

**MINUTES**  
**STATE BUILDING COMMISSION**  
**October 13, 2022**

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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 11:09 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

**MEMBERS PRESENT**

Vice-Chairman Cameron Sexton, Speaker of the House of Representatives  
David Lillard, State Treasurer  
Tre Hargett, Secretary of State  
Jason Mumpower, Comptroller of the Treasury  
Jim Bryson, Commissioner, Department of Finance and Administration

**MEMBERS ABSENT**

Chairman Bill Lee, Governor  
Randy McNally, Lieutenant Governor

**ORGANIZATION**

- University of Tennessee
- Department of General Services
- Middle Tennessee State University
- Tennessee Technological University
- State Building Commission

**PRESENTER**

President Randy Boyd  
Commissioner Christi Branscom  
Vice President of Business & Finance Alan Thomas  
Vice President for Planning & Finance Dr. Claire Stinson  
State Architect Ann McGauran

**OTHER PARTICIPANTS**

Steve Griffin, HFR, Inc.

## CONSENT AGENDA

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

1. Agency: **East Tennessee State University**  
Project Title: Nursing Program Expansion  
SBC Project No: 369/005-07-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
2. Agency: **Austin Peay State University**  
Project Title: Lot 7 Improvements  
SBC Project No: 373/003-01-2022  
Requested Action: Approval of a revision in project budget and funding
  
3. Agency: **Austin Peay State University**  
Project Title: Campus Master Plan  
SBC Project No: 373/003-09-2022  
Requested Action: Approval of a project and to issue a Request for Qualifications for master planning services
  
4. Agency: **Tennessee Board of Regents / Dyersburg State Community College**  
Project Title: Master Plan  
SBC Project No: 166/017-03-2022  
Requested Action: Approval of a project and to Issue a Request for Proposal for master planning services
  
5. Agency: **Tennessee Board of Regents / Dyersburg State Community College**  
Project Title: Baseball and Softball Training Facility  
SBC Project No: 166/017-02-2021  
Requested Action: Approval of a revision in project budget and funding to award a contract
  
6. Agency: **University of Tennessee – Chattanooga**  
Project Title: University Center Renovations  
SBC Project No: 540/005-03-2022  
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
  
7. Agency: **University of Tennessee Health Science Center**  
Project Title: Roof Replacements  
SBC Project No: 540/013-06-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
8. Agency: **University of Tennessee – Knoxville**  
Project Title: Campus Telephone Infrastructure Upgrades  
SBC Project No: 540/009-35-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer

9. Agency: **University of Tennessee – Knoxville**  
 Project Title: Haslam Business MILC  
 SBC Project No: 540/009-36-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
10. Agency: **University of Tennessee – Knoxville**  
 Project Title: Lab Renovations  
 SBC Project No: 540/009-37-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer, utilizing Construction Manager/General Contractor alternative delivery method for a portion of the work
  
11. 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
  
12. Agency: **University of Tennessee – Knoxville**  
 Project Title: Neyland Thompson Sports Center Renovation  
 SBC Project No: 540/009-31-2022  
 Requested Action: Approval of a revision in project scope
  
13. Agency: **University of Tennessee – Knoxville**  
 Project Title: Walters Renovation – Cinema Studies  
 SBC Project No: 540/009-20-2021  
 Requested Action: Approval of a revision in project budget and funding
  
14. Agency: **University of Tennessee – Martin**  
 Project Title: ADA Campus Upgrades  
 SBC Project No: 540/011-08-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
15. Agency: **University of Tennessee – Martin**  
 Project Title: Clement Building Systems Upgrade  
 SBC Project No: 540/011-09-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
16. Agency: **University of Tennessee – Martin**  
 Project Title: Establish Veterans Park & Demolition of Dormitories  
 SBC Project No: 540/011-01-2022  
 Requested Action: Approval of a revision in project funding
  
17. Agency: **University of Tennessee**  
 Project Title: Professional Consultants  
 SBC Project No: 540/000-01-2020  
 Requested Action: Approval of a revision in project budget and funding; extending a portion of the contracts an additional three years and selecting additional consultants for an additional three years

18. Agency: **Department of Environment & Conservation**  
 Project Title: Bicentennial Capitol Mall State Park Equipment Repairs  
 SBC Project No: 126/124-01-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
19. Agency: **Department of Environment & Conservation**  
 Project Title: Big Hill Pond Cypress Dismal Swamp Boardwalk Replacement  
 SBC Project No: 126/006-02-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
20. Agency: **Department of Environment & Conservation**  
 Project Title: Fort Loudoun State Historic Park ADA Upgrades  
 SBC Project No: 126/117-01-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
21. Agency: **Department of Environment & Conservation**  
 Project Title: Harpeth River State Park Visitor Center and Canoe Access  
 SBC Project No: 126/100-01-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
22. Agency: **Department of Environment & Conservation**  
 Project Title: Justin P. Wilson Cumberland Trail State Park Facilities Upgrades  
 SBC Project No: 126/031-01-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
23. Agency: **Department of Environment & Conservation**  
 Project Title: Norris Dam State Park ADA Upgrades  
 SBC Project No: 126/063-02-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
24. Agency: **Department of Environment & Conservation**  
 Project Title: Pickett CCC Memorial State Park ADA Upgrades  
 SBC Project No: 126/078-01-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
25. Agency: **Department of Environment & Conservation**  
 Project Title: South Cumberland State Park ADA Upgrades  
 SBC Project No: 126/116-02-2022  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
26. Agency: **Department of Environment & Conservation**  
 Project Title: Statewide State Park Playground Replacements  
 SBC Project No: 126/000-03-2022  
 Requested Action: Approval of a project and to utilize a Central Procurement Office contract to perform the work

27. Agency: **Department of Agriculture**  
Project Title: Statewide Facilities Assessment and Maintenance Plan  
SBC Project No: 100/010-07-2022  
Requested Action: Approval of a project and to issue a Request for Qualifications for a consultant
28. Agency: **Department of Education**  
Project Title: TSB Building and Site Improvements Phase 2  
SBC Project No: 168/005-01-2022  
Requested Action: Approval of a revision in project scope
29. Agency: **Department of General Services**  
Project Title: 665 Mainstream Paving and Exterior Envelope Repairs  
SBC Project No: 529/012-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
30. Agency: **Department of General Services**  
Project Title: Andrew Johnson Tower Mechanical Replacement  
SBC Project No: 529/078-02-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
31. Agency: **Department of General Services**  
Project Title: Driver Service Center Interior and Exterior Renovation – Bonny Oaks  
SBC Project No: 502/052-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
32. Agency: **Department of General Services**  
Project Title: Driver Service Center Interior and Exterior Renovation – Hart Lane  
SBC Project No: 502/056-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
33. Agency: **Department of General Services**  
Project Title: Ellington Agricultural Center Porter Lab Mechanical Replacement  
SBC Project No: 100/000-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
34. Agency: **Department of General Services**  
Project Title: Jackson Supreme Court Exterior Cleaning and Repairs and Interior Renovation  
SBC Project No: 523/073-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton 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:**            Health Sciences Building

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

**SBC Number:**            540/005-05-2022

**Total Project Budget:**   \$60,800,000.00

<b>Source of Funding:</b>	\$55,936,000.00	22/23	CurrFunds-CapImp	(A)
	\$ 3,259,000.00		Plant Funds (Non-Aux)	(A)
	\$ 1,605,000.00		Gifts	(O)

**Comment:**                This is a FY 22/23 line-item project in the capital budget. The CM/GC procurement method is requested due to the need for multiple bid packages to accelerate the schedule as well as assisting with keeping the budget in-check. Desired team attributes should include enhanced pre-construction services in budgeting and scheduling of work packages to speed up delivery of long lead materials and components while maintaining the overall budget.

**Minutes**                    10/13/2022    SBC    Approved project, to select a designer, and utilizing the Construction Manager/General Contractor alternative delivery method

UNIVERSITY OF TENNESSEE

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval of a lease**

**Transaction Description:**       Transaction No. 22-07-002

• **Proposed Lease**

- **Location:**                   University of Tennessee-Martin (UTM), Jackson Center  
Madison County – 343 Vann Drive, Jackson, TN
- **Landlord:**                   NR Plan Properties, LLC
- **Term:**                        December 1, 2022 – November 30, 2027 with a five year option to extend
- **Area / Costs:**               15,000 Square Feet

Average Annual Contract Rent	\$16.70/sf	\$250,500.00
Estimated Annual Utility Cost	\$1.75/sf	\$26,250.00
Estimated Annual Janitorial Cost	\$1.10/sf	\$16,500.00
Total Annual Effective Cost	\$19.55/sf	\$293,250.00

• **Current Lease**

- **Location:**                   Madison County - 2046 North Parkway, Jackson, TN
- **Landlord:**                   Jackson State Community College
- **Term:**                        January 1, 2018 – June 30, 2022
- **Area / Costs:**               Approx. 4,578 Square Feet plus use of library, auditorium, computer labs, conference rooms, breakrooms/restrooms

Annual Contract Rent	NA	\$50,000.00/yr
Total Annual Effective Cost	NA	\$50,000.00/yr

- **Source of Funding:**       Plant (Non-Aux) (A)
- **Procurement Method:**   Negotiated
- **FRF Rate:**                   \$18.00 (for reference only)

**Comment:**                       The UTM Jackson Center offers bachelor and master’s degree programs and continuing education courses. The existing lease has expired, and no suitable locations were found under an RFP. This proposed location provides excellent visibility and has parking to accommodate students.

Landlord will provide a \$125,000 tenant improvement (TI) allowance. The University may terminate the lease with 120-days’ notice; however, the unamortized balance of the TI allowance must be reimbursed to landlord. The tenant is responsible for minor repairs and will reimburse landlord for any major repairs with a cost of \$2,500 or less.

**Previous Action:**               07/25/2022    ESC    Approved waiver of advertisement

**Minutes:**                        10/13/2022    SBC    Approved a lease

UNIVERSITY OF TENNESSEE

**Bid Activity Report**

- 1) **University of Tennessee – Chattanooga**, Chattanooga  
(Innovation and Advanced Manufacturing Application Center (I-AMAC))  
SBC Project No. 540/005-06-2020  
Bid Date: 08/30/2022  
Target: \$1,045,000.00  
MACC: \$1,097,250.00  
SBC Action: Referred to ESC with authority to act



DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

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

**Project Title:**               Comprehensive Facilities Assessment and Master Planning

**Project Description:**       Create facility condition assessments for various properties and master plans for various departments and agencies at the direction of Real Estate Asset Management (STREAM).

**SBC Number:**               460/000-03-2014

**Total Project Budget:**     \$4,500,000.00

**Project Expenditures:**     \$           0.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,000,000.00	\$(3,000,000.00)	\$ 0.00	13/14	CurrFunds-CapImp	(A)
	1,000,000.00	(1,000,000.00)	0.00		DGS Op Funds/Preplan	
	500,000.00	(500,000.00)	0.00		Various Agency Op Funds	
<b>Original Project Budget:</b>	<b>\$4,500,000.00</b>					
<b>Change in Funding:</b>		<b>\$(4,500,000.00)</b>				
<b>Revised Project Budget:</b>			<b>\$ 0.00</b>			

**Comment:**                   Project cancellation is requested due to no work having been performed prior to the expiration of the contract(s) in October 2017. The administration determined following approval of this project that the responsibility for the development of facility condition assessments should reside with the facility operator (various departments and agencies) and not with STREAM. STREAM continues to provide a means for the various departments and agencies to engage consultants who can be utilized to assist with this effort.

There were no expenditures on this project.

**Previous Action:**           06/12/2014   SBC   Approved project and issuing RFQ  
                                   07/25/2016   ESC   Approved designer selections (CH2M Hill, Tetra Tech, Goodwyn Mills and Cawood, Inc., and AECOM Technical Services)

**Minutes:**                   10/13/2022   SBC   Commissioner Branscom stated that this project was not needed because state employees have been trained to perform the comprehensive facility assessments for their departments facilities Treasurer Lillard, noting that conducting a facilities assessment is sophisticated work, asked Commissioner Branscom if there is a plan to train replacement personnel to conduct such assessments in advance of staff turnover. Commissioner Branscom responded that the Department of General Services meets annually with relevant agencies to review their respective facility condition assessments, and that whenever staff turnover is anticipated, the Department will request that the agency bring in new staff for training before experienced personnel leave. Treasurer Lillard asked if this approach is more effective than proceeding on a central basis.

Commissioner Branscom stated that the current approach is still somewhat centralized as all agencies will assess facilities at the same time as part of the budgeting process. Commissioner Branscom added that, along with identifying surplus property, the Department of General Services will be working annually with STREAM staff to remain updated on what real estate assets remain in the State's portfolio. Treasurer Lillard asked if the Department of General Services and STREAM have a review process in place to ensure that agencies accurately report deferred maintenance. Commissioner Branscom replied that assessed facilities will be inspected. Commissioner Branscom added that corrections have been made after an on-site inspection revealed items that were not clearly identified as needing attention.

The Commission approved canceling the project.

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

**Requested Action:**           **Approval to amend a contract**

**Project Title:**               Real Estate Master Plan

**Project Description:**       Development of real estate master plan and all required related work

**SBC Number:**               529/000-03-2019

**Total Project Budget:**     \$3,000,000.00

**Source of Funding:**       \$3,000,000.00       19/20       DGS Op Funds               (A)

**Comment:**                 The agreement for the current real estate master plan consultant will be amended to increase the maximum liability of the contract and to add scope to assist the Department of Children's Services

**Previous Action:**        10/10/2019   SBC   Approved project and issuing an RFQ for real estate master plan consultant  
                                  01/09/2020   SBC   Approved awarding a contract to best evaluated proposer for real estate master plan consultant (Ernst & Young)  
                                  12/10/2020   SBC   Approved an amendment to contract  
                                  08/12/2021   SBC   Approved awarding a new contract to a previously selected consultant (Ernst & Young)

**Minutes**                 10/13/2022   SBC   Speaker Sexton asked if this contract would help address the lack of transitional housing for children in the custody of the Department of Children's Services. Commissioner Branscom replied that the scope of work has been expanded to include transitional housing. Speaker Sexton asked how long it would take to start facilitating transitional housing. Commissioner Branscom answered that once the contract is amended and signed it will be a twelve-week process. Commissioner Branscom added that the Department will be providing updates.

The Commission approved amending the contract.

DEPARTMENT OF GENERAL SERVICES

Proposed New Facility, Nashville, Davidson County, Tennessee

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

**Project Title:**               RS Gass State Lab Replacement Facility

**Project Description:**       Construction of a replacement central lab facility and all required related work.

**SBC Number:**               529/023-01-2022

**Total Project Budget:**     \$200,000,000.00

**Source of Funding:**       \$200,000,000.00           Federal Funds (ARP)           (F)

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

The Construction Manager/General Contractor alternative delivery method is being requested due to the complex nature of the work.

No decision has been made yet on the future of the existing lab building. It was constructed in the 1950s as Tuberculosis Hospital and then renovated in 1986 to incorporate the lab functions.

**Minutes:**                 10/13/2022   SBC   Approved project, to select a designer, and utilizing the Construction Manager/General Contractor alternative delivery method

MIDDLE TENNESSEE STATE UNIVERSITY

**Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee**

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

**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:**   \$74,800,000.00

**Current Funding:**        \$54,900,000.00

<b>Source of Funding:</b>	\$ 2,500,000.00		TSSBA	(A)
	\$ 442,000.00		Plant Funds (Non-Aux)	(A)
	\$50,508,000.00	21/22	CurrFunds-CapImp	(A)
	\$ 1,450,000.00		Gifts	(O)

**Comment:**                This increases the total project budget from \$54,900,000.00 to \$74,800,000.00 to account for high levels of construction and equipment cost inflation since the project was budgeted in July 2020. The revision in project funding will fully fund the design fee. The remaining funds for the project will be the university's top priority request for consideration in the FY 23/24 budget. If additional funds are not forthcoming, a portion of the building's interior, planned primarily for general classroom and office space, will be constructed as unfinished shell space until additional funding is available.

**Previous Actions:**        08/12/2021    SBC    Approved project and to select a designer and utilizing CM/GC alternative delivery method  
08/23/2021    ESC    Approved designer selection (HFR, Inc)  
05/12/2022    SBC    Approved CM/GC award to best evaluated proposer (Denark Construction)  
09/08/2022    SBC    Approved a revision in project funding

**Minutes:**                10/13/2022    SBC    Alan Thomas introduced Steve Griffin with HFR, Inc. Mr. Griffin gave the presentation and stated that the project is in budget at this phase.

The Commission approved a revision in project budget and funding and the Early Design Phase as presented by HFR, Inc.

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:**             Johnson Hall Renovation and Foster Hall Demolition

**Project Description:**     Renovate Johnson Hall to include building systems, equipment, finishes, furnishings. Demolish Foster Hall, reroute existing utilities and return the site to green space.

**SBC Number:**             364/011-04-2022

**Total Project Budget:**   \$37,610,000.00

**Source of Funding:**     \$36,105,600.00     22/23     CurrFunds-CapImp                     (A)  
   \$ 1,504,400.00                     Plant Funds (Non-Aux)                 (A)

**Comment:**                 This is a FY 22/23 line-item in the capital budget. The CM/GC delivery method is requested because the project requires construction team involvement for design alternatives, advice regarding budget, and schedule implications of various design solutions. Contractors experienced with preconstruction services, budgeting, and scheduling will be pursued.

The Tennessee Historical Commission has determined the Johnson Hall Renovation will not adversely affect this State-owned resource and no further action is necessary. The Tennessee Historical Commission has determined the Foster Hall Demolition will not adversely affect this State-owned resource, and no further action is necessary.

**Minutes:**                    10/13/2022     SBC     Approved project, to select a designer, and utilizing the Construction Manager/General Contractor alternative delivery method

## STATE BUILDING COMMISSION

### **Minutes of Meeting of State Building Commission**

- 1) Approved the Minutes of the State Building Commission meeting held on September 8, 2022.

### **SBC Policy & Procedures**

- 1) Approved the following policy revisions:

2.01 K. "Highway Right-of-Way" means land acquired by the Department of Transportation for use in connection with roads and bridges constructed by the Department of Transportation in accordance with T.C.A. § 54-5-101 et seq. *and also, land acquired by the Department of Transportation for appurtenant buildings or structures connected to the operation and maintenance of the highway.*

#### 2.04 F. **Approval of Designer selections**

1. *The authority of the Commission to approve designer selections for Department of Transportation projects is delegated to the Commissioner of the Department of Transportation so long as all of the following conditions are met:*
  - i. *Project is located on Highway Right-of-Way; and*
  - ii. *Is a federally funded project; and*
  - iii. *The designer selection process is governed by the Department of Transportation's policy for the Standard Procurement, Management, and Administration of Engineering and Design Related Services, as approved the United States Department of Transportation, Federal Highway Administration.*
2. *Project types include but are not limited to weigh stations, visitor centers and rest areas.*

**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*)

<p>1) <b>State Procurement Agency:</b> University of Tennessee  <b>Location:</b> Tullahoma, Tennessee  <b>Project Title:</b> ADA Compliance UTC &amp; UTSI  <b>SBC Project No:</b> 540/000-01-2017  <b>Designer:</b> Tinker Ma  <b>Construction Completion %:</b> 85%  <b>Change Order No.</b> 5  <b>Change Order Amount:</b> \$2,402.79  <b>Change Order Percentage:</b> .38%  <b>Cumulative Percentage:</b> 13.35%</p> <p><b><u>Approved Project Funding</u></b>  <b>Original Bid Target:</b> \$750,000.00  <b>Base Contract Amount:</b> \$637,539.06  <b>Contingency:</b> \$75,000.00</p>	<p><b>User Agency:</b> UT Space Institute   <b>Approval Date:</b> 08/31/2022  <b>Contractor:</b> Lee Adcock Construction Co.  <b>Targeted Substantial Completion:</b> 08/19/2022  <b>Comment: Codes</b>                      This change order provides for the removal of one existing door and to seal up the wall opening for this doorway which served as a secondary point of entry into an existing mechanical room from the elevator machine room.  <b><u>After This Change Order</u></b>  <b>Revised Contract Amount:</b> \$722,652.29  <b>Remaining Undedicated Funds:</b> \$119,500.00</p>
<p>2) <b>State Procurement Agency:</b> University of Tennessee  <b>Location:</b> Chattanooga, Tennessee  <b>Project Title:</b> Academic Classroom Building Renovation (Lupton/Fine Arts)  <b>SBC Project No:</b> 540/005-01-2015  <b>Designer:</b> Franklin Associates Architects, Inc.  <b>Construction Completion %:</b> 100%  <b>Change Order No.</b> 1  <b>Change Order Amount:</b> \$55,879.73  <b>Change Order Percentage:</b> 32.26%  <b>Cumulative Percentage:</b> 32.26%</p> <p><b><u>Approved Project Funding</u></b>  <b>Original Bid Target:</b> \$275,000.00  <b>Base Contract Amount:</b> \$173,240.00  <b>Contingency:</b> \$27,500.00</p>	<p><b>User Agency:</b> UT Chattanooga   <b>Approval Date:</b> 09/12/2022  <b>Contractor:</b> JDH Company, Inc.  <b>Targeted Substantial Completion:</b> 07/15/2022  <b>Comment: Hidden Conditions/Cost Efficiencies</b>                      This change order addresses the need for a temporary, alternative roof repair which is identified as a hidden condition. This change order also includes a credit to the project for roof materials which were identified as a cost efficiency. This change order adds 242 days to the contract time.  <b><u>After This Change Order</u></b>  <b>Revised Contract Amount:</b> \$229,119.73  <b>Remaining Undedicated Funds:</b> \$16,000.00</p>



- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Motlow State Community College  
**Location:** Lynchburg, Tennessee  
**Project Title:** Athletic Field Soccer Expansion  
**SBC Project No:** 166/021-02-2020 **Approval Date:** 09/12/2022  
**Designer:** Lose & Associates, Inc. **Contractor:** Fuel Tank Maint. Co., LLC  
**Construction Completion %:** 70% **Targeted Substantial Completion:** 10/20/2022  
**Change Order No.** 3 **Comment: Hidden Conditions**  
**Change Order Amount:** \$113,152.71 This change order addresses the need to increase the amount of undercutting required for subgrade preparation which is identified as hidden condition. This change order adds 14 days to the project schedule.  
**Change Order Percentage:** 10.49% **After This Change Order**  
**Cumulative Percentage:** 11.21%  
Approved Project Funding  
**Original Bid Target:** \$1,079,000.00  
**Base Contract Amount:** \$1,079,000.00 **Revised Contract Amount:** \$1,199,921.95  
**Contingency:** \$124,000.00 **Remaining Undedicated Funds:** \$3,078.05
- 4) **State Procurement Agency:** University of Memphis **User Agency:** University of Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** Multiple Building Interior Repairs – McCord Hall  
**SBC Project No:** 367/007-13-2019 **Approval Date:** 08/25/2022  
**Designer:** Allen & Hoshall, Inc. **Contractor:** Standard Builders  
**Construction Completion %:** 86% **Targeted Substantial Completion:** 11/07/2022  
**Change Order No.** 7 **Comment: Hidden Conditions/Design Modifications**  
**Change Order Amount:** \$200,409.46 This change order addresses the need to install a plumbing chase and repair plaster walls which were identified as hidden conditions. This change order also addresses the need to add signage to the project scope which is identified as a design modification. This change order adds 5 days to the project schedule.  
**Change Order Percentage:** 6.24% **After This Change Order**  
**Cumulative Percentage:** 16.19%  
Approved Project Funding  
**Original Bid Target:** \$3,210,000.00  
**Base Contract Amount:** \$3,210,000.00 **Revised Contract Amount:** \$3,729,676.45  
**Contingency:** \$519,676.45 **Remaining Undedicated Funds:** \$224,565.73
- 5) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation  
**Location:** Kingsport, Tennessee  
**Project Title:** Warriors' Path State Park Deferred Maintenance  
**SBC Project No:** 126/096-01-2016 **Approval Date:** 09/01/2022  
**Designer:** Reedy & Sykes **Contractor:** Preston Construction  
**Construction Completion %:** 99% **Targeted Substantial Completion:** 07/07/2022  
**Change Order No.** 14 **Comment: Unavoidable Delays**  
**Change Order Amount:** \$0.00 This change order provides for extending the construction schedule by 57 days due to delays in receiving the electrical transformers to allow for permanent building power.  
**Change Order Percentage:** 0.00% **After This Change Order**  
**Cumulative Percentage:** 11.719%  
Approved Project Funding  
**Original Bid Target:** \$5,200,750.00  
**Base Contract Amount:** \$4,935,000.00 **Revised Contract Amount:** \$5,513,304.84  
**Contingency:** \$454,250.00 **Remaining Undedicated Funds:** \$248,891.09

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Correction  
**Location:** Clifton, Tennessee  
**Project Title:** Heating System Replacement, SCCF  
**SBC Project No:** 142/018-01-2010 **Approval Date:** 09/15/2022  
**Designer:** SSR, Inc. **Contractor:** BESCO  
**Construction Completion %:** 99% **Targeted Substantial Completion:** 12/05/2022  
**Change Order No.** 18 **Comment: Codes**  
**Change Order Amount:** \$36,001.30 This change order addresses the need to add mixing valves at existing plumbing fixtures which is identified as a code requirement. This change order adds 241 to the project schedule.  
**Change Order Percentage:** 0.59%  
**Cumulative Percentage:** 12.67%  
**Approved Project Funding**  
**Original Bid Target:** \$7,725,000.00 **After This Change Order**  
**Base Contract Amount:** \$6,067,973.00 **Revised Contract Amount:** \$6,837,108.19  
**Contingency:** \$775,300.00 **Remaining Undedicated Funds:** \$1,789,127.21
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of Education  
**Location:** Nashville, Tennessee  
**Project Title:** TSB Centralized Operations Building  
**SBC Project No:** 16//005-01-2017 **Approval Date:** 09/01/2022  
**Designer:** Kline Swinney Assoc **Contractor:** Boger Construction LLC  
**Construction Completion %:** 92% **Targeted Substantial Completion:** 10/31/2022  
**Change Order No.** 9 **Comment: Value Added**  
**Change Order Amount:** \$163,914.02 This change order addresses the need to provide a large heavy duty mobile shelving system in Building 16 to account for the number of braille books that need to be stored, along with additional fixed shelving.  
**Change Order Percentage:** 5.12%  
**Cumulative Percentage:** 12.95%  
**Approved Project Funding**  
**Original Bid Target:** \$3,900,000.00 **After This Change Order**  
**Base Contract Amount:** \$3,203,350.00 **Revised Contract Amount:** \$3,681,037.03  
**Contingency:** \$195,000.00 **Remaining Undedicated Funds:** \$938,268.96
- 8) **State Procurement Agency:** STREAM **User Agency:** Department of Military  
**Location:** Milan, Tennessee  
**Project Title:** Milan Cantonment Area Barracks HVAC Update  
**SBC Project No:** 368/031-02-2018 **Approval Date:** 09/06/2022  
**Designer:** HFR Design **Contractor:** Herron Construction  
**Construction Completion %:** 90% **Targeted Substantial Completion:** 09/27/2022  
**Change Order No.** 4 **Comment: Other-Owner/Agency**  
**Change Order Amount:** \$4,017.13 This change order accommodates the owner's need to provide and install secure cover boxes over the new thermostats in the project to allow for energy efficiencies through controlling users ability to raise and lower set points randomly. This change also adds 217 days to the construction schedule.  
**Change Order Percentage:** 0.43%  
**Cumulative Percentage:** 11.43%  
**Approved Project Funding**  
**Original Bid Target:** \$1,177,000.00 **After This Change Order**  
**Base Contract Amount:** \$928,413.00 **Revised Contract Amount:** \$1,034,521.60  
**Contingency:** \$1,177,000.00 **Remaining Undedicated Funds:** \$270,496.05

<b>9) State Procurement Agency:</b>	STREAM	<b>User Agency:</b>	Department of General Services
<b>Location:</b>	Nashville, Tennessee		
<b>Project Title:</b>	Nashville Parking and Site Repairs		
<b>SBC Project No:</b>	529/000-04-2017	<b>Approval Date:</b>	09/15/2022
<b>Designer:</b>	Hurst-Rosche, Inc.	<b>Contractor:</b>	Sessions
<b>Construction Completion %:</b>	100%	<b>Targeted Substantial Completion:</b>	08/30/2021
<b>Change Order No.</b>	10	<b>Comment: Other-Owner/Agency</b>	
<b>Change Order Amount:</b>	(\$25,000.00)	This change order is for a credit to the project for liquidated damages which is identified as owner/user agency – other.	
<b>Change Order Percentage:</b>	(0.76%)	<b>After This Change Order</b>	
<b>Cumulative Percentage:</b>	(11.46%)		
<b>Approved Project Funding</b>			
<b>Original Bid Target:</b>	\$3,281,200.00	<b>Revised Contract Amount:</b>	\$2,908,622.34
<b>Base Contract Amount:</b>	\$3,285,186.00	<b>Remaining Undedicated Funds:</b>	\$910,867.66
<b>Contingency:</b>	\$328,120.00		

- **Bid Withdrawals** (in accordance with Item 5.01(D)(5)(d) of the *SBC By-Laws, Policy & Procedures*)

<b>1) State Procurement Agency:</b>	University of Memphis
<b>Location:</b>	Memphis, Tennessee
<b>Project Title:</b>	Multiple Buildings Window Replacements and Brick Repairs
<b>SBC Project No.</b>	367/007-06-2021
<b>Bidder:</b>	RL Campbell Contracting Company, Inc.
<b>Bid Date:</b>	September 8, 2022
<b>Designer:</b>	Evans Taylor Foster Childress, Inc.
<b>Comment:</b>	The bidder was able to show that part of the required work was inadvertently left off the bid.
<b>Approval Date:</b>	09/25/2022

### 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*:

<b>1) State Procurement Agency:</b>	Middle Tennessee State University
<b>Location:</b>	Murfreesboro, Tennessee
<b>Project Title:</b>	Demolition of 1416 and 1417 E. Main Street
<b>Project Description:</b>	Demolish two former residential structures located at 1416 and 1417 E. Main Street.
<b>SBC Project No.</b>	366/009-10-2022
<b>Total Project Budget:</b>	\$90,000.00
<b>Source of Funding:</b>	Plant Funds (Non-Aux) (A)
<b>Approval:</b>	Approved project utilizing Campus Procurement for construction
<b>Approval Date:</b>	10/13/2022

2) **State Procurement Agency:** University of Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** Demolition of 536 Burkett Street and 805 W. King Street, Jackson, TN  
**Project Description:** Demolish two residential properties for future UM Lambuth Campus Development  
**SBC Project No.** 367/071-01-2022  
**Total Project Budget:** \$70,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing Agency Resources and Campus Procurement for construction  
**Approval Date:** 10/13/2022

- Reported the following eight capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** University of Tennessee – Chattanooga  
**Location:** Chattanooga, Tennessee  
**Project Title:** EMCS Lab Renovation  
**Project Description:** Renovation of office spaces on the 2<sup>nd</sup> and 4<sup>th</sup> floors will be converted into lab space in the Engineering, Mathematics & Computer Science Building (EMSC). Work will include finish upgrades and all related work to complete the project.  
**SBC Project No.** 540/005-01-2022  
**Total Project Budget:** \$305,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding in order to award a contract (Robert Roberts, LLC) (increase budget by \$44,000.00)  
**Approval Date:** 09/13/2022

2) **State Procurement Agency:** University of Tennessee – Chattanooga  
**Location:** Chattanooga, Tennessee  
**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 Project No.** 540/005-07-2021  
**Total Project Budget:** \$420,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding and utilizing Campus Resources and System Procurement for the work (increase budget by \$170,000.00)  
**Approval Date:** 09/14/2022

3) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Conference Center – Psychology Renovation  
**Project Description:** Renovation of space for the Psychology Department located in the Conference Center, including changes in layouts, finish upgrades of all surfaces and building system improvements. Includes all related work to complete the project.  
**SBC Project No.** 540/009-33-2022  
**Total Project Budget:** \$274,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing a previously selected designer (Lindsay & Maple Architects, Inc.) and Campus Resources and System Procurement for construction  
**Approval Date:** 09/16/2022

- 4) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** McClung Museum Chiller Upgrades  
**Project Description:** Upgrades the chiller and chilled water pumps at McClung Museum. Project includes all related work.  
**SBC Project No.** 540/009-34-2022  
**Total Project Budget:** \$277,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Consultant for design (Engineering Services Group) and Campus Resources and System Procurement for construction  
**Approval Date:** 09/14/2022
- 5) **State Procurement Agency:** University of Tennessee Health Science Center  
**Location:** Memphis, Tennessee  
**Project Title:** Union Ave Tunnel Improvements  
**Project Description:** Upgrade finishes and infrastructure in the pedestrian tunnel to include waterproofing, lighting, AV, WiFi, and all related work.  
**SBC Project No.** 540/013-12-2021  
**Total Project Budget:** \$343,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding in order to award a contract (Wagner General Contractors, Inc.) (increase budget by \$80,000.00)  
**Approval Date:** 09/14/2022
- 6) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College  
**Location:** Dyersburg, Tennessee  
**Project Title:** Campus Roof Drain Replacements  
**Project Description:** Replace roof drains and scuppers on the original buildings, including all related work.  
**SBC Project No.** 166/017-02-2022  
**Total Project Budget:** \$270,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved a revision in scope  
**Approval Date:** 09/12/2022
- 7) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Silver Point, Tennessee  
**Project Title:** Edgar Evins State Park Cabin Foundation Repairs  
**Project Description:** Shore and rehabilitate footings of cabins, site grading for drainage, and all required related work.  
**SBC Project No.** 126/018-01-2022  
**Total Project Budget:** \$380,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 09/16/2022

8) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Statewide, Tennessee  
**Project Title:** Statewide Paving FY23  
**Project Description:** Repair parking areas at readiness centers statewide including restriping, site drainage, and all required related work.  
**SBC Project No.** 361/000-04-2022  
**Total Project Budget:** \$950,000.00  
**Source of Funding:** \$ 0.00 22/23 CurrFunds-CapImp (A)  
\$475,000.00 22/23 CurrFunds-CapMaint (A)  
\$475,000.00 Federal Funds (NGB)) (F)  
**Approval:** Approved a revision in project funding  
**Approval Date:** 09/16/2022

**Approvals of Contract Amendments**

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / West Tennessee River Basin Authority  
**Location:** Statewide, Tennessee  
**Project Title:** Engineering Consultant  
**Project Description:** Provide professional engineering services to West Tennessee River Basin Authority (WTRBA).  
**SBC Project No.** 128/020-01-2020  
**Total Project Budget:** \$1,000,000.00  
**Current Project Funding:** \$ 800,000.00  
**Source of Funding:** \$ 200,000.00 19/20 (WTRBA) CurrFunds-MajMaint (A)  
\$ 200,000.00 20/21 (WTRBA) CurrFunds-MajMaint (A)  
\$ 200,000.00 21/22 (WTRBA) CurrFunds-MajMaint (A)  
\$ 200,000.00 22/23 (WTRBA) CurrFunds-MajMaint (A)  
**Approval:** Approved a revision in project funding  
**Approval Date:** 09/12/2022

**Approvals of Acquisitions and Disposals of State Property**

- Reported the following two acquisitions of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** Tennessee State University  
**Transaction Description:** Transaction No. 22-05-010  
**Location:** TSU Nursery Research Center (TSUNRC)  
Warren County – 3.0 ± acres – 0 Cadillac Lane, McMinnville, TN  
**Owner(s):** Anna Dempster  
**Estimated Purchase Price:** Gift  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved acquisition in fee and utilizing a third party with waiver of appraisal  
**Approval Date:** 09/12/2022

- 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Transaction Description:** Transaction No. 22-06-002  
**Location:** Justin P. Wilson Cumberland Trail State Park (JPWCTSP)  
Cumberland County – 72 ± acres – Off Hinch Mountain Road, Crossville, TN  
**Owner(s):** Steve Lawson  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** 22/23 State Lands Acquisition Fund (A)  
**Approval:** Approved acquisition in fee  
**Approval Date:** 09/23/2022

**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*)
- 1) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** McClung Tower Renovation-Africana Studies  
**SBC Project No.** 540/009-06-2022  
**Designer:** Thomas Caldwell Architect  
**Amount:** \$23,640.00  
**Explanation:** This ASR is for FF&E consultant services considered to be inherent to the successful execution of the project.  
**Approval Date:** 09/26/2022  
**OSA Receipt Date:** 09/26/2022
- 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Caryville, Tennessee  
**Project Title:** Cove Lake State Park Waterline Replacement  
**SBC Project No.** 126/027-01-2021  
**Designer:** McGill Associates, P.A., Inc.  
**Amount:** \$18,732.00  
**Explanation:** This ASR for a topographic survey considered to be inherent to the successful execution of the project.  
**Approval Date:** 09/07/2022  
**OSA Receipt Date:** 09/07/2022
- 3) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Memphis, Tennessee  
**Project Title:** Memphis Readiness Center Parking Improvements  
**SBC Project No.** 361/065-01-2021  
**Designer:** ETFC Architects  
**Amount:** \$8,000.00  
**Explanation:** This ASR is for services needed due to an owner-requested change to the proposed parking lot location which is identified as a programmatic change.  
**Approval Date:** 09/13/2022  
**OSA Receipt Date:** 09/14/2022

- 4) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Memphis, Tennessee  
**Project Title:** Memphis Regional Megasite  
**SBC Project No.** 529/000-02-2010  
**Designer:** SSOE Group  
**Amount:** \$574,200.00  
**Explanation:** This additional service is for the provision of a full-time site representative during the construction of the wastewater treatment plant for quality control and daily observations.  
**Approval Date:** 08/25/2022  
**OSA Receipt Date:** 08/25/2022
- 5) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** TN Residence Stormwater System Replacement Ph 1  
**SBC Project No.** 529/028-01-2021  
**Designer:** W&A Engineering  
**Amount:** \$2,700.00  
**Explanation:** This ASR is for under-ground utility location and survey work considered to be inherent to the successful execution of the project.  
**Approval Date:** 09/22/2022  
**OSA Receipt Date:** 09/26/2022

- **Annual Report of Facilities Assessment** for the National Civil Rights Museum in Memphis (in accordance with the lease agreement between the State and the Lorraine Civil Rights Museum Foundation)

**Other Business**

There being no further business, the meeting adjourned at 11:28 a.m.

\*\*\*\*\*



EAST TENNESSEE STATE UNIVERSITY

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

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

**Project Title:** Nursing Program Expansion

**Project Description:** Renovate and equip McCune-Welch Hall located on the Kingsport campus to create high and low fidelity simulation spaces, including classrooms and labs.

**SBC Number:** 369/005-07-2022

**Total Project Budget:** \$2,500,000.00

**Current Project Funding:** \$ 800,000.00

**Source of Funding:** \$ 800,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a FY 22/23 **disclosed** project in the capital budget (Kingsport Program Expansion). The project title has been modified from the capital budget for clarity. The current funding will fully fund the renovations and equipment for approximately 2,250 sq. ft. on the 2<sup>nd</sup> floor and a portion of the design for the remainder of the 2<sup>nd</sup> and 3<sup>rd</sup> floor renovations.

**Minutes:** 10/13/2022 SBC Approved project and to select a designer

\*\* Work done in Sullivan County

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

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

**Project Title:** Lot 7 Improvements

**Project Description:** This project will construct curbs, entrance lanes, and islands so vehicles can circulate more safely, relocate light poles, and all related work.

**SBC Number:** 373/003-01-2022

**Total Project Budget:** \$1,230,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$750,000.00	\$480,000.00	\$1,230,000.00	Plant Funds (Aux - R&R)	(A)
<b>Original Project Budget:</b>	<b>\$750,000.00</b>				
<b>Change in Funding:</b>		<b>\$480,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$1,230,000.00</b>		

**Comment:** This request adds funding to increase the project budget from \$750,000.00 to \$1,230,000.00. The additional funds are needed to fully fund the project based on bids received early this year.

**Previous Action:** 02/10/2022 SBC Approved project and to select a designer  
02/28/2022 SBC Approved designer selection (Hurst-Rosche, Inc.)

**Minutes:** 10/13/2022 SBC Approved a revision in project budget and funding

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

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

**Project Title:** Campus Master Plan

**Project Description:** This project will provide a new Campus Master Plan for Austin Peay State University.

**SBC Number:** 373/003-09-2022

**Total Project Budget:** \$500,000.00

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

**Comment:** The current master plan was completed in 2013 with an update in 2017.

**Minutes:** 10/13/2022 SBC Approved project and issuing a Request for Qualifications for master planning services

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

**Requested Action:** Approval of a project and to Issue a Request for Proposal for master planning services

**Project Title:** Master Plan

**Project Description:** Develop Master Plan.

**SBC Number:** 166/017-03-2022

**Total Project Budget:** \$200,000.00

**Source of Funding:** \$200,000.00 Plant Funds (Non-Aux) (A)

**Comment:** Current Master Plan was completed in 2013.

**Minutes:** 10/13/2022 SBC Approved project and issuing a Request for Proposal for master planning services

TENNESSEE BOARD OF REGENTS

**Dyersburg State Community College, Dyersburg, Dyer County, Tennessee**

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

**Project Title:**               Baseball and Softball Training Facility

**Project Description:**       Create a new indoor pitching/hitting facility and install synthetic turf on the softball infield/sidelines on the main Dyersburg Campus.

**SBC Number:**               166/017-02-2021

**Total Project Budget:**     \$1,820,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>	
	\$1,700,000.00	\$120,000.00	\$1,820,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<b>\$1,700,000.00</b>			
<b>Change in Funding:</b>		<b>\$120,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$1,820,000.00</b>	

**Comment:**                   Three bids were received on September 7, 2022. Funds are being added to award base bid and one alternate (\$1,604,851.00) to Universal Contractors LLC. Bids were over the target due to an increase in the cost of artificial turf. There will be no additional designer fees.

**Previous Action:**       10/14/2021   SBC   Approved project  
                                   10/25/2021   SBC   Approved designer selection (McGehee Nicholson Burke Architects, P.C.)

**Minutes:**                   10/13/2022   SBC   Approved a revision in project budget and funding to award a contract (Universal Contractors LLC)

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

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

**Project Title:** University Center Renovations

**Project Description:** Renovations of the building service and electrical systems; HVAC system, plumbing, lighting, ceilings, building finishes, doors, hardware, windows, roof system; upgrade restrooms; upgrade food service systems; correct drainage problems; repair building envelope; asbestos abatement; and ADA and life safety code upgrades. A new entrance with elevator is also included. There will be wall reconfigurations changing layout, and accommodating system and code upgrades.

**SBC Number:** 540/005-03-2022

**Total Project Budget:** \$33,000,000.00

<b>Source of Funding:</b>	\$ 2,250,000.00	Plant Funds (Aux-Dining/Retail)	(A)
	\$ 3,450,000.00	Plant Funds (Non-Aux)	(A)
	\$ 100,000.00	Gifts	(O)
	\$27,200,000.00	TSSBA	(A)

**Comment:** Four proposals were received on August 11, 2022. The Notice of Intent to award was sent on September 9, 2022, naming Hoar Construction, LLC as the best evaluated proposer. No protests were received in the protest period.

**Previous Action:**

06/21/2022	SBC	Approved project and to select a designer
06/21/2022	ESC	Approved designer selection (MBI Companies, Inc.)
07/13/2022	SBC	Approved utilizing CM/GC alternative delivery method

**Minutes:** 10/13/2022 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction, LLC)

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

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

**Project Title:** Roof Replacements

**Project Description:** Replacement of roofs and repair parapets and flashing for the Van Vleet Building, Physical Plant Building, Physical Plant Shop, Molecular Science Building, 910 Madison Building, and 920 Madison Building. Project includes all related work.

**SBC Number:** 540/013-06-2022

**Total Project Budget:** \$2,640,000.00

**Source of Funding:** \$2,640,000.00          22/23          CurrFunds-CapMaint          (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

All roofs are modified bitumen and will be replaced with a new roofing system. The current roofs were installed in the following years: Van Vleet Building (1995), Physical Plant Building (1995), Physical Plant Shop (1995), Molecular Science (1995), 910 Madison Ave Building (1965), and 920 Madison Ave Building (1990).

The Tennessee Historical Commission has determined that this project will not adversely affect the Van Vleet Building, Physical Plant Shop, Molecular Sciences Building, and 910 Madison Ave Building, State-owned resources and no further action is necessary.

**Minutes:** 10/13/2022          SBC          Approved project and to select a designer

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

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

**Project Title:** Campus Telephone Infrastructure Upgrades

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

**SBC Number:** 540/009-35-2022

**Total Project Budget:** \$2,500,000.00

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

**Comment:** This is a FY 22/23 **disclosed** project in the capital budget.

**Minutes:** 10/13/2022 SBC Approved project and to select a designer



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

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

**Project Title:** Haslam Business MILC

**Project Description:** Renovation to expand the Masters Investment Learning Center (MILC) in the Haslam College of Business. Renovations include reworking and updating existing spaces that include building finishes and some building systems. Includes all related work to complete the project.

**SBC Number:** 540/009-36-2022

**Total Project Budget:** \$1,640,000.00

**Source of Funding:** \$1,640,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is an additional FY 22/23 **disclosed** project reported by THEC in Quarter 2.

**Minutes:** 10/13/2022 SBC Approved project and to select a designer

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

**Requested Action:** Approval of a project and proceeding with the process to select a designer, utilizing Construction Manager/General Contractor alternative delivery method 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:** \$ 300,000.00

**Source of Funding:** \$ 300,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a FY 22/23 **disclosed** project in the capital budget. This request is for the design phase of Strong Hall. Currently, the Strong Hall lab subproject total estimate is approximately \$3,500,000.00. The CM/GC is requested, for the Strong Hall subproject, due to the uniqueness of the needs and the building will be occupied during construction. The CM/GC should be able to assist with planning/reviewing existing conditions for this specialty lab as well as helping to schedule sequences of work in a building which has ongoing classes and research.

**Minutes:** 10/13/2022 SBC Approved project and to select a designer, utilizing CM/GC alternative delivery method 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:**               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:**     \$3,600,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	Gift-In-Place	(O)
	\$2,118,000.00	\$1,482,000.00	\$3,600,000.00		
<b>Original Project Budget:</b>	<b>\$2,118,000.00</b>				
<b>Change in Funding:</b>		<b>\$1,482,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$3,600,000.00</b>		

**Comment:**                   This request increases the budget from \$2,118,000.00 to \$3,600,000.00. This increase is needed for the donor to accept the bid for construction.

**Previous Action:**       02/10/2022   SBC   Approved gift-in-place project, with plans and specifications to be approved by the State Architect.  
                                   05/12/2022   SBC   Approved a revision in budget and funding

**Minutes:**                   10/13/2022   SBC   Approved a revision in project budget and funding

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

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

**Project Title:**               Neyland Thompson Sports Center Renovation

**Project Description:**       Renovation of the ~~second floor of the~~ Neyland Thompson Sports Complex to provide administrative offices and support areas. Includes *envelope improvements* and all related work to complete the project.

**SBC Number:**               540/009-31-2022

**Total Project Budget:**     \$4,100,000.00

**Current Project Funding:**   \$ 500,000.00

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

**Comment:**                 This request adds scope for envelope improvements and other areas of interior space.

**Previous Action:**           07/13/2022   SBC   Approved project and to select a designer  
                                   07/25/2022   ESC   Approved designer selection (The Lewis Group Architects, Inc. P.C.)

**Minutes:**                 10/13/2022   SBC   Approved a revision in project scope

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**               Walters Renovation - Cinema Studies

**Project Description:**       This project will renovate space for the Cinema Studies Program. Renovations will include redistribution of existing spaces along with all related modifications to the building systems for this new use.

**SBC Number:**               540/009-20-2021

**Total Project Budget:**     \$1,230,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 500,000.00	\$730,000.00	\$1,230,000.00	Plant Funds (Non-Aux)   (A)
<b>Original Project Budget:</b>	<b>\$ 500,000.00</b>			
<b>Change in Funding:</b>		<b>\$730,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$1,230,000.00</b>	

**Comment:**                   This request increases the budget from \$500,000.00 to \$1,230,000.00. The increase is based on the designer’s estimate and is driven by current market conditions, primarily mechanical work, and additional user requests.

**Previous Action:**       08/12/2021   SBC   Approved project and to select a designer.  
                                   08/23/2021   ESC   Approved designer selection (The Architecture Collaborative, LLC)

**Minutes:**                 10/13/2022   SBC   Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin, Weakley County, Tennessee

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

**Project Title:** ADA Campus Upgrades

**Project Description:** ADA upgrades for restrooms, building entrances, accessible egress doors, signage, and door hardware. Project includes all related work.

**SBC Number:** 540/011-08-2022

**Total Project Budget:** \$2,510,000.00

**Source of Funding:** \$2,510,000.00      22/23      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item in the capital budget. Primary facilities include: Hall-Moody Administration (1959), Gooch Hall (1972), Crisp Hall (1942), Holland McCombs (1927), Paul Meek Library (1968), and the ROTC Building (1987).

The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources, Hall-Moody Administration, Gooch Hall, Crisp Hall, Holland McCombs, and Paul Meek Library, and no further action is necessary.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin, Weakley County, Tennessee

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

**Project Title:** Clement Building Systems Upgrade

**Project Description:** Upgrades the 3rd the 4th floor building systems, replacement of windows, finishes, and correction of drainage issues. Also addresses code deficiencies, abates hazardous material as necessary, and all related work.

**SBC Number:** 540/011-09-2022

**Total Project Budget:** \$4,160,000.00

**Source of Funding:** \$4,160,000.00          22/23          CurrFunds-CapMaint(MP)    (A)

**Comment:** This is a FY 22/23 line-item in the capital budget.

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

**Minutes:** 10/13/2022    SBC    Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

**Project Title:**               Establish Veterans Park & Demolition of Dormitories

**Project Description:**       Demolition and abatement of the Grove Apartments to establish a veteran’s park. Includes all related work to complete the project.

**SBC Number:**               540/011-01-2022

**Total Project Budget:**     \$1,500,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$0.00	\$500,000.00	21/22	CurrFunds-CapImp	(A)
	0.00	1,000,000.00	1,000,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$ 500,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,000,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,500,000.00</b>			

**Comment:**                   This request increases the funding from \$500,000.00 to \$1,500,000.00 fully funding the project and provides for demolition of all Grove Apartments to establish the park.

**Previous Action:**       06/21/2022   SBC   Approved project and to select a designer  
                                   06/21/2022   ESC   Approved designer selection (PROJX, LLC)

**Minutes:**                 10/13/2022   SBC   Approved a revision in project funding



UNIVERSITY OF TENNESSEE

University of Tennessee, Statewide, Tennessee

**Requested Action:**        **Approval of a revision in project budget and funding; extending a portion of the contracts an additional three years and selecting additional consultants for an additional three years**

**Project Title:**            Professional Consultants

**Project Description:**    This project will provide system-wide professional consulting services for various types of specialties.

**SBC Number:**            540/000-01-2020

**Total Project Budget:**    \$6,759,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	Plant Funds (Non-Aux)    (A)
	\$4,805,000.00	\$1,954,000.00	\$6,759,000.00	
<b>Original Project Budget:</b>	<b>\$4,805,000.00</b>			
<b>Change in Funding:</b>		<b>\$1,954,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$6,759,000.00</b>	

**Comment:**                This increases the budget from \$4,805,000.00 to \$6,759,000.00 providing for the remaining three years of the contract extensions. Contracts that are being extended are **highlighted** below and services where additional consultants are being requested are shown with a TBD below.

**Previous Action:**        10/08/2020    SBC    Approved procurement and to issue RFQs  
                                  04/08/2021    SBC    Approved revision in project budget and funding  
                                  07/22/2021    SBC    Approved revision in project budget and funding  
                                  10/14/2021    SBC    Approved a revision in project budget and funding, extending current contracts an additional 12 months, and to select designers

**Minutes:**                10/13/2022    SBC    Approved a revision in project budget and funding; extending a portion of the contracts an additional three years and selecting additional consultants for an additional three years

## Professional Consultant Contract Dates

Contracts are extended and utilized up to five years based on State Building Commission Approvals.

Specialty	Firm	Start Date	End Date	Requested Extension Date
Architectural - Knoxville	Architects Weeks Ambrose McDonald, Inc.	11/01/2020	10/31/2021	
Architectural - Knoxville	Dollar & Ewers Architecture, Inc.	11/01/2020	10/31/2022	
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2020	10/31/2021	
Architectural - Knoxville	Brewer, Ingram & Fuller Architects, Inc.	11/01/2021	10/31/2022	
Architectural - Knoxville	The Architectural Collaborative, LLC	11/01/2021	10/31/2022	
<b>Architectural - Knoxville</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Architectural - Knoxville</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Architectural - Knoxville</b>	<b>TBD</b>	11/01/2022		10/31/2025
Architectural - Chattanooga	Franklin Associates Architects	11/01/2020	10/31/2021	
Architectural - Chattanooga	Workshop Architecture, LLC	11/01/2020	10/31/2021	
<b>Architectural - Chattanooga</b>	<b>Tinker Ma, Inc.</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
<b>Architectural - Chattanooga</b>	<b>Derthick Henley &amp; Wilkerson Architects, PLLC</b>	<b>11/01/2021</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
<b>Architectural - Chattanooga</b>	<b>Billingsley Architecture</b>	<b>11/01/2021</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
Architectural - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2022	
Architectural - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022	
Architectural - Memphis/Martin	Renaissance Group, Inc.	11/01/2020	10/31/2022	
<b>Architectural - Memphis/Martin</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Architectural - Memphis/Martin</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Architectural - Memphis/Martin</b>	<b>TBD</b>	11/01/2022		10/31/2025
Architectural - Nashville	Aecom Technical Services, Inc.	11/01/2020	10/31/2022	
<b>Architectural - Nashville</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Architectural - Nashville</b>	<b>TBD</b>	11/01/2022		10/31/2025
	<b>Roof Design &amp; Consulting Services, Inc.</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
<b>Bldg. Envelope - Knoxville</b>	<b>Inc.</b>			
Bldg. Envelope - Chattanooga	Building Management Consultants	11/01/2020	10/31/2021	
	Hefferlin + Kronenberg Architects, PLLC	11/01/2021	10/31/2022	
Bldg. Envelope - Chattanooga				
Bldg. Envelope - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2022	
<b>Bldg. Envelope - Nashville</b>	<b>Professional Service Industries</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
Civil - Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022	
Civil - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2022	
<b>Civil - Knoxville</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Civil - Knoxville</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Civil - Chattanooga</b>	<b>Croy Engineering, LLC</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
<b>Civil - Chattanooga</b>	<b>March Adams &amp; Associates, Inc.</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
Civil - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022	
Civil - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2022	
<b>Civil - Memphis/Martin</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Civil - Memphis/Martin</b>	<b>TBD</b>	11/01/2022		10/31/2025
Civil - Nashville	Collier Engineering Co, Inc.	11/01/2020	10/31/2022	

Civil - Nashville	TBD	11/01/2022		10/31/2025
Civil - Nashville	TBD	11/01/2022		10/31/2025
Electrical - Knoxville	West Welch Reed Engineers, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Knoxville	Facility Systems Consultants, LLC	11/01/2020	10/31/2022	10/31/2025
Electrical – Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Memphis/Martin	OGCB, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022	
Electrical - Nashville	TBD	11/01/2022	10/31/2022	10/31/2025
Electrical - Nashville	TBD	11/01/2022	10/31/2022	10/31/2025
Electrical-Pwr Dist - Knoxville	Allen & Hoshall, Inc.	11/01/2020	10/31/2022	
Electrical-Pwr Dist - Chattanooga	MBI Companies, Inc.	11/01/2020	10/31/2021	
Electrical-Pwr Dist - Chattanooga	CMTA, Inc.	11/01/2021	10/31/2022	
Electrical-Pwr Dist - Chattanooga	TBD	11/01/2022	10/31/2022	10/31/2025
Environmental - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2021	
Environmental – Knoxville	Quantum Environmental & Engineering Services, LLC	11/01/2020	10/31/2022	10/31/2025
Environmental - Knoxville	Geoservices, LLC	11/01/2021	10/31/2022	10/31/2025
Environmental - Chattanooga	S&ME, Inc.	11/01/2020	10/31/2021	
Environmental - Chattanooga	Barge Design Solutions, Inc.	11/01/2020	10/31/2021	
Environmental - Chattanooga	Professional Environmental Consulting, Inc.	11/01/2021	10/31/2022	10/31/2025
Environmental - Chattanooga	Jacobs Engineering Group, Inc.	11/01/2021	10/31/2022	10/31/2025
Environmental - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022	
Environmental - Memphis/Martin	TBD	11/01/2022		10/31/2025
Environmental - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022	10/31/2025
Geotechnical – Knoxville	Shield Engineering, Inc.	11/01/2020	10/31/2022	10/31/2025
Geotechnical – Knoxville	Geoservices, LLC	11/01/2020	10/31/2022	10/31/2025
Geotechnical – Memphis/Martin	Terracon Consultants, Inc.	11/01/2020	10/31/2022	
Geotechnical – Nashville	ECS Southeast, LLP	11/01/2020	10/31/2022	10/31/2025
Interior Design – Knoxville	Z Creative Group, Inc.	11/01/2020	10/31/2022	
Interior Design – Knoxville	Lauderdale Design Group, Inc.	11/01/2020	10/31/2022	
Interior Design – Knoxville	TBD	11/01/2022		10/31/2025
Interior Design – Knoxville	TBD	11/01/2022		10/31/2025
Landscape - Knoxville	Ross/Fowler, PC	11/01/2020	10/31/2022	10/31/2025
Landscape - Knoxville	Hedstrom Landscape Architecture	11/01/2020	10/31/2022	10/31/2025
Landscape - Chattanooga	Ross/Fowler, PC	11/01/2020	10/31/2022	10/31/2025
Landscape - Chattanooga	Croy Engineering, LLC	11/01/2020	10/31/2022	10/31/2025
Landscape - Memphis/Martin	Dalhoff Thomas Design, LLC	11/01/2020	10/31/2022	
Landscape - Nashville	Hodgson and Douglas, LLC	11/01/2020	10/31/2022	10/31/2025
Mechanical - Knoxville	IC Thomasson Associates	11/01/2020	10/31/2022	10/31/2025
Mechanical - Knoxville	Engineering Services Group	11/01/2020	10/31/2022	10/31/2025
Mechanical - Chattanooga	Compass Commissioning & Design	11/01/2020	10/31/2022	10/31/2025

<b>Mechanical – Chattanooga</b>	<b>Advanced Energy Engineering &amp; Design, Inc.</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
Mechanical - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2022	
Mechanical - Memphis/Martin	Barham/Cain/Mynatt, Inc.	11/01/2020	10/31/2022	
Mechanical - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022	
<b>Mechanical - Memphis/Martin</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Mechanical - Memphis/Martin</b>	<b>TBD</b>	11/01/2022		10/31/2025
Mechanical - Nashville	Edmonds Engineering, Inc.	11/01/2020	10/31/2022	
<b>Mechanical - Nashville</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Mechanical - Nashville</b>	<b>TBD</b>	11/01/2022		10/31/2025
Structural - Knoxville	Allen & Hoshall, Inc.	11/01/2020	10/31/2021	
Structural - Knoxville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022	
Structural - Knoxville	Bennett & Pless, Inc.	11/01/2021	10/31/2022	
<b>Structural - Knoxville</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Structural - Knoxville</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Structural - Chattanooga</b>	<b>Bennett &amp; Pless, Inc.</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
<b>Structural - Chattanooga</b>	<b>March Adams &amp; Associates, Inc.</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
<b>Structural - Memphis/Martin</b>	<b>A2H, Inc.</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
<b>Structural - Memphis/Martin</b>	<b>Burr &amp; Cole Consulting Engineers</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
<b>Structural - Nashville</b>	<b>Ross Bryan Associates, Inc.</b>	<b>11/01/2020</b>	<b>10/31/2022</b>	<b>10/31/2025</b>
Survey – Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022	
Survey – Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2022	
<b>Survey – Knoxville</b>	<b>TBD</b>	11/01/2022		10/31/2025
<b>Survey – Knoxville</b>	<b>TBD</b>	11/01/2022		10/31/2025

DEPARTMENT OF ENVIRONMENT & CONSERVATIONBicentennial Capitol Mall State Park, Nashville, Davidson County, Tennessee

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

**Project Title:** Bicentennial Capitol Mall State Park Equipment Repairs

**Project Description:** Equipment repairs and updates in landscaping and masonry at the Bicentennial Capitol Mall State Park and all required related work.

**SBC Number:** 126/124-01-2022

**Total Project Budget:** \$9,710,000.00

**Source of Funding:** \$9,710,000.00      22/23      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget. The equipment repairs include, but are not limited to, irrigation systems and the carillon.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer



DEPARTMENT OF ENVIRONMENT & CONSERVATIONFort Loudoun State Historic Park, Vonore, Monroe County, Tennessee

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

**Project Title:** Fort Loudoun State Historic Park ADA Upgrades

**Project Description:** ADA improvements that meet federal standards at Fort Loudoun State Park and all required related work.

**SBC Number:** 126/117-01-2022

**Total Project Budget:** \$2,840,000.00

**Source of Funding:** \$2,840,000.00      22/23      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONHarpeth River State Park, Kingston Springs, Cheatham County, Tennessee

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

**Project Title:** Harpeth River State Park Visitor Center and Canoe Access

**Project Description:** Construct a visitor center and support facilities at Harpeth River State Park, a canoe access site with parking at the Harpeth River, and all required related work.

**SBC Number:** 126/100-01-2022

**Total Project Budget:** \$6,500,000.00

**Source of Funding:** \$6,500,000.00      22/23      CurrFunds-CapImp      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer



DEPARTMENT OF ENVIRONMENT & CONSERVATIONJustin P. Wilson Cumberland Trail State Park, Caryville, Campbell County, Tennessee

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

**Project Title:** Justin P. Wilson Cumberland Trail State Park Facilities Upgrades

**Project Description:** Improvements including ranger contact station, restroom facility, parking and day use facilities and all required related work

**SBC Number:** 126/031-01-2022

**Total Project Budget:** \$5,540,000.00

**Source of Funding:** \$5,540,000.00      22/23      CurrFunds-CapImp      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.  
This project will create a new access point and associated amenities for this park.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONNorris Dam State Park, Rocky Top, Campbell County, Tennessee

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

**Project Title:** Norris Dam State Park ADA Upgrades

**Project Description:** Provide ADA improvements that meet federal standards at Norris Dam State Park and all required related work.

**SBC Number:** 126/063-02-2022

**Total Project Budget:** \$2,470,000.00

**Source of Funding:** \$2,470,000.00      22/23      CurrFunds-CapMaint (MP)      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

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

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

**Project Title:** Pickett CCC Memorial State Park ADA Upgrades

**Project Description:** ADA improvements that meet federal standards at Pickett CCC Memorial State Park and all required related work.

**SBC Number:** 126/078-01-2022

**Total Project Budget:** \$3,540,000.00

**Source of Funding:** \$3,540,000.00      22/23      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

South Cumberland State Park, Monteagle, Grundy County, Tennessee

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

**Project Title:** South Cumberland State Park ADA Upgrades

**Project Description:** ADA improvements that meet federal standards at South Cumberland State Park and all required related work.

**SBC Number:** 126/116-02-2022

**Total Project Budget:** \$2,630,000.00

**Source of Funding:** \$2,630,000.00      22/23      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONStatewide, Tennessee

**Requested Action:** Approval of a project and to utilize a Central Procurement Office contract to perform the work

**Project Title:** Statewide State Park Playground Replacements

**Project Description:** Replacement of playground facilities, associated infrastructure and all required related work.

**SBC Number:** 126/000-03-2022

**Total Project Budget:** \$2,000,000.00

**Source of Funding:** \$2,000,000.00      22/23      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

A Central Procurement Office contract is being requested due to the limited scope of the replacement work.

Design services for the protective playground surface, equipment, and associated fall protection will be provided by the equipment vendor.

**Minutes:** 10/13/2022      SBC      Approved project and utilizing a Central Procurement Office contract to perform the work

DEPARTMENT OF AGRICULTURE

**Statewide, Tennessee**

**Requested Action:** Approval of a project and to issue a Request for Qualifications for a consultant

**Project Title:** Statewide Facilities Assessment and Maintenance Plan

**Project Description:** Provide a comprehensive needs assessment and develop a maintenance budget and repair schedule for all of the Division of Forestry facilities statewide.

**SBC Number:** 100/010-07-2022

**Total Project Budget:** \$1,050,000.00

**Source of Funding:** \$1,050,000.00      22/23      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and issuing a Request for Qualifications for a consultant

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

<b>Requested Action:</b>	<b>Approval of a revision in project scope</b>		
<b>Project Title:</b>	TSB Building and Site Improvements Phase 2		
<b>Project Description:</b>	Renovations to Building 1-A, 1-B, the gymnasium, <i>and</i> outdoor playground area; <i>addition to the gymnasium; replacement of outdoor playground equipment;</i> and all required related work.		
<b>SBC Number:</b>	168/005-01-2022		
<b>Total Project Budget:</b>	\$13,410,000.00		
<b>Source of Funding:</b>	\$13,410,000.00	22/23	CurrFunds-CapImp (A)
<b>Comment:</b>	The scope description is being modified to clarify that the renovation of the gymnasium includes constructing an addition to satisfy program objectives.		
<b>Previous Action:</b>	07/13/2022	SBC	Approved project and to select a designer
	07/25/2022	ESC	Approved designer selection (Bauer Askew Architecture, PLLC)
<b>Minutes:</b>	10/13/2022	SBC	Approved a revision in project scope

DEPARTMENT OF GENERAL SERVICES665 Mainstream (Piedmont), Nashville, Davidson County, Tennessee

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

**Project Title:** 665 Mainstream Paving and Exterior Envelope Repairs

**Project Description:** Site repairs and paving including curbing; ADA compliant ramps and sidewalks; exterior repairs; painting and caulking of the building; window and skylight replacement; and all required related work.

**SBC Number:** 529/012-01-2022

**Total Project Budget:** \$6,400,000.00

**Source of Funding:** \$6,400,000.00      22/23      FRF CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer



DEPARTMENT OF GENERAL SERVICESAndrew Johnson Tower, Nashville, Davidson County, Tennessee

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

**Project Title:** Andrew Johnson Tower Mechanical Replacement

**Project Description:** Replacement of make up air unit, terminal units, building automation system, and all required related work.

**SBC Number:** 529/078-02-2022

**Total Project Budget:** \$7,800,000.00

**Source of Funding:** \$7,800,000.00      22/23      FRF CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESNorth Chattanooga - DLT Station, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Driver Service Center Interior and Exterior Renovation - Bonny Oaks

**Project Description:** Interior and exterior renovations and all required related work.

**SBC Number:** 502/052-01-2022

**Total Project Budget:** \$4,200,000.00

**Source of Funding:** \$4,200,000.00      22/23      FRF CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESHart Lane Nashville - DLT Station, Nashville, Davidson County, Tennessee

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

**Project Title:** Driver Service Center Interior and Exterior Renovation - Hart Lane

**Project Description:** Interior and exterior renovations and all required related work.

**SBC Number:** 502/056-01-2022

**Total Project Budget:** \$4,400,000.00

**Source of Funding:** \$4,400,000.00      22/23      FRF CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESEllington Agricultural Center, Nashville, Davidson County, Tennessee

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

**Project Title:** Ellington Agricultural Center Porter Lab Mechanical Replacement

**Project Description:** Replacement of mechanical equipment, commissioning, and all required related work.

**SBC Number:** 100/000-01-2022

**Total Project Budget:** \$16,100,000.00

**Source of Funding:** \$16,100,000.00      22/23      FRF CurrFunds-CapMaint (MP)      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

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

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESJackson Supreme Court Bldg, Jackson, Madison County, Tennessee

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

**Project Title:** Jackson Supreme Court Exterior Cleaning and Repairs and Interior Renovation

**Project Description:** Exterior cleaning and repairs, limited interior renovations, and all required related work.

**SBC Number:** 523/073-01-2022

**Total Project Budget:** \$5,200,000.00

**Source of Funding:** \$5,200,000.00      22/23      FRF CurrFunds-CapMaint      (A)

**Comment:** This is a FY 22/23 line-item project in the capital budget.

**Minutes:** 10/13/2022      SBC      Approved project and to select a designer

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State