

**MINUTES**  
STATE BUILDING COMMISSION  
September 8, 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 11:04 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  
Tre Hargett, Secretary of State  
David Lillard, State Treasurer  
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
- State Building Commission

PRESENTER

President Randy Boyd  
State Architect Ann McGauran

## CONSENT AGENDA

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

1. Agency: **Austin Peay State University**  
Project Title: C. E. Harvill Food Venue Renovation  
SBC Project No: 373/003-08-2022  
Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect
  
2. Agency: **Middle Tennessee State University**  
Project Title: Applied Engineering Building  
SBC Project No: 366/009-09-2021  
Requested Action: Approval of a revision in funding
  
3. Agency: **Middle Tennessee State University**  
Project Title: Campus Quadrangle Site Improvements  
SBC Project No: 366/009-04-2022  
Requested Action: Approval to cancel the project
  
4. Agency: **Tennessee Board of Regents / Middle Tennessee State University**  
Project Title: Tennis Facility Improvements  
SBC Project No: 166/009-01-2021  
Requested Action: Approval of a revision in project budget and funding to award a contract
  
5. Agency: **Tennessee Board of Regents / Cleveland State Community College**  
Project Title: Campus Revitalization  
SBC Project No: 166/013-01-2018  
Requested Action: Approval of a revision in project scope
  
6. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: Vet Medical Center – Teaching & Learning Center  
SBC Project No: 540/001-02-2018  
Requested Action: Approval of a revision in project budget and funding
  
7. Agency: **Department of Environment & Conservation**  
Project Title: Big Hill Pond State Park Campground Renovations  
SBC Project No: 126/006-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
8. Agency: **Department of Environment & Conservation**  
Project Title: Fall Creek Falls State Park Back Country Bridget and Trail Upgrades  
SBC Project No: 126/036-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
9. Agency: **Department of Environment & Conservation**  
Project Title: Frozen Head State Park Campground Improvements  
SBC Project No: 126/039-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **Department of Environment & Conservation**  
Project Title: Henry Horton State Park ADA Renovations  
SBC Project No: 126/051-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
11. Agency: **Department of Environment & Conservation**  
Project Title: Pickwick Landing State Park Campground Renovations  
SBC Project No: 126/079-03-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
12. Agency: **Department of Environment & Conservation**  
Project Title: Big Ridge State Park Civilian Conservation Corps Cabin Renovations  
SBC Project No: 126/009-01-2022  
Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method for construction
13. Agency: **Department of Environment & Conservation**  
Project Title: Chickasaw State Park Campground Renovations  
SBC Project No: 126/021-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
14. Agency: **Department of Environment & Conservation**  
Project Title: David Crockett Birthplace State Park WWTP Renovations  
SBC Project No: 126/034-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
15. Agency: **Department of Environment & Conservation**  
Project Title: Nathan Bedford Forrest State Park Campground Renovations  
SBC Project No: 126/060-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
16. Agency: **Department of Environment & Conservation**  
Project Title: Statewide State Parks Elevator Modernization  
SBC Project No: 126/000-02-2022  
Requested Action: Approval of a project and to utilize a Central Procurement Office contract to perform the work
17. Agency: **Department of Veterans Services**  
Project Title: West Tennessee State Veterans Cemetery Building Repairs  
SBC Project No: 682/007-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
18. Agency: **Department of Veterans Services**  
Project Title: Middle Tennessee State Veterans Cemetery Gravesite Improvements  
SBC Project No: 682/004-02-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer

19. Agency: **Department of General Services**  
Project Title: TPAC Annual Maintenance Grant  
SBC Project No: 529/000-04-2022  
Requested Action: Approval of a grant agreement
  
20. Agency: **Department of General Services**  
Project Title: THP District 2 Headquarters Chattanooga – New Facility  
SBC Project No: 502/050-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
21. Agency: **Department of General Services**  
Project Title: THP District 5 Headquarters Fall Branch – New Facility  
SBC Project No: 502/048-01-2022  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
22. Agency: **Department of General Services**  
Project Title: THP District 6 Headquarters Cookeville – New Facility  
SBC Project No: 502/003-01-2022  
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
  
24. Agency: **Department of Military**  
Project Title: VTS Tullahoma Transient Training Open Bay Barracks  
SBC Project No: 361/093-01-2021  
Requested Action: Approval of a revision in project budget and funding to award a contract
  
25. Agency: **Department of Military**  
Project Title: Memphis RC Roof Repairs and Facility Update  
SBC Project No: 361/065-02-2020  
Requested Action: Approval of a revision in project budget and funding and to award a construction contract to the Best Value proposer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**               Neyland Stadium South Renovations

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

**SBC Number:**                 540/009-02-2017

**Total Project Budget:**     \$288,000,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>		
	\$109,000,000.00	\$123,600,000.00	\$232,600,000.00	TSSBA	(A)
	37,400,000.00	(16,327,698.00)	21,072,302.00	Plant Funds (Aux-Athletics)	(A)
	33,600,000.00	727,698.00	34,327,698.00	Gifts	(O)

**Original Project Budget:**  
**\$180,000,000.00**

**Change in Funding:**                                 **\$108,000,000.00**  
**Revised Project Budget:**                                 **\$288,000,000.00**

**Comment:**                   This increase is reflected as an additional FY 22/23 disclosed project reported by THEC in Quarter 1. This request increases the budget from \$180,000,000.00 to \$288,000,000.00 based on the designer and CM/GC's estimate for the current market conditions. These funds will further the scope as outlined in the project description. It includes a main expansion of South Concourse 1 which will provide new and increased restrooms and concessions areas along with a new kitchen/commissary. The overall stadium infrastructure will be enhanced including Wi-Fi for fan connectivity while also upgrading existing suites (finishes, glazing, HVAC) and creating a new specialty patron feature in the Founders Suites.

<b>Previous Action:</b>	02/09/2017	SBC	Referred to ESC with authority to act
	02/27/2017	ESC	Approved project and to select a programmer and consultant throughout design and construction phases
	08/10/2017	SBC	Approved project and to select a designer
	11/20/2017	ESC	Approved designer selection (Cope Associates Architecture)
	12/14/2017	SBC	Approved a revision in project budget, funding, and to utilize CM/GC alternative delivery method
	06/14/2018	SBC	Approved CM/GC award to The Christman Company
	07/11/2019	SBC	Approved a revision in funding
	06/10/2021	SBC	Approved a revision in scope and EDP presentation
	09/09/2021	SBC	Approved a revision in scope
	05/12/2022	SBC	Approved a revision in scope and partial EDP

**Minutes:**                   09/08/2022   SBC   Approved a revision in project budget, funding and scope

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**               Nursing Building Reno & Add

**Project Description:**       Funds are provided for a new College of Nursing Building and includes demolition of the existing building.

**SBC Number:**               540/009-16-2021

**Total Project Budget:**     \$106,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 56,810,000.00	\$       0.00	\$56,810,000.00	21/22	CurrFunds-CapImp	(A)
	22,665,000.00	26,525,000.00	49,190,000.00		Plant Funds (Non-Aux)	(A)
	5,525,000.00	(5,525,000.00)	0.00		Gifts	(O)
<b>Original Project Budget:</b>	<b>\$ 85,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$21,000,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$106,000,000.00</b>			

**Comment:**                   This request increases the budget from \$85,000,000.00 to \$106,000,000.00 based on the designer and CM/GC's estimate for the current market conditions.

**Previous Action:**

07/22/2021	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method
07/22/2021	ESC	Approved designer selection (McCarty Holsaple McCarty Architects, Inc.)
12/20/2021	SBC	Approved CM/GC contract award to Blaine Construction Corporation
02/10/2022	SBC	Approved a revision in project scope, budget and funding

**Minutes:**                   09/08/2022   SBC   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 August 11, 2022.

**Report of Items Approved by Office of the State Architect**

- **Change Orders** which result in a net aggregate increase or decrease in excess of 10% of the original contract sum, or which exceed an individual change order item in an amount in excess of \$500,000 (in accordance with Item 6.04(C)(3) of the *SBC By-Laws, Policy & Procedures*)

- 1) **State Procurement Agency:** University of Tennessee **User Agency:** University of TN Space Institute  
**Location:** Tullahoma, Tennessee  
**Project Title:** ADA Compliance UTC & UTSI  
**SBC Project No:** 540/000-01-2017 **Approval Date:** 07/27/2022  
**Designer:** Tinker Ma **Contractor:** Lee Adcock Construction Co.  
**Construction Completion %:** 75% **Targeted Substantial Completion:** 08/19/2022  
**Change Order No.** 3 **Comment: Hidden Conditions/Design Modifications**  
**Change Order Amount:** \$18,709.19 This change order addresses the need for an x-ray of an existing floor slab and for a change to fireproofing which are identified as value added. This change order also addresses an owner-requested change to a mirror which is identified as a design modification and electrical repair work which is identified as a hidden condition.  
**Change Order Percentage:** 2.93%  
**Cumulative Percentage:** 12.28%

**Approved Project Funding**

**Original Bid Target:** \$750,000.00  
**Base Contract Amount:** \$637,539.06  
**Contingency:** \$75,000.00

**After This Change Order**

**Revised Contract Amount:** \$715,843.78  
**Remaining Undedicated Funds:** \$125,000.00

- 2) **State Procurement Agency:** University of Tennessee **User Agency:** University of TN Space Institute  
**Location:** Tullahoma, Tennessee  
**Project Title:** ADA Compliance UTC & UTSI  
**SBC Project No:** 540/000-01-2017 **Approval Date:** 08/16/2022  
**Designer:** Tinker Ma **Contractor:** Lee Adcock Construction Co.  
**Construction Completion %:** 75% **Targeted Substantial Completion:** 08/19/2022  
**Change Order No.** 4 **Comment: Hidden Conditions**  
**Change Order Amount:** \$4,405.72 This change order addresses the need to relocate ducting.  
**Change Order Percentage:** .69%  
**Cumulative Percentage:** 12.97%

**Approved Project Funding**

**Original Bid Target:** \$750,000.00  
**Base Contract Amount:** \$637,539.06  
**Contingency:** \$75,000.00

**After This Change Order**

**Revised Contract Amount:** \$720,249.50  
**Remaining Undedicated Funds:** \$122,000.00

- 3) **State Procurement Agency:** University of Tennessee  
**Location:** Knoxville, Tennessee  
**Project Title:** Window Replacement & Masonry Repairs (20/21)  
**SBC Project No:** 540/009-01-2021  
**Designer:** Lindsay & Maples, Architects  
**User Agency:** UT Knoxville  
**Approval Date:** 07/25/2022  
**Contractor:** McInerney & Associates, Inc.  
**Construction Completion %:** 0%  
**Change Order No.** 1  
**Change Order Amount:** (\$2,804,700.00)  
**Change Order Percentage:** (77.56%)  
**Cumulative Percentage:** (77.56%)  
**Targeted Substantial Completion:** 01/06/2023  
**Comment: Cost Efficiencies**  
This change order addresses the need to credit all costs for construction work associated with Greve Hall and Henson Hall window replacement back to the project which is identified as a cost efficiency.  
**After This Change Order**  
**Approved Project Funding**  
**Original Bid Target:** \$3,193,000.00  
**Base Contract Amount:** \$3,616,300.00  
**Contingency:** \$319,300.00  
**Revised Contract Amount:** \$811,600.00  
**Remaining Undedicated Funds:** \$4,540,000.00
- 4) **State Procurement Agency:** University of Tennessee  
**Location:** Knoxville, Tennessee  
**Project Title:** Roof Replacements 18-19  
**SBC Project No:** 540/009-03-2019  
**Designer:** Studio Four Design  
**User Agency:** UT Knoxville  
**Approval Date:** 08/05/2022  
**Contractor:** Eskola, LLC  
**Construction Completion %:** 100%  
**Change Order No.** 4  
**Change Order Amount:** (\$4,348.75)  
**Change Order Percentage:** (.73%)  
**Cumulative Percentage:** 11.34%  
**Targeted Substantial Completion:** 11/03/2021  
**Comment: Cost Efficiencies**  
This change order is for a credit to the project which is derived from an allowance used to address hidden conditions.  
**After This Change Order**  
**Approved Project Funding**  
**Original Bid Target:** \$680,000.00  
**Base Contract Amount:** \$598,780.00  
**Contingency:** \$68,000.00  
**Revised Contract Amount:** \$666,658.98  
**Remaining Undedicated Funds:** \$2,629,300.00
- 5) **State Procurement Agency:** University of Tennessee  
**Location:** Knoxville, Tennessee  
**Project Title:** Haslam Business – Sales Lab  
**SBC Project No:** 540/009-37-2021  
**Designer:** Brewer, Ingram & Fuller Architects, Inc.  
**User Agency:** UT Knoxville  
**Approval Date:** 07/29/2022  
**Contractor:** Southern Constructors, Inc.  
**Construction Completion %:** 80%  
**Change Order No.** 2  
**Change Order Amount:** \$51,767.59  
**Change Order Percentage:** 29.46%  
**Cumulative Percentage:** 30.25%  
**Targeted Substantial Completion:** 08/14/2022  
**Comment: Added Scope**  
This change order addresses the need to change the storefront procurement from owner-provided to contractor-provided including the construction of a temporary wall which is identified as added scope.  
**After This Change Order**  
**Approved Project Funding**  
**Original Bid Target:** \$296,000.00  
**Base Contract Amount:** \$175,750.00  
**Contingency:** \$30,000.00  
**Revised Contract Amount:** \$228,911.66  
**Remaining Undedicated Funds:** \$100,000.00



- 6) **State Procurement Agency:** TN Board of Regents **User Agency:** Austin Peay State University  
**Location:** Clarksville, Tennessee  
**Project Title:** Roof Replacements  
**SBC Project No:** 166/003-05-2017  
**Designer:** Lyle Cook Martin Arch  
**Construction Completion %:** 37%  
**Change Order No.** 2  
**Change Order Amount:** \$41,134.28  
**Change Order Percentage:** 25.73%  
**Cumulative Percentage:** 25.73%  
**Approved Project Funding**  
**Original Bid Target:** \$159,900.00  
**Base Contract Amount:** \$159,900.00  
**Contingency:** \$17,341.12
- Approval Date:** 07/28/2022  
**Contractor:** Two Rivers Roofing, Inc.  
**Targeted Substantial Completion:** 08/29/2022  
**Comment: Schedule Modifications**  
This change order addresses a contractor claim for expenses relating to extended general conditions. This change order adds 83 days to the project schedule.  
**After This Change Order**  
**Revised Contract Amount:** \$201,034.28  
**Remaining Undedicated Funds:** \$6,206.84
- 7) **State Procurement Agency:** TN Board of Regents **User Agency:** Chattanooga State Community College  
**Location:** Chattanooga, Tennessee  
**Project Title:** Omni Building East Roof Replacement  
**SBC Project No:** 166/012-03-2020  
**Designer:** Derthick, Henley & Wilkerson Arch  
**Construction Completion %:** 73%  
**Change Order No.** 2  
**Change Order Amount:** (\$3,000.00)  
**Change Order Percentage:** (.44%)  
**Cumulative Percentage:** 10.43%  
**Approved Project Funding**  
**Original Bid Target:** \$686,638.00  
**Base Contract Amount:** \$686,636.00  
**Contingency:** \$114,998.00
- Approval Date:** 07/25/2022  
**Contractor:** Tri-State Roofing Construction  
**Targeted Substantial Completion:** 09/23/2022  
**Comment: Cost Efficiencies**  
This change order addresses the need to credit funds back to the project.  
**After This Change Order**  
**Revised Contract Amount:** \$758,274.65  
**Remaining Undedicated Funds:** \$43,359.35
- 8) **State Procurement Agency:** Middle TN State Univ. **User Agency:** Middle TN State University  
**Location:** Murfreesboro, TN  
**Project Title:** Murphy Center Curtain Wall Replacement  
**SBC Project No:** 366/009-03-2020  
**Designer:** Earl Swensson Associates, Inc.  
**Construction Completion %:** 76.5%  
**Change Order No.** 2  
**Change Order Amount:** \$800,175.00  
**Change Order Percentage:** 18.10%  
**Cumulative Percentage:** 18.49%  
**Approved Project Funding**  
**Original Bid Target:** \$4,421,000.00  
**Base Contract Amount:** \$4,421,000.00  
**Contingency:** \$949,000.00
- Approval Date:** 08/04/2022  
**Contractor:** The Parent Company, Inc.  
**Targeted Substantial Completion:** 01/25/2023  
**Comment: Hidden Conditions**  
This change order addresses needed structural and drainage remediation. This change order adds 120 days to the project schedule.  
**After This Change Order**  
**Revised Contract Amount:** \$5,238,449.54  
**Remaining Undedicated Funds:** \$703,941.02

9) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation  
**Location:** Chapel Hill, Tennessee  
**Project Title:** Henry Horton State Park Restaurant & Visitor Center  
**SBC Project No:** 126/051-02-2017 **Approval Date:** 08/12/2022  
**Designer:** Tinker Ma **Contractor:** Southland Constructors, Inc.  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 03/25/2022  
**Change Order No.** 9 **Comment: Unavoidable Delays / Omission /**  
**Change Order Amount:** (\$487.46) **Schedule Modifications / Cost Efficiencies**  
**Change Order Percentage:** (.01%) This change order addresses the need to add 60 days to  
**Cumulative Percentage:** 15.63% the project schedule which is identified as an unavoidable  
delay and 45 days to the project schedule which is  
identified as a schedule modification. This change order  
also addresses the removal of an appliance from the  
project identified as a cost efficiency and addresses the  
need to change electrical components which is identified  
as a designer omission.

**Approved Project Funding**

**Original Bid Target:** \$6,246,842.97  
**Base Contract Amount:** \$5,465,600.00  
**Contingency:** \$1,115,249.82

**After This Change Order**

**Revised Contract Amount:** \$6,319,959.52  
**Remaining Undedicated Funds:** \$994,820.89

10) **State Procurement Agency:** STREAM **User Agency:** Department of Correction  
**Location:** Nashville, Tennessee  
**Project Title:** DSNF Life Safety Upgrades  
**SBC Project No:** 142/011-01-2017 **Approval Date:** 08/09/2022  
**Designer:** Dewberry / Edmonds **Contractor:** Anderson Piping Company, Inc.  
**Construction Completion %:** 80% **Targeted Substantial Completion:** 11/19/2022  
**Change Order No.** 4 **Comment: Hidden Conditions / Omission / Design**  
**Change Order Amount:** \$74,458.00 **Modifications**  
**Change Order Percentage:** 1.73% This change addresses the need to add building  
**Cumulative Percentage:** 20.19% automation components which were identified as a  
designer omission. This change order addresses the  
need to credit the project for the removal of HVAC testing  
which was identified as a design modification. This  
change order addresses the need to relocate existing  
electrical lines, add weather proofing and includes a  
credit to the project for removal of a roof opening which  
were identified as hidden conditions.

**Approved Project Funding**

**Original Bid Target:** \$5,091,496.00  
**Base Contract Amount:** \$4,298,000.00  
**Contingency:** \$494,710.00

**After This Change Order**

**Revised Contract Amount:** \$5,165,954.00  
**Remaining Undedicated Funds:** \$370,259.00

## Initial and Revised Approvals of Capital Projects

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

1) **State Procurement Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Niswonger Village at the ETSU/Eastman Valleybrook Campus  
**Project Description:** Utilize space at ETSU/Eastman Valleybrook location to create a Public Health Simulation Lab. The work to include grading of the site to create pads for student simulation lab (hut) construction. Installation of concrete pads for outdoor classroom exercises and lighting installation for site access.

**SBC Project No.** 369/005-02-2018  
**Original Project Budget:** \$95,000.00  
**Revised Project Budget:** \$13,047.50  
**Source of Funding:** Gifts (O)  
**Approval:** Approved cancellation of the project  
**Approval Date:** 09/08/2022

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

1) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College  
**Location:** Knoxville, Tennessee  
**Project Title:** CPAC Lighting Updates  
**Project Description:** Replace and update electrical and lighting control systems in the Alexander Building Clayton Performing Arts Center.

**SBC Project No.** 166/032-02-2020  
**Total Project Budget:** \$647,000.00  
**Source of Funding:** \$527,000.00 Plant Funds (Non-Aux) (A)  
\$120,000.00 Gifts (O)  
**Approval:** Approved a revision in project budget and funding to award a contract (Skilled Services Quality Construction, LLC) (increase budget by \$330,000.00)  
**Approval Date:** 08/18/2022

2) **State Procurement Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Johnson City Family Practice Maintenance  
**Project Description:** Replace all flooring materials, paint all rooms, and ceiling tiles, *lighting fixtures*, and all associated work in the facility.

**SBC Project No.** 369/005-11-2021  
**Total Project Budget:** \$550,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget, scope, and funding (increase budget by \$300,000.00)  
**Approval Date:** 08/19/2022

- 3) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Tullahoma, Tennessee  
**Project Title:** VTS Tullahoma Cantonment Area Infrastructure Expansion  
**Project Description:** Extend sanitary sewer, natural gas, water, and underground electrical services and all required related work.  
**SBC Project No.** 361/093-03-2022  
**Total Project Budget:** \$590,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved project utilizing Agency Resources for design and a Central Procurement Office contract for construction  
**Approval Date:** 08/19/2022
- 4) **State Procurement Agency:** STREAM / Department of Veterans Services  
**Location:** Nashville, Tennessee  
**Project Title:** Middle Tennessee State Veterans Cemetery Administration Building Repairs  
**Project Description:** Repair or replace existing envelope, interior finishes and all required related work.  
**SBC Project No.** 682/004-01-2022  
**Total Project Budget:** \$550,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 08/19/2022

#### **Approvals of Revisions to Existing Capital Projects**

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** University of Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** Multiple Buildings Interior Repairs  
**Project Description:** This project will complete repairs of building interiors including bathroom rehabilitations, floor finishes, doors and hardware, HVAC, and elevators. Project includes all related work.  
**SBC Project No.** 367/007-13-2019  
**Total Project Budget:** \$6,136,800.00  
**Source of Funding:** \$3,325,000.00 19/20 CurrFunds-CapMaint (A)  
\$2,320,000.00 19/20 CurrFunds-CapMaint (MP) (A)  
\$ 491,800.00 18/19 CurrFunds-CapMaint (R)  
**Approval:** Approved a revision in project budget (moving funds from Commissioning and Administration & Miscellaneous to Contingency)  
**Approval Date:** 08/18/2022

## 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 / Department of Environment & Conservation  
**Transaction Description:** Transaction No. 22-05-005  
**Location:** Bone Cave State Natural Area (BCSNA)  
Van Buren County – 71.94 ± acres – Bone Cave Mountain Road, Rock Island, TN  
**Owner(s):** Robert K. Slatton  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** 22/23 State Lands Acquisition Fund (A)  
**Approval:** Approved acquisition in fee  
**Approval Date:** 08/11/2022

## 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:** Haslam Field Expansion  
**SBC Project No.** 540/009-08-2016  
**Designer:** Johnson Architecture  
**Amount:** \$2,280.00  
**Explanation:** This ASR is for services relating to the need for an additional survey which is considered inherent to the successful execution of the project.  
**Approval Date:** 08/03/2022  
**OSA Receipt Date:** 08/03/2022
  - 2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Hodges Library Rooms Renovation  
**SBC Project No.** 540/009-26-2021  
**Designer:** Randolph Architecture  
**Amount:** \$5,387.00  
**Explanation:** This ASR is for services related to owner-initiated design changes.  
**Approval Date:** 07/27/2022  
**OSA Receipt Date:** 07/27/2022

3) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Tiptonville, Tennessee  
**Project Title:** Statewide Soil Stabilization  
**SBC Project No.** 126/000-02-2021  
**Designer:** Croy Engineering, LLC  
**Amount:** \$18,652.00  
**Explanation:** This ASR is for a topographic survey which is considered inherent to the successful execution of the project.  
**Approval Date:** 08/01/2022  
**OSA Receipt Date:** 08/01/2022

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2001".
- **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 11:07 a.m.

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

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

**Project Title:** C. E. Harvill Food Venue Renovation

**Project Description:** Interior renovation of the Catherine E. Harvill building for new food venues, and all related work.

**SBC Number:** 373/003-08-2022

**Total Project Budget:** \$3,800,000.00

**Source of Funding:** \$3,800,000.00 Gift-in-Place (Dining Vendor) (O)

**Comment:** This is a FY 22/23 **disclosed** project in the capital budget. APSU's food vendor will complete the design and construction.

**Minutes:** 09/08/2022 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

MIDDLE TENNESSEE STATE UNIVERSITY

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

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

**Project Title:**               Applied Engineering Building

**Project Description:**       Design and construction of a new center for the Applied Engineering disciplines and the demolition of Voorhies Engineering Technology building.

**SBC Number:**               366/009-09-2021

**Total Project Budget:**     \$54,900,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,500,000.00	\$       0.00	\$ 2,500,000.00		TSSBA (A)
	442,000.00	0.00	442,000.00		Plant Funds (Non-Aux) (A)
	0.00	50,508,000.00	50,508,000.00	21/22	CurrFunds-CapImp (A)
	0.00	1,450,000.00	1,450,000.00		Gifts (O)
<b>Original Funding:</b>	<b>\$ 2,942,000.00</b>				
<b>Change in Funding:</b>		<b>\$51,958,000.00</b>			
<b>Revised Funding:</b>			<b>\$54,900,000.00</b>		

**Comment:**                   This adds a FY21/22 line-item project in the capital budget and gift funds for the remainder of the institutional match funding.

**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)

**Minutes:**                   09/08/2022   SBC   Approved a revision in funding



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

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

**Project Title:** Campus Quadrangle Site Improvements

**Project Description:** Site Improvements in the central campus quadrangle, including sidewalks, lighting, landscaping, grading, drainage, and related work

**SBC Number:** 366/009-04-2022

**Original Project Budget:** \$1,610,000.00

**Project Expenditures:** \$ 0.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,610,000.00	\$(1,610,000.00)	\$ 0.00	Plant Funds (Non-Aux) (A)
<b>Original Project Funding:</b>	<b>\$1,610,000.00</b>			
<b>Change in Funding:</b>		<b>\$(1,610,000.00)</b>		
<b>Revised Project Budget:</b>			<b>\$ 0.00</b>	

**Comment:** Project cancellation is requested to allow funding to be utilized for higher priority needs. Designer agreement has not been executed and no work has been carried out with this project.

**Previous Actions:**

04/14/2022	SBC	Approved project and to select a designer
05/23/2022	ESC	Approved designer selection (Hodgson & Douglas, LLC)

**Minutes:**

09/08/2022	SBC	Approved cancellation of the project
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TENNESSEE BOARD OF REGENTSMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** Tennis Facility Improvements

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

**SBC Number:** 166/009-01-2021

**Total Project Budget:** \$7,900,000.00

<b>Source of Funding:</b>	<b>Original</b>	<b>Change</b>	<b>Revised</b>		
	\$1,500,000.00	\$ 0.00	\$1,500,000.00	Plant Funds (Non-Aux)	(A)
	2,500,000.00	0.00	2,500,000.00	TSSBA (Student Fees and Gifts)	(A)
	1,300,000.00	2,600,000.00	3,900,000.00	Gifts	(O)
<b>Original Project Budget:</b>	<b>\$5,300,000.00</b>				
<b>Change in Funding:</b>		<b>\$2,600,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$7,900,000.00</b>		

**Comment:** This increases the total project budget from \$5,300,000.00 to \$7,900,000.00 to award a \$7,130,000.00 contract to Fuel Tank Maintenance Company, LLC dba FTM Contracting for the base bid only. Two bids were received on July 20, 2022. Bids were over the target due to high levels of construction escalation for materials and labor, specifically in HVAC, electrical, and concrete foundation. There will be no additional designer fees.

**Previous Action:**

08/12/2021	SBC	Approved project
09/21/2021	ESC	Approved designer selection (Wier Boerner Allin Architecture)
04/14/2022	SBC	Approved a revision in budget & funding
05/12/2022	SBC	Approved EDP as recommended by State Architect

**Minutes:** 09/08/2022 SBC Approved a revision in project budget and funding to award a contract (Fuel Tank Maintenance Company, LLC dba FTM Contracting)

TENNESSEE BOARD OF REGENTSCleveland State Community College, Cleveland, Bradley County, Tennessee

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

**Project Title:** Campus Revitalization

**Project Description:** Construct a new general classroom building and renovate the Humanities Building *and the Science Building* as proposed in the master plan program.

**SBC Number:** 166/013-01-2018

**Total Project Budget:** \$25,714,000.00

<b>Source of Funding:</b>	\$22,500,000.00	18/19	CurrFunds-CapImp	(A)
	2,000,000.00		Gifts	(O)
	714,000.00		Plant Funds (Non-Aux)	(A)

**Comment:** The campus has decided that while the pedestrian bridge is an important improvement to the Campus, the expansion and improvement of the spaces in the Science Building are a higher priority at this time. Portions of this building were vacated when staff relocated to the new building. The Science Building will be updated and reconfigured to accommodate expansion of the existing Fish and Wildlife Program; improve the instructional spaces; and support spaces. The pedestrian bridge will be constructed when more funding becomes available.

**Previous Action:**

07/12/2018	SBC	Approved project use of CM/GC
07/23/2018	ESC	Approved designer selection (Barber McMurry Architects)
04/22/2019	ESC	Approved awarding a CM/GC contract (Hoar Construction)
05/09/2019	SBC	Approved EDP presentation
12/10/2020	SBC	Approved a revision in project budget and funding
07/13/2022	SBC	Approved a revision in project budget and funding

**Minutes:** 09/08/2022 SBC Approved a revision in project scope

UNIVERSITY OF TENNESSEE

**University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee**

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

**Project Title:**               Vet Medical Center – Teaching & Learning Center

**Project Description:**       This project will add new space and renovate existing space in the Veterinary Medical Hospital and will consist of a lecture hall, clinical simulation skills lab, classrooms, computer labs, group study space, student fitness room, offices, support space, and exterior plaza.

**SBC Number:**               540/001-02-2018

**Total Project Budget:**     \$10,860,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$ 8,100,000.00	\$ 0.00	\$ 8,100,000.00	18/19	CurrFunds-CapImp	(A)
	1,610,000.00	0.00	1,610,000.00		Gifts	(O)
	1,000,000.00	150,000.00	1,150,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$10,710,000.00</b>					
<b>Change in Funding:</b>		<b>\$150,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$10,860,000.00</b>			

**Comment:**                   This request increases the budget from \$10,710,000.00 to \$10,860,000.00 primarily due to unforeseen conditions and technology upgrades. This increase should complete the project.

**Previous Action:**

07/12/2018	SBC	Approved project and to select a designer
08/20/2018	ESC	Approved designer selection (Sanders Pace Architecture)
11/14/2019	SBC	Approved a revision in project budget and funding, and EDP as recommended by State Architect
09/10/2020	SBC	Approved a revision in budget and funding to award a contract to Merit Construction.
08/12/2021	SBC	Approved a revision in budget and funding

**Minutes:**                   09/08/2022   SBC   Approved a revision in budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATIONBig Hill Pond State Park, Pocahontas, McNairy County, Tennessee

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

**Project Title:**               Big Hill Pond State Park Campground Renovations

**Project Description:**       Renovate campground at Big Hill Pond State Park and all required related work.

**SBC Number:**               126/006-01-2022

**Total Project Budget:**     \$6,320,000.00

**Source of Funding:**       \$6,320,000.00           22/23           CurrFunds-CapMaint     (A)

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

**Minutes:**                 09/08/2022   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 Back Country Bridge and Trail Upgrades

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

**SBC Number:**               126/036-01-2022

**Total Project Budget:**     \$3,580,000.00

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

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

**Minutes:**                   09/08/2022   SBC   Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONFrozen Head State Park, Wartburg, Morgan County, Tennessee

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

**Project Title:** Frozen Head State Park Campground Improvements

**Project Description:** Renovate RV, primitive, and back country campgrounds, create a new modern RV campground in Rocky Fork Field, and all required related work.

**SBC Number:** 126/039-01-2022

**Total Project Budget:** \$9,680,000.00

**Source of Funding:** \$9,680,000.00      22/23      CurrFunds-CapImp      (A)

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

Project includes construction of a new camper check-in station with office space, retail area and restrooms, approximately 26 new campsites, bathhouse, dump station, picnic pavilion, additional parking, and playground.

**Minutes:** 09/08/2022    SBC    Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONHenry Horton State Park, Chapel Hill, Marshall County, Tennessee

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

**Project Title:**               Henry Horton State Park ADA Renovations

**Project Description:**       ADA upgrades to Henry Horton State Park and all required related work.

**SBC Number:**               126/051-01-2022

**Total Project Budget:**     \$9,830,000.00

**Source of Funding:**       \$9,830,000.00           22/23           CurrFunds-CapImp       (A)

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

This project includes new sidewalks, ramps, concrete patios, ADA accessible kayak put-in area and a timber frame overlook structure.

**Minutes:**                 09/08/2022    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 Campground Renovations

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

**SBC Number:**               126/079-03-2022

**Total Project Budget:**     \$11,940,000.00

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

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

Project includes construction of a new camp store and camper check-in station with restrooms, and conversion of primitive campsites to RV sites with utilities and paved access.

**Minutes:**                 09/08/2022   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, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method for construction**

**Project Title:**            Big Ridge State Park Civilian Conservation Corps Cabin Renovations

**Project Description:**    Renovate the Big Ridge State Park historic Civilian Conservation Corps Cabins and all required related work

**SBC Number:**            126/009-01-2022

**Total Project Budget:**   \$9,120,000.00

**Source of Funding:**     \$9,120,000.00            22/23            CurrFunds-CapMaint            (A)

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

Best value delivery method is requested to obtain services of a contractor who has specialized experience in the renovation of historic structures.

The Tennessee Historical Commission requests to look at the design drawings of this alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

**Minutes:**                09/08/2022    SBC    Approved project, to select a designer, and utilizing Best Value alternative delivery method for construction

DEPARTMENT OF ENVIRONMENT & CONSERVATIONChickasaw State Park, Henderson, Chester County, Tennessee

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

**Project Title:**               Chickasaw State Park Campground Renovations

**Project Description:**       Renovate Main, Wrangler, and Tent campgrounds, and all required related work.

**SBC Number:**               126/021-01-2022

**Total Project Budget:**     \$8,280,000.00

**Source of Funding:**       \$8,280,000.00           22/23           CurrFunds-CapMaint           (A)

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

**Minutes:**                 09/08/2022   SBC   Approved project and to select a designer

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

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

**Project Title:** David Crockett Birthplace State Park WWTP Renovations

**Project Description:** Upgrade or replace the existing aerobic digestion sewage treatment plant at David Crockett Birthplace State Park and all required related work

**SBC Number:** 126/034-01-2022

**Total Project Budget:** \$3,990,000.00

**Source of Funding:** \$3,990,000.00      22/23      CurrFunds-CapMaint      (A)

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

**Minutes:** 09/08/2022    SBC    Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONNathan Bedford Forrest State Park, Eva, Benton County, Tennessee

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

**Project Title:** Nathan Bedford Forrest State Park Campground Renovations

**Project Description:** Renovate Main and Lakefront campgrounds and all required related work.

**SBC Number:** 126/060-01-2022

**Total Project Budget:** \$7,360,000.00

**Source of Funding:** \$7,360,000.00      22/23      CurrFunds-CapMaint      (A)

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

**Minutes:** 09/08/2022    SBC    Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

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

**Project Title:** Statewide State Parks Elevator Modernization

**Project Description:** Renovate elevators at Pickwick Landing, Montgomery Bell, and Natchez Trace State Parks, and all required related work.

**SBC Number:** 126/000-02-2022

**Total Project Budget:** \$2,080,000.00

**Source of Funding:** \$2,080,000.00      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 renovations to existing elevators.

**Minutes:** 09/08/2022    SBC    Approved project and utilizing a Central Procurement Office contract to perform the work

DEPARTMENT OF VETERANS SERVICESWest Tennessee, Memphis, Shelby County, Tennessee

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

**Project Title:**               West Tennessee State Veterans Cemetery Building Repairs

**Project Description:**       Repair or replace existing envelope, interior finishes, and all required related work.

**SBC Number:**               682/007-01-2022

**Total Project Budget:**     \$1,540,000.00

**Source of Funding:**       \$1,540,000.00           22/23           CurrFunds-CapMaint           (A)

**Comment:**                   This is a FY22/23 line-item project in the capital budget.

**Minutes:**                   09/08/2022    SBC    Approved project and to select a designer

DEPARTMENT OF VETERANS SERVICESMiddle Tennessee, Nashville, Davidson County, Tennessee

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

**Project Title:** Middle Tennessee State Veterans Cemetery Gravesite Improvements

**Project Description:** Construct expansion of the existing cemetery including new gravesites and columbarium and all required related work.

**SBC Number:** 682/004-02-2022

**Total Project Budget:** \$11,310,000.00

**Current Project Funding:** \$ 1,310,000.00

**Source of Funding:** \$ 1,131,000.00      22/23      CurrFunds-CapImp      (A)

**Comment:** This is a FY22/23 line-item project in the capital budget.

The project title and description have been modified for clarity. The National Cemetery Administration standards now require additional in-ground cremains crypts and columbarium niches for a 10-year build in order to qualify for federal funding. In order to meet those requirements, the maintenance bay improvements have been removed and the agency plans to request this scope of work in a future budget cycle.

This project will be a 100% Federally-funded project with the State providing startup funding of 10% of the total project cost for planning purposes. The startup costs will be reimbursed from Federal funds upon a successful bid and award of a construction contract.

**Minutes:** 09/08/2022    SBC    Approved project and to select a designer



DEPARTMENT OF GENERAL SERVICESTennessee Performing Arts Center, Nashville, Davidson County, Tennessee

**Requested Action:**           **Approval of a grant agreement**

**Project Title:**               TPAC Annual Maintenance Grant

**Project Description:**       Grant to provide maintenance assistance

**SBC Number:**               529/000-04-2022

**Total Project Budget:**     \$300,000.00

**Source of Funding:**       \$300,000.00           22/23       CurrFunds-CapMaint       (A)

**Comment:**                 This grant is a FY 22/23 line-item in the capital budget and has been determined to be for a public purpose. The duration of the grant will be five years.

**Minutes:**                   09/08/2022   SBC   Approved a grant agreement

DEPARTMENT OF GENERAL SERVICESTN Highway Patrol District 2 – Chattanooga, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** THP District 2 Headquarters Chattanooga - New Facility

**Project Description:** Construct a new district headquarters building in Chattanooga and all required related work.

**SBC Number:** 502/050-01-2022

**Total Project Budget:** \$17,630,000.00

**Source of Funding:** \$17,630,000.00      22/23      FRF CurrFunds-CapImp      (A)

**Comment:** This is a FY22/23 line-item in the capital budget. The project will be acquiring land for this building and the current location will be sold after the new facility is operational.

**Minutes:** 09/08/2022    SBC    Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESTN Highway Patrol District 5 – Fall Branch, Fall Branch, Washington County, Tennessee

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

**Project Title:** THP District 5 Headquarters Fall Branch - New Facility

**Project Description:** Construct a new district headquarters building in Fall Branch, demolish existing facilities, and all required related work.

**SBC Number:** 502/048-01-2022

**Total Project Budget:** \$17,630,000.00

**Source of Funding:** \$17,630,000.00      22/23      FRF CurrFunds-CapImp      (A)

**Comment:** This is a FY22/23 **line-item** in the capital budget. The project description has been modified to add the demolition of the existing building.

This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

**Minutes:** 09/08/2022    SBC    Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESTN Highway Patrol District 6 – Cookeville, Cookeville, Putnam County, Tennessee

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

**Project Title:** THP District 6 Headquarters Cookeville - New Facility

**Project Description:** Construct a new district headquarters building in Cookeville and all required related work.

**SBC Number:** 502/003-01-2022

**Total Project Budget:** \$17,630,000.00

**Source of Funding:** \$17,630,000.00      22/23      FRF CurrFunds-CapImp      (A)

**Comment:** This is a FY22/23 line-item in the capital budget. The project will be acquiring land for this building and the current location will be sold after the new facility is operational.

**Minutes:** 09/08/2022    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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$121,610,000.00	\$ 0.00	\$121,610,000.00	15/16	FRF CurrFunds-CapImp	(A)
	1,968,338.83	(175,000.00)	1,793,338.83	FY17	FRF GO Bonds-CapImp	(R/A)
	0.00	0.00	0.00	FY17	GO Bonds-CapImp	(R/A)
	29,421,661.17	175,000.00	29,596,661.17		Gifts	(O)
<b>Original Project Budget:</b>	<b>\$153,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$ 0.00</b>				
<b>Revised Project Budget:</b>			<b>\$153,000,000.00</b>			

**Comment:** This replaces some of the bridge funding with additional gift funding received from the museum foundation of \$175,000.00.

<b>Previous Action:</b>	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 a revision in funding; using CMGC; award to Compass Partners as PMAA
	08/24/2015	ESC	Approved issuing RFQ for Exhibit Designer
	08/24/2015	ESC	Approved selected designer (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

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

**Minutes:** 09/08/2022 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
	1,968,338.83	(175,000.00)	1,793,338.83	2011	FRF Cap Improv
	0.00	0.00	0.00	2011	FRF Cap Maint
	<b>\$1,968,338.83</b>	<b>(\$175,000.00)</b>	<b>\$1,793,338.83</b>		

**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
	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>		

DEPARTMENT OF MILITARY

**Volunteer Training Site Tullahoma, Tullahoma, Coffee County, Tennessee**

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

**Project Title:**               VTS Tullahoma Transient Training Open Bay Barracks

**Project Description:**       Construct a one story open bay barracks to include finishes, latrines, showers, laundry, office and support space, mechanical and electrical systems, parking, and all related work

**SBC Number:**               361/093-01-2021

**Total Project Budget:**     \$2,431,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>		
	\$1,725,000.00	\$450,651.00	\$2,175,651.00	Federal Funds (NGB)	(F)
	0.00	255,349.00	255,349.00	Military Reserves (Sale of Real Estate)	(R)
<b>Original Project Budget:</b>	<b>\$1,725,000.00</b>				
<b>Change in Funding:</b>		<b>\$706,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$2,431,000.00</b>		

**Comment:**                   Two bids were received on August 18, 2022. An increase in project budget from \$1,725,000.00 to \$2,431,000.00 is needed to award a contract to Fuel Tank Maintenance Company, LLC for the base bid only in the amount of \$2,146,000.00. There will be no additional designer fees.

**Previous Action:**       05/13/2021   SBC   Approved project and to select a designer and utilizing a previously selected consultant  
                                   05/24/2021   ESC   Approved designer selection (Hefferlin + Kronenberg Architects, PLLC)  
                                   06/21/2022   SBC   Approved a revision in project funding

**Minutes:**                 09/08/2022   SBC   Approved a revision in project budget and funding to award a contract (Fuel Tank Maintenance Company, LLC)

DEPARTMENT OF MILITARY

**Readiness Center Memphis, Memphis, Shelby County, Tennessee**

**Requested Action:**           **Approval of a revision in project budget and funding and to award a construction contract to the Best Value proposer**

**Project Title:**                Memphis RC Roof Repairs and Facility Update

**Project Description:**        Repair roof, mechanical, electrical, and plumbing systems; replacement of doors, door hardware, and windows, interior/exterior facility updates; masonry repairs; site grading and drainage improvements; and all related work.

**SBC Number:**                 361/065-02-2020

**Total Project Budget:**       \$3,012,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$ 875,000.00	\$1,262,000.00	\$2,137,000.00		Federal Funds (NGB)	(F)
	875,000.00	0.00	875,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
<b>Original Project Budget:</b>	<b>\$1,750,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,262,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$3,012,000.00</b>			

**Comment:**                    Two bids were received on August 25, 2022. An increase in project budget from \$1,750,000.00 to \$3,012,000.00 is needed to award a contract to Wagner General Contractors, Inc., and the deemed Best Value proposer, for the base bid only in the amount of \$2,712,000.00. There will be no additional designer fees.

**Previous Action:**           08/13/2020   SBC   Approved project and to select a designer and utilizing Best Value  
                                   08/24/2020   ESC   Approved designer selection (Fisher & Arnold, Inc.)

**Minutes:**                    09/08/2022   SBC   Approved a revision in project budget and funding to award a construction contract to the Best Value proposer (Wagner General Contractors, Inc.)



Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State