Kline who gave the presentation stating that the project is in budget and on schedule.

The Commission approved a revision in scope and the EDP as presented by Kline Swinney Associates, LLC.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of an amendment to the Predevelopment Agreement for Public-Private Partnership**

Project Title: P3 Development

Project Description: Development of three sites on the UT Knoxville campus to build multi-use student housing facilities and the construction of a new indoor infield practice facility through a Public Private Partnership.

SBC Number: 540/009-44-2022

Potential Remaining Liability: \$23,761,983.00

Project Expenditures: \$ 1,848,826.78 Plant Funds (Aux-Housing) (A)

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|-------------------------------------|------------------------|-----------------------|------------------------|-------------------------------|
| Total Development Budget: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$19,589,448.00 | \$6,021,361.78 | \$25,610,809.78 | Plant Funds (Aux-Housing) (A) |
| Original Development Budget: | \$19,589,448.00 | | | |
| Change in Budget: | | \$6,021,361.78 | | |
| Revised Development Budget: | | | \$25,610,809.78 | |

Comment: This amendment adds scope for a replacement housing facility on Lake Loudoun Blvd and removes housing and the indoor practice facility at the baseball site. The adjustment in potential liability and actual expenditures is a result of the scope adjustment.

Previous Action:

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| 12/12/2022 | SBC | Approved issuing an RFP for Public Private Partnership |
| 05/11/2023 | SBC | Approved contract award to Rise Real Estate as a result of the RFP process |

Minutes:

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| 11/09/2023 | SBC | Approved an amendment to the Predevelopment Agreement for Public Private Partnership |
|------------|-----|--|

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: **Approval to award to the best evaluated proposer for Public-Private Partnership**

Project Title: Public-Private Partnership for Park Avenue Campus Student Housing

Project Description: Development of student housing facilities on the Park Avenue campus.

SBC Number: 367/072-01-2023

Comment: Four proposals were received on July 28, 2023. The notice of Intent to award was sent on October 16,2023, naming The Annex Group as the best evaluated proposer as a result of the RFP for public-private partnership. No protests were received in the protest period.

Previous Action: 05/11/2023 SBC Approved issuing an RFP for Public Private Partnership

Minutes: 11/09/2023 SBC Approved awarding to the best evaluated proposer for Public Private Partnership (The Annex Group)

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Electrical Upgrades

Project Description: Upgrade campus electrical infrastructure based on the recently completed Electrical Master Plan.

SBC Number: 166/001-03-2020

Total Project Budget: \$28,230,000.00

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|---------------------------------|------------------------|-----------------------|------------------------|-------|-------------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
| | \$ 5,000,000.00 | \$ 0.00 | \$ 5,000,000.00 | 20/21 | CurrFunds-CapMaint (MP) | (A) |
| | 5,000,000.00 | 0.00 | 5,000,000.00 | 21/22 | CurrFunds-CapMaint (MP) | (A) |
| | 5,000,000.00 | 0.00 | 5,000,000.00 | 22/23 | CurrFunds-CapMaint | (A) |
| | 4,230,000.00 | 0.00 | 4,230,000.00 | 23/24 | CurrFunds-CapMaint (MP) | (A) |
| | 0.00 | 9,000,000.00 | 9,000,000.00 | 22/23 | CurrFunds-CapImp | (A) |
| Original Project Budget: | \$19,230,000.00 | | | | | |
| Change in Funding: | | \$9,000,000.00 | | | | |
| Revised Project Budget: | | | \$28,230,000.00 | | | |

Comment: This adds a portion of a FY 22/23 **line-item** in the capital budget (TSU Strategic Initiative \$9,000,000.00) and increases the project budget from \$19,230,000.00 to \$28,230,000.00. It is anticipated that this funding will complete the primary electrical loop so that NES can take over responsibility for the services and ongoing maintenance.

Previous Action: 09/10/2020 SBC Approved project and to select a designer
 03/22/2021 ESC Approved designer selection (I. C. Thomasson Associates)
 07/22/2021 SBC Approved a revision in funding
 07/13/2022 SBC Approved a revision in funding
 07/13/2023 SBC Approved a revision in project budget and funding

Minutes: 11/09/2023 SBC Comptroller Mumpower asked about the status of the electrical work on the campus. Mr. Dick Tracy stated that work on the southern portion of the primary loop has begun construction and is anticipated to be complete in August 2024. With this addition of funding, the northern portion of the primary loop is expected to bid in early in 2024. Some components of the work will have a 12-month lead time, but the northern portion of the primary loop should be completed in 2025. Once the southern portion of the primary loop has been completed, it will be turned over to NES and it is anticipated that NES will be operating and maintaining the entirety primary loop once the northern portion is completed in 2025.

TBR anticipates that TSU will bring the projects for the secondary work in December 2023. This will connect the buildings on campus to the new primary loop. TSU expects to have an associated budget request

for the secondary connections. The biggest challenge to completing the secondary connections will be the one-year lead time for equipment.

Comptroller Mumpower asked about the use of Strategic Initiative Funding. Mr. Tracy stated that the current \$9 million request is the only Strategic Initiative Funding used for this project, the remainder of the funding is from prior appropriations specifically for this project, and no additional Strategic Initiative Funding is anticipated to be needed for this project. Mr. Tracy also stated that the bulk of the Strategic Initiative funding has not yet been spent or allocated to projects and that TBR and TSU are awaiting completion of the new Master Plan to inform that spending plan. The Master Planner is behind schedule, especially in determining the deferred maintenance, needs, and costs associated with academic buildings that are needed to bring forward new projects.

Commissioner Bryson asked for some additional clarification about the Master Plan and Strategic Initiative funding. Mr. William Radford stated that approximately \$70 million of the \$250 million of Strategic Initiative Funding has been allocated to projects and TSU has programed the balance of the \$170 million pending completion of the Master Plan. Mr. Radford stated that TSU has identified needs that exceed the \$250 million and will stage projects to prioritize life safety and other campus needs. Mr. Radford stated that while there have been issues with and delays in the Master Planner's work, the new Master Plan is anticipated in late February 2024. Mr. Radford stated that TSU has been working with the Master Planner on their missed deliverables and errors in the Master Planner's estimating.

Speaker Sexton asked Mr. Radford whether the Master Plan would include new dormitories to allow TSU to move out of hotels and motels. Mr. Radford stated that TSU has a presentation that they would be happy to give to the Commission of a 13-year plan demonstrating how TSU will meet the demand for housing in the future. Additionally, in the December/January 2024 timeframe, TSU plans to bring forward a 1,000-bed residence hall for Commission approval. This new residence hall would be a replacement of existing, older, and more expensive housing on campus. While TSU would like the new Master Plan to be complete, the housing plan is a separate plan. Both plans will be presented to the Commission once complete.

Lt. Governor McNally asked how the Master Planner was selected. Mr. Radford stated that the current Master Planner is the same Master Planner who had completed the prior 2016 master plan for TSU and was selected for continuity given their familiarity with the campus and the fact that this new Master Plan was initially expected to be a comprehensive update.

The Commission approved a revision in project 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 October 12, 2023.

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*)

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| <p>1) State Procurement Agency: STREAM Location: Nashville, Tennessee Project Title: Region 3 Aerial Survey and Wireless Communications Building SBC Project No: 243/020-01-2020 Designer: OHM Advisors Construction Completion %: 89.5% Change Order No. 4 Change Order Amount: \$18,321.54 Change Order Percentage: 0.61% Cumulative Percentage: 14.43%</p> <p><u>Approved Project Funding</u> Original Bid Target: \$3,015,000.00 Base Contract Amount: \$3,015,000.00 Contingency: \$150,750.00</p> | <p>User Agency: Department of Transportation Approval Date: 09/26/2023 Contractor: W.E. O'Neil Construction Targeted Substantial Completion: 11/11/2023 Comment: Hidden Conditions/Omission/Cost Efficiencies This change order addresses the need to: revise the building foundation and extend data conduits which are identified as a designer omission; provide additional data conduits, and waterproofing for overhead doors which are identified as hidden conditions; and credits the project for an unused portion of a utility allowance which is identified as a cost efficiency.</p> <p><u>After This Change Order</u> Revised Contract Amount: \$3,449,984.99 Remaining Undedicated Funds: \$168,287.17</p> |
| <p>2) State Procurement Agency: STREAM Location: Nashville, Tennessee Project Title: Middle TN Mental Health Institute Mechanical Equipment Replacement SBC Project No: 344/001-01-2020 Designer: Henderson Engineers Construction Completion %: 84% Change Order No. 3 Change Order Amount: \$23,525.76 Change Order Percentage: 0.90% Cumulative Percentage: 11.08%</p> <p><u>Approved Project Funding</u> Original Bid Target: \$3,065,000.00 Base Contract Amount: \$2,615,800.00 Contingency: \$306,500.00</p> | <p>User Agency: Dept. of Mental Health and Substance Abuse Services Approval Date: 09/27/2023 Contractor: The Whiting-Turner Contracting Co Targeted Substantial Completion: 12/13/2023 Comment: Codes/Value Added This change order addresses the need to replace an existing switch breaker which is identified as a code requirement and to enable text services on the building automation system which is identified as a value-added change. This change order adds 189 days to the schedule.</p> <p><u>After This Change Order</u> Revised Contract Amount: \$2,905,537.65 Remaining Undedicated Funds: \$1,080,957.35</p> |

- 3) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Memphis, Tennessee
Project Title: Memphis Readiness Center Parking Improvements
SBC Project No: 361/065-01-2021 **Approval Date:** 09/27/2023
Designer: Evans Taylor Foster **Contractor:** Wagner General Contractors, Inc.
Childress Architects
Construction Completion %: 73% **Targeted Substantial Completion:** 09/10/2023
Change Order No. 2 **Comment: Hidden Conditions/Value Added**
Change Order Amount: \$124,502.99 This change order addresses the need to relocate
existing water lines and to remediate unsuitable soils
Change Order Percentage: 16.11% which are identified as hidden conditions and to install
drainage remediation which is identified as a value-
Cumulative Percentage: 18.40% added change. This change order adds 27 days to the
schedule.
Approved Project Funding **After This Change Order**
Original Bid Target: \$890,000.00
Base Contract Amount: \$773,000.00 **Revised Contract Amount:** \$915,268.66
Contingency: \$89,000.00 **Remaining Undedicated Funds:** \$191,427.33
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Memphis, Tennessee
Project Title: Memphis Readiness Center Parking Improvements
SBC Project No: 361/065-01-2021 **Approval Date:** 10/04/2023
Designer: Evans Taylor Foster **Contractor:** Wagner General Contractors, Inc.
Childress Architects
Construction Completion %: 73% **Targeted Substantial Completion:** 11/26/2023
Change Order No. 3 **Comment: Schedule Modifications**
Change Order Amount: \$0.00 This change order addresses the need to add 77 days to
the project schedule.
Change Order Percentage: 0.00%
Cumulative Percentage: 18.40%
Approved Project Funding **After This Change Order**
Original Bid Target: \$890,000.00
Base Contract Amount: \$773,000.00 **Revised Contract Amount:** \$915,268.24
Contingency: \$89,000.00 **Remaining Undedicated Funds:** \$65,757.76

Initial and Revised Approvals of Capital Projects

- Reported the following two capital improvements with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Jackson, Tennessee
Project Title: WTREC-Greenhouse Replacement
Project Description: This project will abate and demolish the framing and glass of the existing greenhouse. A new polycarbonate greenhouse will be constructed on the existing foundation.
SBC Project No. 540/001-07-2020
Original Project Budget: \$87,500.00
Project Expenditures: \$ 553.11
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved cancellation of the project
Approval Date: 11/09/2023

2) **State Procurement Agency:** University of Tennessee – Southern
Location: Pulaski, Tennessee
Project Title: 600 W. Madison Demolition
Project Description: Demolition of the house located at 600 W. Madison Street and all related work.
SBC Project No. 540/006-01-2023
Total Project Budget: \$23,134.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increased by \$5,134.00)
Approval Date: 11/09/2023

- Reported the following two 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:** STREAM / Department of Correction
Location: Clifton, Tennessee
Project Title: Emergency – SCCF Industries Building Roof Repair
Project Description: Repair roof membrane, coping, and all required related work.
SBC Project No. 142/018-03-2023
Total Project Budget: \$600,000.00
Source of Funding: 23/24 TDOC CurrFunds-MajMaint (A)
Approval: Approved project utilizing Rackley Roofing Company, Inc. to perform the work
Approval Date: 10/17/2023

2) **State Procurement Agency:** STREAM / Department of Correction
Location: Henning, Tennessee
Project Title: Emergency – WTSP Chiller Refurbishment
Project Description: Refurbish the entire chiller and all required related work.
SBC Project No. 142/022-02-2023
Total Project Budget: \$760,000.00
Source of Funding: 23/24 TDOC CurrFunds-MajMaint (A)
Approval: Approved project utilizing Agency Resources and Central Procurement Office contracts to perform the work
Approval Date: 10/16/2023

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: McClung Tower Renovation – Africana Studies
Project Description: Renovation of the 12th floor of McClung Tower providing space for the Department of Africana Studies (AFS). *Also includes updates for faculty offices on other floors and all related work to complete the project.*
SBC Project No. 540/009-06-2022
Total Project Budget: \$1,275,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project scope and utilizing Campus Resources and System Procurement for a portion of the work
Approval Date: 10/13/2023

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of Correction
Location: Clifton, Tennessee
Project Title: SCCF Housing Buildings Foundation and Plumbing Repairs
Project Description: Repair damaged foundation and underground plumbing of the housing units and all required related work.
SBC Project No. 142/018-01-2022
Total Project Budget: \$1,000,000.00
Source of Funding: 04/05 CurrFunds-CapMaint (SA) (R)
Approval: Approved a revision in project funding (from Admin and Misc. to Construction)
Approval Date: 10/16/2023

- Reported the following two approvals of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: McClung Tower Renovation – Africana Studies
Project Description: Renovation of the 12th floor of McClung Tower providing space for the Department of Africana Studies (AFS). *Also includes updates for faculty offices on other floors and all related work to complete the project.*
SBC Project No. 540/009-06-2022
Total Project Budget: \$1,275,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project scope and utilizing Campus Resources and System Procurement for a portion of the work
Approval Date: 10/17/2023

2) **State Procurement Agency:** STREAM / Department of Military
Location: Nashville, Tennessee
Project Title: Nashville Joint Forces Headquarters Campus Renovation
Project Description: Renovate architectural features, mechanical, electrical, and plumbing systems; construction of ADA parking; *relocation of mail room and gym*; and all required related work.
SBC Project No. 361/067-04-2023
Total Project Budget: \$4,810,000.00
Source of Funding: 22/23 CurrFunds-CapImp (A)
Approval: Approve a revision in project scope
Approval Date: 10/17/2023

Approvals of Emergency Capital Projects

- Reported the following approval of an emergency project in accordance with Item 2.04(D) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Emergency – Environmental Remediation of the American Nuclear Corporation Site
Project Description: The Environmental Protection Agency (EPA) will perform time critical remedial actions including the demolition of structures at the former American Nuclear Corporation site located in Clinton, Anderson County, Tennessee, and all required related work.
SBC Project No. 126/000-02-2023
Total Project Budget: \$13,519,664.00
Source of Funding: Gift-in-Place (O)
Approval: Approved accepting gift-in-place demolition
Approval Date: 10/13/2023

Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 23-01-020
Location: Spring Creek Wildlife Management Area (WMA), Madison County – 60 ± acres – 507 Highway 152, Medina, TN
Owner(s): Charles M. Darty
Estimated Purchase Price: Fair Market Value
Source of Funding: 23/24 Wetlands Fund (A)
Approval: Approved acquisition in fee
Approval Date: 10/16/2023

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** STREAM / Department of Military
Location: Johnson City, Tennessee
Project Title: Johnson City FMS Building and Sink Hole Repairs
SBC Project No. 361/043-01-2021
Designer: Hefferlin + Kronenberg Architects, PLLC
Amount: \$1,500.00
Explanation: This ASR is for an additional site visit to verify existing site conditions required for the successful execution of the project.
Approval Date: 08/31/2023
OSA Receipt Date: 10/04/2023

- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)

Other Business

There being no further business, the meeting adjourned at 11:38 a.m.

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MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Renovations to KOM and Rutledge Hall

Project Description: Funds are provided for the renovation of the Kirksey Old Main and Rutledge Hall buildings to include HVAC, plumbing, data/information technology, and electrical systems; re-planning of building layouts to accommodate future use; accessibility improvements; window replacement; roofing and other exterior improvements. Funds are also provided for small additions to both buildings to allow for new entries and vertical circulation. Project includes demolition of the E. W. Midgett Building.

SBC Number: 366/009-05-2022

Total Project Budget: \$54,300,000.00

Source of Funding: \$51,904,000.00 22/23 CurrFunds-CapImp (A)
 1,458,000.00 Plant Funds (Non-Aux) (A)
 790,000.00 TSSBA (Plant Funds) (O)
 148,000.00 Gifts (O)

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

Previous Action: 07/13/2022 SBC Approved project; select a designer, and utilizing CM/GC alternative delivery method
 07/25/2022 ESC Approved designer selection (Anecdote, PLC)

Minutes: 11/09/2023 SBC Approved the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTSPellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Hardin Valley Soccer Field Update

Project Description: Update Hardin Valley Soccer Field complex to allow for college athletic competition. Project includes updated field surfaces, irrigation, parking, lighting, field house, and restrooms.

SBC Number: 166/032-03-2023

Total Project Budget: \$1,500,000.00

Source of Funding: \$1,500,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a September 12, 2023 **disclosed** project reported by TBR.

Minutes: 11/09/2023 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Elizabethton, Elizabethton, Carter County, Tennessee **

| | | | |
|------------------------------|---|-------|--|
| Requested Action: | Approval of a revision in project funding and the Early Design Phase as recommended by the State Architect | | |
| Project Title: | Boones Creek Extension Campus | | |
| Project Description: | Renovate the 1980s structure and demolish the 1970s structure at 348 Christian Church Road in Johnson City. Build an addition on the renovated structure with a new entrance. Construct a new facility for Diesel, Automotive, Industry Training. | | |
| SBC Number: | 166/052-01-2022 | | |
| Total Project Budget: | \$19,800,000.00 | | |
| Source of Funding: | \$ 5,800,000.00 | 21/22 | CurrFunds-CapImp (A) |
| | 10,865,000.00 | 22/23 | CurrFunds-CapImp (A) |
| | 3,135,000.00 | | Plant Funds (Non-Aux) (A) |
| Comment: | This request moves \$1,750,000 from Movable Equipment to Building Construction to meet the designer's estimate for the construction of Building 2. This is the third and final phase of the project. The campus will utilize existing equipment from the Arney Street location at the new facility. The Early Design Phase presentation is only for the new structure with a construction budget of \$7,980,000.00. | | |
| Previous Action: | 02/10/2022 | SBC | Approved project and to select a designer |
| | 03/21/2022 | ESC | Approved designer selection (Reedy & Sykes Architecture) |
| | 07/13/2022 | SBC | Approved a revision in project scope, budget, and funding |
| Minutes: | 11/09/2023 | SBC | Approved a revision in project funding and the EDP as recommended by the State Architect |

** Work will be done in Washington County

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Harned Hall Lab Upgrades

Project Description: Upgrade existing biology laboratories in Harned Hall to include replacement of fume hood and exhaust equipment, lighting upgrades to LED fixtures, and new interior finishes including acoustical ceiling tile, flooring, painting, casework, and counter tops. Project includes all related work.

SBC Number: 166/001-06-2023

Total Project Budget: \$2,970,000.00

Source of Funding: \$2,970,000.00 Federal Grant (NIST) (F)

Comment: This is an October 4, 2023 **disclosed** project reported by TBR. The project is funded through a federal grant from the National Institute of Standards and Technology (NIST) which expires June 30, 2025.

Minutes: 11/09/2023 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

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 area 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 Number: 540/005-02-2023

Total Project Budget: \$98,440,000.00

Current Project Funding: \$ 5,052,000.00

| | | | | | |
|---------------------------------|------------------------|--------------------|-----------------------|----------------------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
| | \$ 5,000,000.00 | \$ 0.00 | \$5,000,000.00 | Plant Funds (Non-Aux) | (A) |
| | 0.00 | 52,000.00 | 52,000.00 | Plant Funds (Aux-Parking/Dining) | (A) |
| Original Project Budget: | \$ 5,000,000.00 | | | | |
| Change in Funding: | | \$52,000.00 | | | |
| Revised Project Budget: | | | \$5,052,000.00 | | |

Comment: This request adds FY 23/24 **disclosed** projects in the capital budget (Fletcher Hall Parking \$1,660,000.00 and Fletcher Hall Dining \$360,000.00). This is for scope for the new parking area (approximately 30 spaces) and dining space increasing the budget from \$96,420,000.00 to \$98,440,000.00. This increased funding is for the planning portion of this added scope.

Previous Action: 09/14/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method
 09/27/2023 ESC Approved designer selection (Derthick, Henley & Wilkerson Architects, PLLC)

Minutes: 11/09/2023 SBC Approved a revision in project scope, budget, and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Middleton, Hardeman County, Tennessee

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

Project Title: Lone Oaks 4-H Center STEM Bldg

Project Description: Construction of additional buildings near the STEM center complex along with gardens and site infrastructure. Project includes all related work.

SBC Number: 540/001-12-2022

Total Project Budget: \$2,500,000.00

Source of Funding: \$2,055,107.00 Gifts (O)
 \$ 444,893.00 Plant Funds (Non-Aux) (A)

Comment: Project is within budget and scheduled to be complete winter of 2025.

Previous Action: 11/10/2022 SBC Approved project and to select a designer
 11/21/2022 ESC Approved designer selection (ANF Architects, Inc.)

Minutes: 11/09/2023 SBC Approved the EDP as recommended by the State Architect

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

Requested Action: Approval of a revision in project funding, and utilizing Campus Resources and System Procurement for a portion of the work

Project Title: Lab Renovations

Project Description: Renovations of multiple lab spaces in multiple buildings including upgrades to lab services and stations, technology, finishes, furnishings, building systems, and code improvements. Project includes all related work.

SBC Number: 540/009-37-2022

Total Project Budget: \$5,000,000.00

Current Project Funding: \$2,313,000.00

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
|----------------------------------|-----------------------|---------------------|-----------------------|-----------------------|-----|
| | \$2,056,000.00 | \$257,000.00 | \$2,313,000.00 | Plant Funds (Non-Aux) | (A) |
| Original Project Funding: | \$2,056,000.00 | | | | |
| Change in Funding: | | \$257,000.00 | | | |
| Revised Project Budget: | | | \$2,313,000.00 | | |

Comment: This request increases the funding from \$2,056,000.00 to \$2,313,000 for additional interior renovations in the Science and Engineering Building. Campus Resources and System Procurement are requested due to the simplicity of the work and to expedite the project.

Previous Action:

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|------------|-----|--|
| 10/13/2022 | SBC | Approved project and to select a designer and utilizing CM/GC alternative delivery method for a portion of the work |
| 10/24/2022 | ESC | Approved designer selection (The Lewis Group Architects, Inc.) |
| 04/13/2023 | SBC | Approved a revision in project budget and funding, and utilizing Campus Resources and System Procurement for a portion of the work |
| 09/14/2023 | SBC | Approved a revision in project budget and funding, and utilizing Campus Resources and System Procurement for a portion of the work |

Minutes: 11/09/2023 SBC Approved a revision in project funding, and utilizing Campus Resources and System Procurement for a portion of the work

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Regional Stormwater Storage Facility

Project Description: This project will convert the Morrill Hall site at the corner of 20th Street and Andy Holt Avenue into a stormwater retention area which shall function as a stormwater bank for the campus. This storage structure will enable control of stormwater while providing a water feature on the Campus.

SBC Number: 540/009-11-2021

Total Project Budget: \$3,606,000.00

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|---------------------------------|-----------------------|---------------------|-----------------------|-----------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$3,106,000.00 | \$500,000.00 | \$3,606,000.00 | Plant Funds (Non-Aux) (A) |
| Original Project Budget: | \$3,106,000.00 | | | |
| Change in Funding: | | \$500,000.00 | | |
| Revised Project Budget: | | | \$3,606,000.00 | |

Comment: This request increases the budget from \$3,106,000.00 to \$3,606,000.00 to remedy a soil drop out under the water feature.

Previous Action:

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|------------|-----|---|
| 04/08/2021 | SBC | Approved project and to select a designer, utilizing Best Value alternative delivery method |
| 04/19/2021 | ESC | Approved designer selection (Lose & Associates, Inc. dba Lose Design) |
| 06/21/2022 | ESC | Approved a revision in project budget and funding in order to award a contract |

Minutes: 11/09/2023 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Panhellenic Demolition

Project Description: Demolition of the Panhellenic Building including all related work.

SBC Number: 540/009-15-2023

Total Project Budget: \$1,050,000.00

Source of Funding: \$1,050,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a September 12, 2023 disclosed project reported by UT.

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

Minutes: 11/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONScott's Gulf Wilderness State Park, Sparta, White County, Tennessee

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

Project Title: Scott's Gulf Wilderness State Park Improvements

Project Description: Construct a new visitor center, maintenance shop, restrooms, utilities, roadways, parking infrastructure, and all required related work.

SBC Number: 126/127-01-2023

Total Project Budget: \$27,820,000.00

Source of Funding: \$27,820,000.00 23/24 CurrFunds-CapImp (A)

Comment: This is a FY 23/24 line-item project in the capital budget.

Minutes: 11/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Booker T. Washington State Park, Chattanooga, Hamilton County, Tennessee

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

Project Title: Booker T. Washington State Park Event Center

Project Description: Demolish pool and bathhouse and construct a new event center including a small kitchen, restrooms, meeting spaces, storage, outdoor gathering space, playground, and all required related work.

SBC Number: 126/010-01-2023

Total Project Budget: \$9,920,000.00

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|---------------------------|----------------|-------|------------------|-----|
| Source of Funding: | \$3,900,000.00 | 22/23 | CurrFunds-CapImp | (A) |
| | 4,000,000.00 | 23/24 | CurrFunds-CapImp | (A) |
| | 2,020,000.00 | 23/24 | TDEC Op Funds | (A) |

Comment: This is a combination of the FY 22/23 (Booker T. Washington State Park Bathhouse Renovation, \$3,900,000.) and FY 23/24 (Booker T. Washington - Bathhouse Renovation, \$4,000,000.00) line-item projects in the capital budget. During the development of the program, it was determined that the existing bathhouse building was not large enough to adequately support the desired occupancy for the event center. As a result, it has been determined that the existing bathhouse will be demolished and a new event center constructed. Operational funds are being utilized to offset some of the anticipated cost increase.

The Tennessee Historical Commission (THC) has determined that the demolition or disposal of this property does adversely affect this State-owned resource, and the THC encourages consultation with their office to explore alternatives that would avoid, minimize or mitigate the adverse effect. The agency will work with THC to mitigate the adverse effects.

Minutes: 11/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONPickett CCC Memorial State Park, Jamestown, Pickett County, Tennessee

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

Project Title: Pickett State Park Wastewater Treatment Plant Replacement

Project Description: Replace wastewater treatment plant, add irrigation septic fields, and all required related work.

SBC Number: 126/078-01-2023

Total Project Budget: \$6,000,000.00

Current Project Funding: \$1,003,900.00

Source of Funding: \$1,003,900.00 Federal Funds (ARP) (F)

Comment: This project is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026. Partial funding is being requested with construction funding to be added to the project once design has been completed.

Minutes: 11/09/2023 SBC Approved project and to select a designer

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

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

Project Title: Standing Stone State Park Wastewater Infrastructure Replacement

Project Description: Replace wastewater treatment plant, add irrigation septic fields, and all required related work.

SBC Number: 126/091-01-2023

Total Project Budget: \$6,000,000.00

Current Project Funding: \$1,003,900.00

Source of Funding: \$1,003,900.00 Federal Funds (ARP) (F)

Comment: This project is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026. Partial funding is being requested with construction funding to be added to the project once design has been completed.

Minutes: 11/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONNatchez Trace State Park, Wildersville, Henderson County, Tennessee

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

Project Title: Natchez Trace State Park Septic System Replacement

Project Description: Replace existing septic systems for the RV Campground and Pin Oak Lodge and all required related work.

SBC Number: 126/057-03-2023

Total Project Budget: \$4,000,000.00

Current Project Funding: \$ 769,800.00

Source of Funding: \$ 769,800.00 Federal Funds (ARP) (F)

Comment: This project is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026. Partial funding is being requested with construction funding to be added to the project once design has been completed.

Minutes: 11/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONBledsoe Creek State Park, Gallatin, Sumner County, Tennessee

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

Project Title: Bledsoe Creek State Park Wastewater Infrastructure Replacement

Project Description: Replace wastewater treatment plant, add irrigation septic fields, and all required related work.

SBC Number: 126/012-01-2023

Total Project Budget: \$6,500,000.00

Current Project Funding: \$1,062,400.00

Source of Funding: \$1,062,400.00 Federal Funds (ARP) (F)

Comment: This project is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026. Partial funding is being requested with construction funding to be added to the project once design has been completed.

Minutes: 11/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Roan Mountain State Park, Roan Mountain, Carter County, Tennessee

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

Project Title: Roan Mountain State Park Wastewater Infrastructure Replacement

Project Description: Replace wastewater treatment plant, add irrigation septic fields, and all required related work.

SBC Number: 126/086-01-2023

Total Project Budget: \$6,500,000.00

Current Project Funding: \$1,062,400.00

Source of Funding: \$1,062,400.00 Federal Funds (ARP) (F)

Comment: This project is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026. Partial funding is being requested with construction funding to be added to the project once design has been completed.

Minutes: 11/09/2023 SBC Approved project and to select a designer

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

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

Project Title: Fall Creek Falls State Park Wastewater Collection System Replacement

Project Description: Replace wastewater collection system and all required related work.

SBC Number: 126/036-01-2023

Total Project Budget: \$5,000,000.00

Current Project Funding: \$ 886,700.00

Source of Funding: \$ 886,700.00 Federal Funds (ARP) (F)

Comment: This project is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026. Partial funding is being requested with construction funding to be added to the project once design has been completed.

Minutes: 11/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONBig Ridge State Park, Maynardville, Union County, Tennessee

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

Project Title: Big Ridge State Park Wastewater Collection System Replacement

Project Description: Replace wastewater collection system and all required related work.

SBC Number: 126/009-01-2023

Total Project Budget: \$3,500,000.00

Current Project Funding: \$ 711,100.00

Source of Funding: \$ 711,100.00 Federal Funds (ARP) (F)

Comment: This project is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026. Partial funding is being requested with construction funding to be added to the project once design has been completed.

Minutes: 11/09/2023 SBC Approved project and to select a designer

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

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

Project Title: Pickwick Landing State Park Wastewater Collection System Replacement

Project Description: Replace wastewater collection system and all required related work.

SBC Number: 126/079-02-2023

Total Project Budget: \$2,500,000.00

Current Project Funding: \$ 591,700.00

Source of Funding: \$ 591,700.00 Federal Funds (ARP) (F)

Comment: This project is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026. Partial funding is being requested with construction funding to be added to the project once design has been completed.

Minutes: 11/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF AGRICULTUREProposed New Facility, Dickson, Dickson County, Tennessee

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

Project Title: Tennessee City Work Center

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

SBC Number: 100/010-03-2022

Total Project Budget: \$4,250,000.00

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

Comment: 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 (M. Shanks Architects)

Minutes: 11/09/2023 SBC Approved the EDP as recommended by the State Architect

DEPARTMENT OF CHILDREN'S SERVICES

John S Wilder Youth Development Center, Somerville, Fayette County, Tennessee

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

Project Title: Wilder YDC Electrical Network Upgrades Sanitary Systems Repair

Project Description: Replace and update the electrical service network throughout the center along with power distribution panels and branch wiring, along with repair of the sanitary sewer system. Perform repairs and improvements to security and other building systems and components to meet agency operational needs.

SBC Number: 144/011-02-2016

Total Project Budget: \$5,149,500.00

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|---------------------------------|------------------------|------------------------|-----------------------|-------|--------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
| | \$4,149,500.00 | \$ 0.00 | \$4,149,500.00 | 16/17 | CurrFunds-CapMaint | (A) |
| | 0.00 | 1,000,000.00 | 1,000,000.00 | 22/23 | CurrFunds-CapImp | (A) |
| Original Project Budget: | \$4,149,500.00 | | | | | |
| Change in Funding: | | \$ 1,000,000.00 | | | | |
| Revised Project Budget: | | | \$5,149,500.00 | | | |

Comment: This adds a portion of a FY 22/23 line-item project in the capital budget (Finance and Administration Projects \$1,000,000.00). The total project budget is increasing from \$4,149,500.00 to \$5,149,500.00 to complete the originally intended scope of work.

Previous Action: 07/16/2016 SBC Approved project and to select a designer
 08/22/2016 ESC Approved designer selection (Fisher Arnold)
 02/13/2020 SBC Approved a revision in project scope and utilizing CPO contacts for a portion of the work

Minutes: 11/09/2023 SBC Approved a revision in project budget and funding

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

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

Project Title: Andrew Jackson Building Office Space Consolidation - SWAC

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

SBC Number: 529/073-02-2023

Total Project Budget: \$3,700,000.00

Source of Funding: \$3,700,000.00 FRF Reserves (A/R)

Comment: This project is a portion of a FY 23/24 line-item (2024 Office Space Reduction Plan) in the capital budget.

This project will consolidate the Sports Wagering Council (SWAC) within a portion of the Andrew Jackson Building. The project will have an impact on the overall real estate reduction plan for Middle Tennessee.

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

Minutes: 11/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

Bill Haslam Center, Nashville, Davidson County, Tennessee

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

Project Title: New State Museum

Project Description: Complete design and construction of the new Tennessee State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

SBC Number: 529/050-01-2015

Total Project Budget: \$153,000,000.00

| Source of Funding: | Original | Change | Revised | | | |
|---------------------------------|-------------------------|----------------|-------------------------|-------|----------------------|-------|
| | \$121,610,000.00 | \$ 0.00 | \$121,610,000.00 | 15/16 | FRF CurrFunds-CapImp | (A) |
| | 1,793,338.83 | (1,450,000.00) | 343,338.83 | FY17 | FRF GO Bonds-CapImp | (R/A) |
| | 0.00 | 0.00 | 0.00 | FY17 | GO Bonds-CapImp | (R/A) |
| | 29,596,661.17 | 1,450,000.00 | 31,046,661.17 | | Gifts | (O) |
| Original Project Budget: | \$153,000,000.00 | | | | | |
| Change in Funding: | | \$ 0.00 | | | | |
| Revised Project Budget: | | | \$153,000,000.00 | | | |

Comment: This replaces some of the bridge funding with additional gift funding received from the museum foundation.

| | | | |
|-------------------------|------------|-----|---|
| Previous Action: | 05/13/2015 | SBC | Referred to ESC with authority to act |
| | 05/26/2015 | ESC | Approved project and RFQ for PM services |
| | 07/09/2015 | SBC | Referred to ESC with authority to act |
| | 07/20/2015 | ESC | Approved revised funding; using CMGC; award to Compass Partners as PMaA |
| | 08/24/2015 | ESC | Approved issuing RFQ for Exhibit Designer |
| | 08/24/2015 | ESC | Approved designer selection (EOA Architects) |
| | 10/13/2015 | SBC | Referred CMGC contract award to ESC |
| | 10/22/2015 | ESC | Approved award to Turner Construction as CM/GC |
| | 10/22/2015 | ESC | Approved award to Gallagher & Associates as Exhibit Designer |
| | 11/12/2015 | SBC | Approved issuing RFP for Exhibit Fabricator Services and referring award of contract to ESC with authority to act |
| | 03/10/2016 | SBC | Approved contract award to Design & Production Inc for Exhibit Fabricator Services |
| | 03/30/2016 | SBC | Approved Early Design Phase |
| | 07/14/2016 | SBC | Referred to ESC with authority to act |
| | 07/25/2016 | ESC | Approved a revision in funding |
| | 03/09/2016 | SBC | Referred to ESC with authority to act |
| | 03/23/2017 | ESC | Approved a revision in funding and GMP |
| | 02/08/2018 | SBC | Approved a revision in project funding |

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|------------|-----|---|
| 08/09/2018 | SBC | Approved a revision in project funding |
| 02/14/2019 | SBC | Approved a revision in project funding |
| 08/08/2019 | SBC | Approved a revision in project funding |
| 03/12/2020 | SBC | Approved a revision in project funding |
| 10/08/2020 | SBC | Approved a revision in project budget and funding |
| 03/11/2021 | SBC | Approved a revision in project funding |
| 11/10/2021 | SBC | Approved a revision in project funding |
| 03/10/2021 | SBC | Approved a revision in project funding |
| 09/08/2022 | SBC | Approved a revision in project funding |

Minutes: 11/09/2023 SBC Approved a revision in project funding

The breakdown of the \$17,700,000.00 FRF G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

| <u>Original</u> | | <u>Change</u> | | <u>Revised</u> | | | |
|-----------------|-----------------------|---------------|-------------------------|----------------|---------------------|------|----------------|
| \$ | 0.00 | \$ | 0.00 | \$ | 0.00 | 2001 | FRF Cap Improv |
| | 0.00 | | 0.00 | | 0.00 | 2006 | FRF Cap Maint |
| | 0.00 | | 0.00 | | 0.00 | 2007 | FRF Cap Improv |
| | 0.00 | | 0.00 | | 0.00 | 2007 | FRF Cap Maint |
| | 0.00 | | 0.00 | | 0.00 | 2008 | FRF Cap Improv |
| | 0.00 | | 0.00 | | 0.00 | 2008 | FRF Cap Maint |
| | 0.00 | | 0.00 | | 0.00 | 2009 | FRF Cap Maint |
| | 0.00 | | 0.00 | | 0.00 | 2010 | FRF Cap Maint |
| | 0.00 | | 0.00 | | 0.00 | 2010 | FRF Cap Improv |
| | 1,793,338.83 | | (1,450,000.00) | | 343,338.83 | 2011 | FRF Cap Improv |
| | 0.00 | | 0.00 | | 0.00 | 2011 | FRF Cap Maint |
| | \$1,793,338.83 | | (\$1,450,000.00) | | \$343,338.83 | | |

The breakdown of the \$14,700,000 G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

| <u>Original</u> | | <u>Change</u> | | <u>Revised</u> | | | |
|-----------------|--|---------------|--|----------------|------|------|------------|
| 0.00 | | 0.00 | | \$ | 0.00 | 2004 | Cap Improv |
| 0.00 | | 0.00 | | | 0.00 | 2004 | Cap Maint |
| 0.00 | | | | 0.00 | 0.00 | 2005 | Cap Maint |
| 0.00 | | | | 0.00 | 0.00 | 2006 | Cap Maint |
| 0.00 | | | | 0.00 | 0.00 | 2006 | Cap Improv |
| 0.00 | | 0.00 | | | 0.00 | 2007 | Cap Improv |
| 0.00 | | | | 0.00 | 0.00 | 2007 | Cap Maint |
| 0.00 | | 0.00 | | | 0.00 | 2009 | Cap Maint |
| 0.00 | | 0.00 | | | 0.00 | 2009 | Cap Improv |
| 0.00 | | 0.00 | | | 0.00 | 2010 | Cap Maint |
| 0.00 | | 0.00 | | | 0.00 | 2011 | Cap Maint |
| 0.00 | | 0.00 | | | 0.00 | 2012 | Cap Maint |
| 0.00 | | 0.00 | | | 0.00 | 2012 | Cap Improv |
| 0.00 | | 0.00 | | \$0.00 | | | |

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State