

MINUTES
STATE BUILDING COMMISSION
April 13, 2023

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Secretary Hargett called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- University of Tennessee
- Tennessee Historical Commission
- Tennessee Board of Regents
- East Tennessee State University
- State Building Commission

PRESENTER

President Randy Boyd
Historic Sites Program Director Dan Brown
Executive Director Dick Tracy
Chief Operating Officer Jeremy Ross
State Architect Ann McGauran

OTHER PARTICIPANTS

Li Wang, McCarty Holsaple McCarty Architects
Chad Roberson, Clark Nexsen, Inc.

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: Campus Consultants
SBC Project No: 373/003-02-2023
Requested Action: Approval of a project and proceeding with the process to select consultants

2. Agency: **East Tennessee State University**
Project Title: Brown Hall Renovation
SBC Project No: 369/005-04-2022
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

3. Agency: **Tennessee Technological University**
Project Title: Johnson Hall Renovation and Foster Hall Demolition
SBC Project No: 364/011-04-2022
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

4. Agency: **Tennessee Technological University**
Project Title: Chiller Addition
SBC Project No: 364/011-07-2021
Requested Action: Approval of a revision in project budget and funding in order to award a contract

5. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Tornado Repairs and Replacement
SBC Project No: 166/001-01-2020
Requested Action: Approval of a revision in project budget and funding

6. Agency: **University of Tennessee – Chattanooga**
Project Title: 540 McCallie Renovation
SBC Project No: 540/005-06-2022
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

7. Agency: **University of Tennessee Institute**
Project Title: ARP – WTREC Improvements
SBC Project No: 540/001-15-2023
Requested Action: Approval of a project and proceeding with the process to select a designer

8. Agency: **University of Tennessee Southern**
Project Title: Master Plan – Southern
SBC Project No: 540/006-02-2023
Requested Action: Approval of a project and to issue a Request for Qualifications for master planning services

9. 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
10. Agency: **University of Tennessee – Knoxville**
Project Title: Knoxville Master Plan
SBC Project No: 540/009-13-2021
Requested Action: Approval of a Master Plan amendment
11. Agency: **University of Tennessee – Knoxville**
Project Title: Lab Renovations
SBC Project No: 540/009-37-2022
Requested Action: Approval of a revision in project budget and funding, and utilizing Campus Resources and System Procurement for a portion of the work
12. Agency: **University of Tennessee – Knoxville**
Project Title: Lindsey Nelson Stadium Renovation
SBC Project No: 540/009-43-2022
Requested Action: Approval of a revision in project budget and funding, and to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
13. Agency: **University of Tennessee – Knoxville**
Project Title: Athletic Facilities Upgrades
SBC Project No: 540/009-29-2022
Requested Action: Approval of a revision in project budget and funding
14. Agency: **Department of Military**
Project Title: VTS Milan Fire Truck Bay
SBC Project No: 368/031-02-2022
Requested Action: Approval of a revision in project scope, budget, and funding
15. Agency: **Department of Military**
Project Title: New Ft. Campbell National Guard Readiness Center
SBC Project No: 368/014-01-2021
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

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: \$106,761,000.00

Source of Funding: \$ 56,810,000.00 21/22 CurrFunds-CapImp (A)
 49,190,000.00 Plant Funds (Non-Aux) (A)
 761,000.00 Plant Funds (Aux-Dining) (A)

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
 09/08/2022 SBC Approved a revision in project budget and funding
 01/12/2023 SBC Approved a revision in project budget and funding

Minutes: 04/13/2023 SBC President Boyd introduced Ms. Li Wang with McCarty Holsaple McCarty Architects, Inc. Ms. Wang gave the presentation stating that the project is on schedule and in budget.

Commissioner Bryson confirmed that this project is on schedule and in budget. He asked when it is scheduled to be completed. Ms. Wang replied that they are targeting the Fall semester of 2025.

The Commission approved EDP as presented by McCarty Holsaple McCarty Architects, Inc.

UNIVERSITY OF TENNESSEE

Bid Activity Report

- 1) **University of Tennessee Health Science Center**, Memphis
(Regional Biocontainment Lab HVAC Upgrades)
SBC Project No. 540/013-01-2022
Bid Date: 03/14/2023
Target: \$1,301,000.00
MACC: \$1,431,100.00
SBC Action: No action needed

- 2) **University of Tennessee – Knoxville**, Knoxville
(West Volunteer Streetscape)
SBC Project No. 540/009-05-2021
Bid Date: 03/30/2023
Target: \$ 9,800,000.00
MACC: \$10,780,000.00
SBC Action: No action needed

- 3) **University of Tennessee – Knoxville**, Knoxville
(McClung Tower Renovation - Africana Studies)
SBC Project No. 540/009-06-2022
Bid Date: 03/21/2023
Target: \$645,000.00
MACC: \$710,000.00
SBC Action: Referred to ESC with authority to act

TENNESSEE HISTORICAL COMMISSION

Rock Castle State Historic Site, Hendersonville, Sumner County, Tennessee

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

Project Title: Rock Castle New Event Center and Site Improvements

Project Description: Construct a new visitor’s center including demolishing the existing visitor center, site improvements, and all required related work.

SBC Number: 160/001-01-2021

Total Project Budget: \$11,360,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 7,260,000.00	\$ 0.00	\$7,260,000.00	21/22	CurrFunds-CapImp	(A)
	0.00	4,100,000.00	4,100,000.00	22/23	THC Op Funds (Historic Property Land Acquisition Fund)	(O)

Original Project Budget:	\$ 7,260,000.00		
Change in Funding:		\$4,100,000.00	
Revised Project Budget:			\$11,360,000.00

Comment: The total project budget is increasing from \$7,260,000.00 to \$11,360,000.00 to account for unforeseen site conditions, align the budget with current construction costs, and to encompass intended design components.

Previous Action:

08/12/2021	SBC	Approved project and to select a designer
08/23/2021	ESC	Approved designer selection (Tuck Hinton Architects, PLC)
12/20/2021	SBC	Approved a revision in project scope
11/10/2022	SBC	Approved the EDP as presented by Tuck Hinton Architects, PLC/Anecdote, PLC

Minutes: 04/13/2023 SBC Secretary Hargett stated that Leader William Lamberth has taken interest in the project and contacted him to make sure the project receives due consideration.

The Commission approved a revision in project budget and funding.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Multiple Buildings Electrical Upgrades

Project Description: Upgrade electrical systems in Humphries Hall, Love Student Success Center, Crouch Hall, Brown-Daniel, Library, Clay Hall, Goodwill Manor, and Holland-Torrence.

SBC Number: 166/001-03-2019

Total Project Budget: \$3,155,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,205,000.00	\$ 0.00	\$1,205,000.00	19/20	CurrFunds-CapMaint	(A)
	0.00	1,950,000.00	1,950,000.00	22/23	CurrFunds-CapImp	(A)
Original Project Budget:	\$1,205,000.00					
Change in Funding:		\$1,950,000.00				
Revised Project Budget:			\$3,155,000.00			

Comment: This adds a portion of a FY22/23 line-item in the capital budget (TSU Strategic Initiative) to this high priority maintenance project. This request increases the budget from \$1,205,000.00 to \$3,155,000.00 and is based on a revised designer estimate. When the project originally bid, only one bid was received that was significantly over budget. The campus requests to add the additional funding to re-bid the project.

Previous Action: 07/11/2019 SBC Approved project and to select a designer
07/22/2019 ESC Approved designer selection (Kurzynske & Associates)

Minutes: 04/13/2023 SBC Treasurer Lillard asked about a timeline for completing the electrical work. He stated that this work has been underway for some time. Mr. Tracy stated that they have the agreement worked out with NES. TBR will be starting this summer with half of the campus including installing the duct bank, the conduit and the manholes. Then NES will pull the conductors and set the equipment. NES had some extended lead times on some of the equipment they have to install. Treasurer Lillard asked if they have a projected completion date. Mr. Tracy replied that the work for the total project would take about two years to complete. Treasurer Lillard asked what the overall electrical status for the campus would be once the current work is complete. Mr. Tracy stated that it would take care of all the primary issues and allow for NES to take over the operation and maintenance. This project completes the feed from the primary to each of these buildings. This will take care of all the underground electrical feeds to these buildings and upgrade the campus loop.

Treasurer Lillard asked if there is further work to be done at the campus and the actual buildings themselves. Mr. Tracy replied "yes". Treasurer Lillard asked where they were in planning for the

additional electrical work. Currently, the master planner and their consultants are going through each of the buildings individually confirming the needs across the campus; mechanical, electrical, and building envelope. This work should be complete in the next 60 days. Once complete, TBR will utilize the available funding to start prioritizing needs for renovation of the buildings and replacing systems. Treasurer Lillard stated he appreciated their efforts and knows the urgency in getting all of this done.

Commissioner Bryson stated that most of his questions around the master plan and strategic initiative funding were answered. Commissioner Bryson asked if the report they receive in the next 60 days will outline how they will spend the funding on the current facilities. Mr. Tracy replied that it will help them prioritize. The master planner will be evaluating the complete building. TBR will use that information to evaluate if it is worth renovating the whole building or maybe replacing the whole building. They will need to look at the cost differences and then they would be able to make that evaluation. Commissioner Bryson clarified this would be done after they receive the report. Mr. Tracy replied "yes". Mr. Tracy replied that the priority will be to address deferred maintenance items including building systems, life safety and building envelope needs.

Commissioner Bryson asked when they expect to have the master plan finished that outlines the deferred maintenance as well as what will be needed going forward. Mr. Tracy replied that the master plan would probably not be complete until fall. The master planner has been asked to issue information on the deferred maintenance and the need to address that first, and then work on the capital outlay portion. There are two outlay items that are being considered in the initial review for strategic initiative funding including a learning resource center for the campus and additional funding for the new Engineering Building. Last year the campus received \$60 million for a new Engineering Building after programming, looks like it won't be enough to build the engineering building that TSU needs. Those are the only things they have identified to be outlay. Commissioner Bryson asked to keep him up to speed as they go through the process. Mr. Tracy replied that he gets a monthly report from the project managers on all the projects that he can share. Commissioner Bryson stated that he doesn't need it every month but from time to time to make sure he is up to speed on where they are.

The Commission approved a revision in project budget and funding.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Gentry Center Roof Replacement

Project Description: Replace the roof system at the Gentry Center and all related work.

SBC Number: 166/001-01-2023

Total Project Budget: \$3,670,000.00

Source of Funding: \$3,670,000.00 22/23 CurrFunds-CapImp (A)

Comment: This adds a portion of a FY22/23 line-item in the capital budget (TSU Strategic Initiative) to this high priority maintenance project. The current roof was installed in 2002, is beyond its useful life, and the warranty has expired.

Minutes: 04/13/2023 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Innovation Center Residence Hall

Project Description: Construct a new residence hall that will provide up to 400 beds and 15-20,000 square feet of ground level space dedicated to a learning community for entrepreneurship and technology. A food service facility will be included along with space for other support operations contributing to the living and learning community.

SBC Number: 166/011-01-2020

Original Project Budget: \$50,190,000.00

Project Expenditures: \$ 1,278,141.45

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 4,000,000.00	(\$2,721,858.55)	\$1,278,141.45	Plant Funds (Aux-Housing)	(A)
	4,000,000.00	(4,000,000.00)	0.00	Plant Funds (Aux-Food Service)	(A)
	3,190,000.00	(3,190,000.00)	0.00	Plant Funds (Non-Aux)	(A)
	39,000,000.00	(39,000,000.00)	0.00	TSSBA	(A)
Original Project Budget:	\$50,190,000.00				
Change in Funding:		(\$48,911,858.55)			
Revised Project Budget:			\$1,278,141.45		

Comment: The project has been priced three times by the designer's third-party estimator and the CM/GC. Each time the cost estimate ranged from \$7,700,000 to \$14,600,000 over the MACC. Value engineering has proven ineffective, and the university is unwilling to consider additional cuts to the project. University officials are not satisfied with the current design of the facility and would like to cancel the project. The university will disclose a different housing plan in the governor's budget amendment.

Previous Action:

12/10/2020	SBC	Approved project and use of CM/GC
12/18/2020	ESC	Approved designer selection (Earl Swensson Associates, Inc.)
06/10/2021	SBC	Approved CM/GC selection (Denark Construction, Inc.)
10/14/2021	SBC	Approved a revision in project budget and funding

Minutes: 04/13/2023 SBC Mr. Tracy stated that TTU has been working with the designer and Construction Manager and they can not get the current scope within the budget. TTU plans to bring forward a future project to address this need after further review of the priorities.

Secretary Hargett stated that he appreciates the fact they are willing to do that. A lot of times they see escalation of commitment where you feel like you need to continue to move forward even though you know something is not what you need or want. Mr. Tracy replied that they went through a lot of exercises where they tried this or that and

even cutting scope and got to a point where it made sense to go ahead and cancel the project.

The Commission approved the cancellation of the project.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) **Cleveland State Community College**, Cleveland
(Science Building Renovation)
SBC Project No. 166/013-01-2018S
Bid Date: 04/05/2023
Target: \$ 940,000.00
MACC: \$1,025,000.00
SBC Action: No action required

EAST TENNESSEE STATE UNIVERSITY

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

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

Project Title: ETSU Academic Building

Project Description: Construction of a new academic building and renovations to areas in Gilbreath and Burleson Halls. Project includes demolition of the existing Campus Center Building.

SBC Number: 369/005-07-2021

Total Project Budget: \$62,500,000.00

Source of Funding:	\$ 3,250,000.00	21/22	CurrFunds-CapImp	(A)
	55,330,000.00	22/23	CurrFunds-CapImp	(A)
	3,920,000.00		Gifts	(O)

Previous Action:	08/12/2021	SBC	Approved project, to select a designer and utilizing CM/GC
	08/23/2021	ESC	Approved designer selection (Clark Nexsen, Inc.)
	07/13/2022	SBC	Approved a revision in project budget and funding, and awarding a contract to the best evaluated proposer for a CM/GC (BurWil Construction Company)

Minutes:	04/13/2023	SBC	Chief Operating Officer Jeremy Ross stated that the goal of this project is to enhance space for modern teaching for first and second year students. Currently they have a 75% retention rate, and their goal is 85%. This space, this building, and the way it is designed in the center core will touch every student at ETSU or at least most of them in the undergraduate population in their first two years.
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Mr. Ross introduced Chad Roberson with McCarty Holsaple McCarty Architects, Inc. Mr. Roberson gave the presentation stating that the project is on schedule for the fall of 2025 and in budget.

Commissioner Bryson asked for a quick description of 21st century learning. Mr. Roberson stated that this is a lot about collaboration, not “sage on the stage” and being lectured to. It is about project-based learning and the ability to learn from the students as well as the instructors.

Secretary Hargett asked Mr. Ross to tell Dr. Noland that he agrees that this exciting new building coupled with his leadership as well as the upcoming visit from Rainbow Kitten Surprise on campus will yield great benefit to the institution.

The Commission approved the EDP as presented by Clark Nexsen, Inc.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on March 9, 2023.

Report of Items Approved by Office of the State Architect

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

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|----|---|--|
| 1) | State Procurement Agency: TN Board of Regents
Location: Nashville, Tennessee
Project Title: Power Plant Eq. & Lighting Upgrade
SBC Project No: 166/001-05-2019
Designer: IC Thomasson Assoc
Construction Completion %: 17%
Change Order No. 1
Change Order Amount: \$39,620.60
Change Order Percentage: 14.82%
Cumulative Percentage: 14.82%
<u>Approved Project Funding</u>
Original Bid Target: \$303,000.00
Base Contract Amount: \$267,300.00
Contingency: \$24,191.56 | User Agency: Tennessee State University
Approval Date: 03/02/2023
Contractor: Williams Mechanical
Targeted Substantial Completion: 03/31/2023
Comment: Omission
This change order addresses the need to provide a new pump, diffuser, and valves. This change order adds 7 days to the project schedule.
<u>After This Change Order</u>
Revised Contract Amount: \$306,920.60
Remaining Undedicated Funds: \$20,270.96 |
| 2) | State Procurement Agency: TN Board of Regents
Location: Nashville, Tennessee
Project Title: Power Plant Eq. & Lighting Upgrade
SBC Project No: 166/001-05-2019
Designer: IC Thomasson Assoc
Construction Completion %: 90%
Change Order No. 3
Change Order Amount: \$5,929.79
Change Order Percentage: 2.22%
Cumulative Percentage: 17.04%
<u>Approved Project Funding</u>
Original Bid Target: \$303,000.00
Base Contract Amount: \$267,300.00
Contingency: \$24,191.56 | User Agency: Tennessee State University
Approval Date: 02/24/2023
Contractor: Williams Mechanical
Targeted Substantial Completion: 03/31/2023
Comment: Hidden Conditions
This change order addresses the need replace an existing valve.
<u>After This Change Order</u>
Revised Contract Amount: \$312,850.39
Remaining Undedicated Funds: \$14,341.17 |

- 3) **State Procurement Agency:** Middle TN State Univ **User Agency:** Middle TN State University
Location: Murfreesboro, Tennessee
Project Title: Murphy Center Curtain Wall Replacement
SBC Project No: 366/009-03-2020 **Approval Date:** 03/07/2023
Designer: Earl Swensson Assoc **Contractor:** The Parent Company, Inc.
Construction Completion %: 99% **Targeted Substantial Completion:** 01/25/2023
Change Order No. 3 **Comment: Cost Efficiencies**
Change Order Amount: (\$59,228.18) This change order is for a credit back to the project.
Change Order Percentage: (1.34%)
Cumulative Percentage: 17.14%
Approved Project Funding
Original Bid Target: \$4,421,000.00
Base Contract Amount: \$4,421,000.00 **Revised Contract Amount:** \$5,179,221.36
Contingency: \$949,000.00 **Remaining Undedicated Funds:** \$37,225.58
- 4) **State Procurement Agency:** Middle TN State Univ **User Agency:** Middle TN State University
Location: Murfreesboro, Tennessee
Project Title: College Heights Electrical Upgrades
SBC Project No: 366/009-03-2021 **Approval Date:** 03/07/2023
Designer: Rubicon Engineering Services LLC **Contractor:** DPR
Construction Completion %: 99% **Targeted Substantial Completion:** 01/27/2023
Change Order No. 2 **Comment: Codes**
Change Order Amount: \$28,312.00 This change order is for the plumbing work as required
Change Order Percentage: 12.13% for permitting per the local jurisdiction of authority. This
Cumulative Percentage: 12.13% change order adds 67 days to the project schedule.
Approved Project Funding
Original Bid Target: \$285,000.00 **After This Change Order**
Base Contract Amount: \$233,376.00 **Revised Contract Amount:** \$261,688.00
Contingency: \$28,500.00 **Remaining Undedicated Funds:** \$187.89
- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Education
Location: Nashville, Tennessee
Project Title: TSB Centralized Operations Building
SBC Project No: 168/005-01-2017 **Approval Date:** 03/24/2023
Designer: Kline Swinney Assoc **Contractor:** Boger Construction LLC
Construction Completion %: 97% **Targeted Substantial Completion:** 03/12/2023
Change Order No. 11 **Comment: Hidden Conditions/Value Added**
Change Order Amount: \$86,106.06 This change order addresses the need to relocate a
Change Order Percentage: 2.69% drainage swale which is identified as a hidden condition
Cumulative Percentage: 17.01% and also addresses an owner-requested change to widen
a gate and to add gate operators. This change order
adds 90 days to the project schedule.
Approved Project Funding
Original Bid Target: \$3,900,000.00 **After This Change Order**
Base Contract Amount: \$3,203,350.00 **Revised Contract Amount:** \$3,748,404.86
Contingency: \$195,000.00 **Remaining Undedicated Funds:** \$675,035.52

6) State Procurement Agency:	STREAM	User Agency:	Department of Military
Location:	Knoxville, Tennessee		
Project Title:	Knoxville-Sutherland RC Renovation		
SBC Project No:	361/047-01-2016	Approval Date:	03/01/2023
Designer:	Design House 1411 LLC	Contractor:	Jenkins & Stiles, LLC
Construction Completion %:	87%	Targeted Substantial Completion:	03/27/2023
Change Order No.	8	Comment: Hidden Conditions/Design Modifications	
Change Order Amount:	\$109,553.38	This change order addresses the need to revise the kitchen design layout which is identified as a hidden condition and addresses the need to add an electrical outlet which is identified as a design modification. This change order adds 56 days to the project schedule.	
Change Order Percentage:	2.57%		
Cumulative Percentage:	20.35%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$5,581,000.00	Revised Contract Amount:	\$5,124,217.50
Base Contract Amount:	\$4,257,700.00	Remaining Undedicated Funds:	\$873,614.96
Contingency:	\$279,050.00		

Initial and Revised Approvals of Capital Projects

- Reported the following three capital improvements with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Tullahoma, Tennessee
Project Title: ARP – FFREC Highland Rim Unit Renovation
Project Description: Improvements to existing carport and correction of structural deficiencies at the Manager’s residence at the Forest Unit AgResearch Education Center in Tullahoma. Includes all related work.

SBC Project No. 540/001-06-2023
Total Project Budget: \$95,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved project and utilizing Campus Consultant (Derthick Henley & Wilkerson Architects, PLLC) for design
Approval Date: 03/13/2023
 - 2) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: ARP – ETREC JRTU Improvements
Project Description: Improvements at the East TN AgResearch Education Center, Johnson Research and Teaching Unit (JRTU) includes construction of a new equipment storage building, and all related work.

SBC Project No. 540/001-14-2023
Total Project Budget: \$81,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved project and to select a designer
Approval Date: 04/13/2023

3) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: Perry Children Center Pavilion
Project Description: Construction of a new pavilion and replacement of an existing storage building. Project includes all related work.
SBC Project No. 540/011-03-2023
Total Project Budget: \$75,000.00
Source of Funding: Grant (TDHS) (O)
Approval: Approved project utilizing Campus Consultant (Haizlip Studios, PLLC) for design
Approval Date: 04/13/2023

- Reported the following nine 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 Institute of Agriculture
Location: Oak Ridge, Tennessee
Project Title: ARP – FFREC Oak Ridge Forest Unit Improvements
Project Description: Construction of a new restroom building at the Oak Ridge Forest Unit Ag-Research Education Center. The project will include all related work.
SBC Project No. 540/001-07-2023
Total Project Budget: \$125,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved project and to select a designer
Approval Date: 03/13/2023

2) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Lewisburg, Tennessee
Project Title: ARP – MTREC Lewisburg Improvements
Project Description: Improvements at the Middle TN Lewis AgResearch Education Center includes new concrete pads in multiple pens for installation of equipment for research in beef cattle production. Includes all related work.
SBC Project No. 540/001-08-2023
Total Project Budget: \$655,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved project and to select a designer
Approval Date: 03/18/2023

3) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: ARP – ETREC Plant Sciences Improvements
Project Description: Construction of a new storage facility and all related work at the East Tennessee Ag-Research Education Center (ETREC) Plant Science Unit.
SBC Project No. 540/001-09-2023
Total Project Budget: \$177,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved project and to select a designer
Approval Date: 03/18/2023

- 4) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: ARP – ETREC Organic Crops Improvements
Project Description: Improvements include renovation of high tunnel greenhouses and construction of restroom and storage building. Work includes irrigation, site infrastructure and all related work.
SBC Project No. 540/001-10-2023
Total Project Budget: \$475,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved project and to select a designer
Approval Date: 03/18/2023
- 5) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Milan, Tennessee
Project Title: ARP – Milan Improvements
Project Description: Improvements at the Milan AgResearch Education Center including a new facility for soil research and all related work.
SBC Project No. 540/001-11-2023
Total Project Budget: \$765,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved project and to select a designer
Approval Date: 03/23/2023
- 6) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Springfield, Tennessee
Project Title: ARP – HRREC Improvements
Project Description: Improvements at the Highland Rim AgResearch Center includes updates to the administrative building and construction of an equipment storage building. Project includes all related work.
SBC Project No. 540/001-12-2023
Total Project Budget: \$278,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved project and to select a designer
Approval Date: 03/23/2023
- 7) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Oliver Springs, Tennessee
Project Title: ARP – FFREC Cumberland Forest Unit Improvements
Project Description: Improvements of the Cumberland Forest AgResearch Education Center including construction of a new pavilion, renovations of the wood shop and all related work.
SBC Project No. 540/001-13-2023
Total Project Budget: \$104,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved project and to select a designer
Approval Date: 03/23/2023

- 8) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Lockmiller Structural Repairs
Project Description: Repair of the Lockmiller Halls foundation issues. Project includes all related work.
SBC Project No. 540/005-01-2023
Total Project Budget: \$325,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved project and utilizing Campus Consultant (Bennett & Pless, Inc.) for design
Approval Date: 03/13/2023
- 9) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Location: Kingston, Tennessee
Project Title: Fishing Pier and Site Improvements
Project Description: Make improvement on property to include a ~~fishing pier~~, small parking lot and ~~walking trail~~. Project design and construction will be completed by agency personnel.
SBC Project No. 220/005-01-2012
Total Project Budget: \$50,000.00
Source of Funding: \$37,500.00 12/13 Federal (F)
\$12,500.00 12/13 TWRA Operating Funds (A)
Approval: Approved a revision in project scope, budget, and funding (revised by (\$60,000.00)
Approval Date: 03/24/2023

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Sundquist Science Complex Exhaust System Controls
Project Description: Replacement of fume hood controls system and all related work, *and installation of additional fume hoods.*
SBC Project No. 373/003-02-2021
Total Project Budget: \$1,500,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (A)
Approval: Approved a revision in scope
Approval Date: 03/18/2023

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:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Campus Master Plan
Project Description: This project will provide a new Campus Master Plan for East Tennessee State University.
SBC Project No. 369/000-02-2021
Total Project Budget: \$600,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increase budget by \$100,000.00)
Approval Date: 03/14/2023

Approvals of Emergency Capital Projects

- Reported the following approval of an emergency project in accordance with Item 2.04(D) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Emergency – TN Tower Escalator and Elevator Repairs
Project Description: Repair escalators and elevators and all required related work.
SBC Project No. 529/079-01-2023
Total Project Budget: \$3,410,000.00
Source of Funding: FRF Reserves (R)
Approval: Approved project utilizing a Central Procurement Office contract to perform the work
Approval Date: 03/13/2023

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Football/Athletic Facility
SBC Project No. 540/005-04-2016
Designer: Derthick Henley & Wilkerson Architects
Amount: \$113,484.00
Explanation: This ASR is for furniture, fixtures, and equipment (FFE) design services required for the successful execution of this project.
Approval Date: 02/27/2023
OSA Receipt Date: 02/28/2023

- 2) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: College Heights Electrical Upgrades
SBC Project No. 366/009-03-2021
Designer: Rubicon Engineering Services LLC
Amount: \$5,250.00
Explanation: This ASR is for additional plumbing design and specification as required by the local permitting jurisdiction of authority which is identified as above basic services.
Approval Date: 02/28/2023
OSA Receipt Date: 02/28/2023
- 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Statewide Dam Repairs
SBC Project No. 126/000-01-2021
Designer: S&ME, Inc.
Amount: \$17,030.00
Explanation: This ASR is for the preparation and tracking of the permit applications for both dam projects per state and federal requirements which is considered above basic services.
Approval Date: 02/23/2023
OSA Receipt Date: 02/23/2023
- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Silver Point, Tennessee
Project Title: Edgar Evins State Park Cabin Foundation Repairs
SBC Project No. 126/018-01-2022
Designer: LBYD, Inc.
Amount: \$15,360.00
Explanation: This ASR is for a topographic survey considered necessary for the successful execution of the project.
Approval Date: 02/23/2023
OSA Receipt Date: 02/23/2023
- 5) **State Procurement Agency:** STREAM / Department of Military
Location: Milan, Tennessee
Project Title: VTS Milan Fire Truck Bay
SBC Project No. 368/031-02-2022
Designer: A2H, Inc.
Amount: \$4,560.00
Explanation: This ASR is for geotechnical engineering services required for the successful execution of the project.
Approval Date: 03/13/2023
OSA Receipt Date: 03/13/2023

- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)
- **Annual Report of the State Capitol Commission** (in accordance with T.C.A. §4-8-304)
- **Annual Report of The Hermitage – Home of President Andrew Jackson** (in accordance with TCA §4-13-104(3))

Other Business

There being no further business, the meeting adjourned at 11:26 a.m.

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AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Campus Consultants

Project Description: Professional service consultants for Architecture (2 architects), MEP Engineering, Civil Engineering, and Geotechnical Engineering

SBC Number: 373/003-02-2023

Total Project Budget: \$500,000.00

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

Comment: This project will serve the Campus' needs for professional consultant services for a term of five years.

Minutes: 04/13/2023 SBC Approved project and to select consultants

EAST TENNESSEE STATE UNIVERSITYEast Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Brown Hall Renovation

Project Description: Renovation of Brown Hall to include the biology, chemistry, and a portion of the physics teaching labs. Funds are also provided to address code and ADA issues in the north wing as well as upgrade mechanical and electrical systems; and all related work that serve both wings of the building.

SBC Number: 369/005-04-2022

Total Project Budget: \$83,500,000.00

Current Project Funding: \$47,700,000.00

Source of Funding: \$45,792,000.00 22/23 CurrFunds-CapImp (A)
1,908,000.00 Gifts (O)

Comment: Four proposals were received on March 7, 2023. The Notice of Intent to award was sent on March 16, 2023 naming BurWil Construction Company, Inc. as the best evaluated proposer for a Construction Manager/General Contractor. No protests were received in the protest period.

Previous Action: 07/13/2022 SBC Approved project and to select a designer, and utilizing CM/GC alternative delivery method
11/21/2022 ESC Approved designer selection (Clark Nexsen, Inc.)

Minutes: 04/13/2023 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (BurWil Construction Company, Inc.)

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

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

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 Match - Plant Funds (Non-Aux) (A)

Comment: Four proposals were received on February 21, 2023. The Notice of Intent to award will be posted on March 23, 2023 naming W & O Construction Company, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 10/13/2022 SBC Approved project and use of CM/GC
10/24/2022 ESC Approved designer selection (Community Tectonics Architects)

Minutes: 04/13/2023 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (W & O Construction Company, Inc.)

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Chiller Addition

Project Description: Install one 1500 Ton centrifugal chiller and a 1500 Ton cooling tower to expand the capacity of the existing chilled water system.

SBC Number: 364/011-07-2021

Total Project Budget: \$3,455,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,950,000.00	\$505,000.00	\$3,455,000.00	Plant Funds (Aux-Housing)	(A)
Original Project Budget:	\$2,950,000.00				
Change in Funding:		\$505,000.00			
Revised Project Budget:			\$3,455,000.00		

Comment: This increases the total project budget from \$2,950,000.00 to \$3,455,000.00. Two bids were received on March 9, 2023. An increase in funding is needed to award a \$3,029,200.00 contract to Carwile Mechanical for the base bid and two alternates. The increase in cost is due to material and labor cost escalation. There will be no increase in designer fees.

Previous Action:

08/12/2021	SBC	Approved project and to select designer
08/23/2021	ESC	Approved designer selection (Maffett Loftis Engineering)
11/10/2022	SBC	Approved a revision in project budget and funding

Minutes: 04/13/2023 SBC Approved a revision in project budget and funding in order to award a contract (Carwile Mechanical)

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Tornado Repairs and Replacement

Project Description: Building and structural repairs and replacement for TSU Agriculture campus caused by the tornado event of March 3, 2020. Design teams and work crews have begun assessing the damage and implementing emergency safety and stabilization protocols. This project will account for those significant measures already taken as well as those to come for site clean-up, temporary repairs, utility restoration, and permanent building repairs and restorations.

SBC Number: 166/001-01-2020

Total Project Budget: \$14,007,196.23

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00	19/20	CurrFunds-CapImp (E&C)	(A)
	778,257.11	629,897.74	1,408,154.85		Federal Grant (USDA)	(F)
	10,939,568.38	1,359,473.00	12,299,041.38		Insurance Proceeds	(O)
Original Project Budget:	\$12,017,825.49					
Change in Funding:		\$1,989,370.74				
Revised Project Budget:			\$14,007,196.23			

Comment: This request increases the budget from \$12,017,825.49 to \$14,007,196.23. Insurance proceeds of \$1,359,473.00 and Federal Grant proceeds of \$584,854.97 are being added to the project for the revised cost to replace the Hoop Houses. Additional Federal Grant proceeds of \$45,042.77 are being added to the project for changes in the audio-visual system infrastructure to the Pavilion Building Replacement.

Previous Action:	03/12/2020	SBC	Referred to ESC with authority to act
	03/23/2020	ESC	Approved project utilizing the regional consultant and a previously selected designer
	09/21/2020	ESC	Approved designer selection (Melvin Gill Architects)
	01/14/2021	SBC	Approved a revision in funding and use of previously selected GM/GC (Hoar Construction)
	07/22/2021	SBC	Approved a revision in budget and funding and use of previous designer
	11/10/2021	SBC	Approved a revision in funding
	01/13/2022	SBC	Approved a revision in funding
	02/10/2022	SBC	Approved a revision in funding
	03/10/2022	SBC	Approved a revision in project budget and funding
	04/14/2022	SBC	Approved a revision in funding
	06/21/2022	SBC	Approved a revision in project budget and funding
	07/13/2022	SBC	Approved a revision in project budget and funding

Minutes: 04/13/2023 SBC Approved a revision in project budget and funding

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: 540 McCallie Renovation

Project Description: Renovation of the interior and exterior of the seven-story plus basement-level building.

SBC Number: 540/005-06-2022

Total Project Budget: \$40,000,000.00

Source of Funding: \$38,400,000.00 22/23 CurrFunds-CapImp (A)
1,600,000.00 Plant Funds (Non-Aux) (A)

Comment: Two proposals were received on February 22, 2023. The Notice of Intent to award was sent on March 7, 2023 naming Hoar Construction, LLC as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 11/10/2022 SBC Approved project and to select a designer and utilizing CM/GC alternative construction delivery method
11/21/2022 ESC Approved designer selection (Derthick, Henley & Wilkerson, Architects, PLLC)

Minutes: 04/13/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Jackson, Madison County, Tennessee

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

Project Title: ARP – WTREC Improvements

Project Description: Improvements at the West TN Ag-Research Center includes new construction and renovations of multiple new and existing buildings and structures to support research needs. Work will encompass labs, headhouses / greenhouses, storage units, and residential accommodations. Includes all related work to complete the project.

SBC Number: 540/001-15-2023

Total Project Budget: \$4,500,000.00

Source of Funding: \$4,500,000.00 Federal Funds (ARP) (F)

Comment: This request is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026.

The Tennessee Historical Commission has determined that this project will not adversely affect the Horticultural Greenhouse & Headhouse, Plant & Soil Greenhouse & Laboratory, Student Housing, and Superintendent’s Residence State-owned resources, and no further action is necessary.

Minutes: 04/13/2023 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee Southern, Pulaski, Giles County, Tennessee

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

Project Title: Master Plan - Southern

Project Description: This project will provide a Campus Master Plan for the University of Tennessee Southern campus.

SBC Number: 540/006-02-2023

Total Project Budget: \$400,000.00

Source of Funding: \$400,000.00 Plant Funds (Non-Aux) (A)

Comment: This request is for the initial UTS Master Plan.

Minutes: 04/13/2023 SBC Approved project and issuing an RFQ for master planning services

UNIVERSITY OF TENNESSEE

University of Tennessee, Statewide, Tennessee

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

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: \$7,039,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$6,759,000.00	\$280,000.00	\$7,039,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$6,759,000.00				
Change in Funding:		\$280,000.00			
Revised Project Budget:			\$7,039,000.00		

Comment: This increases the budget from \$6,759,000.00 to \$7,039,000.00 raising the Knoxville region survey amount to \$200,000.00 each.

Previous Action:

10/08/2020	SBC	Approved procurement and to issue RFQs
04/08/2021	SBC	Approved a revision in project budget and funding
07/22/2021	SBC	Approved a 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
04/14/2022	SBC	Approved a revision in project budget and funding
10/13/2022	SBC	Approved a revision in project budget and funding, extending current contracts an additional 36 months, and to select designers

Minutes: 04/13/2023 SBC Approved a revision in project budget and funding

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
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
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2022	10/31/2025
Architectural - Knoxville	MBI Companies, Inc.	11/01/2022	10/31/2025
Architectural - Knoxville	Thomas Caldwell, Architect	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
Architectural - Chattanooga	Tinker Ma, Inc.	11/01/2020	10/31/2025
Architectural - Chattanooga	Derthick Henley & Wilkerson Architects, PLLC	11/01/2021	10/31/2025
Architectural - Chattanooga	Billingsley Architecture	11/01/2021	10/31/2025
Architectural - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2025
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
Architectural - Memphis/Martin	Haizlip Studio, PLLC	11/01/2022	10/31/2025
Architectural - Memphis/Martin	ANF Architects, Inc.	11/01/2022	10/31/2025
Architectural - Nashville	Aecom Technical Services, Inc.	11/01/2020	10/31/2022
Architectural - Nashville	The Orcutt/Winslow, LLLP	11/01/2022	10/31/2025
Architectural - Nashville	ProjX, LLC	11/01/2022	10/31/2025
Bldg. Envelope - Knoxville	Roof Design & Consulting Services, Inc.	11/01/2020	10/31/2025
Bldg. Envelope - Chattanooga	Building Management Consultants	11/01/2020	10/31/2021
Bldg. Envelope - Chattanooga	Hefferlin + Kronenberg Architects, PLLC	11/01/2021	10/31/2022
Bldg. Envelope - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2022
Bldg. Envelope - Nashville	Professional Service Industries	11/01/2020	10/31/2025
Civil - Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022
Civil - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2022
Civil - Knoxville	Harold Brown Design, LLC	11/01/2022	10/31/2025
Civil - Knoxville	Orchard, Hiltz & McCliment, Inc.	11/01/2022	10/31/2025
Civil - Chattanooga	Croy Engineering, LLC	11/01/2020	10/31/2025
Civil - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Civil - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022
Civil - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2025
Civil - Memphis/Martin	Cannon & Cannon, Inc.	11/01/2022	10/31/2025
Civil - Nashville	Collier Engineering Co, Inc.	11/01/2020	10/31/2025
Civil - Nashville	James + Associates Engineers & Planners, Inc.	11/01/2022	10/31/2025
Electrical - Knoxville	West Welch Reed Engineers, Inc.	11/01/2020	10/31/2025
Electrical - Knoxville	Facility Systems Consultants, LLC	11/01/2020	10/31/2025
Electrical - Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2025
Electrical - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Electrical - Memphis/Martin	OGCB, Inc.	11/01/2020	10/31/2025

Electrical - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2025
Electrical - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022
Electrical - Nashville	IC Thomasson Associates	11/01/2022	10/31/2025
Electrical - Nashville	Community Solutions be Design, LLC	11/01/2022	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	McGill Associates, P.A., Inc.	11/01/2022	10/31/2025
Environmental - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2021
Environmental – Knoxville	Quantum Environmental & Engineering Services, LLC	11/01/2020	10/31/2025
Environmental - Knoxville	Geoservices, LLC	11/01/2021	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	10/31/2025
Environmental - Chattanooga	Jacobs Engineering Group, Inc.	11/01/2021	10/31/2025
Environmental - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022
Environmental - Memphis/Martin	Tioga Environmental Consultants, Inc.	11/01/2022	10/31/2025
Environmental - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2025
Geotechnical – Knoxville	Shield Engineering, Inc.	11/01/2020	10/31/2025
Geotechnical – Knoxville	Geoservices, LLC	11/01/2020	10/31/2025
Geotechnical – Memphis/Martin	Terracon Consultants, Inc.	11/01/2020	10/31/2022
Geotechnical – Nashville	ECS Southeast, LLP	11/01/2020	10/31/2025
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	Ross/Fowler, PC	11/01/2022	10/31/2025
Interior Design – Knoxville	Hedstrom Landscape Architecture	11/01/2022	10/31/2025
Landscape - Knoxville	Ross/Fowler, PC	11/01/2020	10/31/2025
Landscape - Knoxville	Hedstrom Landscape Architecture	11/01/2020	10/31/2025
Landscape - Chattanooga	Ross/Fowler, PC	11/01/2020	10/31/2025
Landscape - Chattanooga	Croy Engineering, LLC	11/01/2020	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	10/31/2025
Mechanical - Knoxville	IC Thomasson Associates	11/01/2020	10/31/2025
Mechanical - Knoxville	Engineering Services Group	11/01/2020	10/31/2025
Mechanical - Chattanooga	Compass Commissioning & Design	11/01/2020	10/31/2025
Mechanical – Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2025
Mechanical - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2025
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
Mechanical - Memphis/Martin	OGCB, Inc.	11/01/2022	10/31/2025
Mechanical - Nashville	Edmonds Engineering, Inc.	11/01/2020	10/31/2022
Mechanical - Nashville	Dewberry Engineers, Inc.	11/01/2022	10/31/2025
Mechanical - Nashville	Community Solutions be Design, LLC	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

Structural - Knoxville	Ross Bryan Associates, Inc.	11/01/2022	10/31/2025
Structural - Knoxville	MBI Companies, Inc.	11/01/2022	10/31/2025
Structural - Chattanooga	Bennett & Pless, Inc.	11/01/2020	10/31/2025
Structural - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Structural - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2025
Structural - Memphis/Martin	Burr & Cole Consulting Engineers	11/01/2020	10/31/2025
Structural - Nashville	Ross Bryan Associates, Inc.	11/01/2020	10/31/2025
Survey – Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022
Survey – Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2025
Survey – Knoxville	Orchard, Hiltz & McCliment, Inc.	11/01/2022	10/31/2025

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

Requested Action: **Approval of a Master Plan amendment**

Project Title: Knoxville Master Plan

Project Description: This project will provide a new Campus Master Plan for the University of Tennessee Knoxville, including the UTIA campus contiguous to UTK and the UTSI campus. Also includes the AgResearch and UT Extension locations.

SBC Number: 540/009-13-2021

Total Project Budget: \$2,200,000.00

Source of Funding: \$2,200,000.00 Plant Funds (Non-Aux) (A)

Comment: This request is to amend the 2016 Master Plan in order to accommodate the location of the Library Storage Building. The Master Plan amendment was approved by THEC on March 6, 2023.

Previous Action: 05/13/2021 SBC Approved project and to issue an RFQ
 10/14/2021 SBC Approved awarding a contract to the best evaluated proposer (Ayers Saint Gross)
 07/13/2022 SBC Approved Master Plan amendment
 08/11/2022 SBC Approved a revision in project scope, budget, and funding
 01/12/2023 SBC Approved Master Plan amendment
 03/09/2023 SBC Approved Master Plan amendment

Minutes: 04/13/2023 SBC Approved Master Plan amendment

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Lab Renovations

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

SBC Number: 540/009-37-2022

Total Project Budget: \$5,000,000.00

Current Project Funding: \$1,639,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 300,000.00	\$1,339,000.00	\$1,639,000.00	Plant Funds (Non-Aux) (A)
Original Project Funding:	\$ 300,000.00			
Change in Funding:		\$1,339,000.00		
Revised Project Budget:			\$1,639,000.00	

Comment: This request increases the funding from \$300,000.00 to \$1,639,000.00 adding the Hesler Biology Building and the Science and Engineering Building. Campus Resources and System Procurement are requested due to the simplicity of the work and to expedite the project.

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

Previous Action: 10/13/2022 SBC Approved project and to select a designer and utilizing CM/GC alternative delivery method for a portion of the work
 10/24/2022 ESC Approved designer selection (The Lewis Group Architects, Inc.)

Minutes: 04/13/2023 SBC Approved a revision in project budget and funding, and utilizing Campus Resources and System Procurement for a portion of the work

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in project budget and funding, and to award a contract to the best evaluated proposer for a Construction Manager/General Contractor**

Project Title: Lindsey Nelson Stadium Renovation

Project Description: Construction of additional amenities and improvements to the facility along with expanded site improvements and reconfiguration of existing stadium functions. Renovations include enhancing existing spaces and expanding existing services. Includes all related work to complete the project.

SBC Number: 540/009-43-2022

Total Project Budget: \$68,840,000.00

Current Project Funding: \$ 9,600,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 2,100,000.00	\$7,500,000.00	\$9,600,000.00	Gifts (O)
Original Project Funding:	\$ 2,100,000.00			
Change in Funding:		\$7,500,000.00		
Revised Project Funding:			\$9,600,000.00	

Comment: This request increases the funding from \$2,100,000.00 to \$9,600,000.00 to assist with early bid packages. Five proposals were received on February 16, 2023. The Notice of Intent to award was sent on March 17, 2023 naming Rouse Construction as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 12/12/2022 SBC Approved project and to select a designer and utilizing CM/GC alternative delivery method
 12/15/2022 ESC Approved designer selection (Barber McMurry Architects, LLC)

Minutes: 04/13/2023 SBC Approved a revision in project budget and funding, and awarding a contract to the best evaluated proposer for CM/GC (Rouse Construction)

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Athletic Facilities Upgrades

Project Description: Maintenance and upgrades of multiple athletic facilities including technology, finishes, furnishings, building systems, code related items, structural needs, and improvements to spaces as needed. Project includes all related work.

SBC Number: 540/009-29-2022

Total Project Budget: \$5,600,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$4,149,000.00	\$1,451,000.00	\$5,600,000.00	Plant Funds (Aux-Athletics) (A)
Original Project Funding:	\$4,149,000.00			
Change in Funding:		\$1,451,000.00		
Revised Project Funding:			\$5,600,000.00	

Comment: This increases the project budget from \$5,000,000.00 to \$5,600,000.00 due to additional user requests and additional equipment requirements. The additional funding will fully fund the project.

Previous Action:

07/13/2022	SBC	Approved project and to select a designer
07/25/2022	ESC	Approved designer selection (Smee Busby Architects, P.C.)
11/10/2022	SBC	Approved a revision in project funding and utilizing Campus Resources and System Procurement for a portion of the work

Minutes: 04/13/2023 SBC Approved a revision in project budget and funding

DEPARTMENT OF MILITARY

Volunteer Training Site - Milan, Lavinia, Gibson County, Tennessee

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

Project Title: VTS Milan Fire Truck Bay

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

SBC Number: 368/031-02-2022

Total Project Budget: \$2,160,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 950,000.00	\$1,210,000.00	\$2,160,000.00	Federal Funds (NGB) (F)
Original Project Budget:	\$ 950,000.00			
Change in Funding:		\$1,210,000.00		
Revised Project Budget:			\$2,160,000.00	

Comment: An increase in project budget from \$950,000.00 to \$2,160,000.00 is needed to accommodate the scope increase of three additional fire trucks for a total of five bays. This project is 100% federally funded and the additional funding has been approved by the National Guard Bureau (NGB).

Previous Action: 05/12/2022 SBC Approved project and to select a designer
 06/21/2022 ESC Approved designer selection (A2H, Inc.)

Minutes: 04/13/2023 SBC Approved a revision in project scope, budget, and funding

DEPARTMENT OF MILITARYVolunteer Training Site - Fort Campbell, Fort Campbell, Christian County, Kentucky

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

Project Title: New Ft. Campbell National Guard Readiness Center

Project Description: Construction of a new Readiness Center and all required related work.

SBC Number: 368/014-01-2021

Total Project Budget: \$19,560,000.00

Current Project Funding: \$ 1,105,000.00

Source of Funding: \$ 1,105,000.00 Federal Funds (NGB) (F)

Comment: Four proposals were received on March 7, 2023. The Notice of Intent to award was sent on March 31, 2023 naming Hoar Construction as the best evaluated proposer. No protests were received during the protest period.

Previous Action:

09/09/2021	SBC	Approved project and to select a designer
01/24/2022	ESC	Approved designer selection (Coover-Clark & Associates, Inc)
07/25/2022	ESC	Approved designer selection (Lyle-Cook Martin Architects, Inc.)
01/12/2023	SBC	Approved a revision in project budget and funding and utilizing CM/GC alternative delivery method

Minutes: 04/13/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction)

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State