

AGENDA
STATE BUILDING COMMISSION
Cordell Hull State Office Building
House Hearing Room III
August 8, 2024
11:00 a.m.

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Pursuant to T.C.A. § 8-44-112, any person interested in making a public comment, either in-person or remotely, about any agenda item should notify by email state.architect@tn.gov prior to the meeting or may make a request in person by speaking with the State Architect prior to the meeting start.

Pursuant to T.C.A. §8-44-108, meetings may be conducted permitting participation of electronic or other means of communication.

CONSENT AGENDA

Approval of the following items which have been reviewed and recommended for approval by Commission staff:

1. Agency: **University of Tennessee – Knoxville**
Project Title: Art and Architecture Improvements
SBC Project No: 540/009-21-2019
Requested Action: Approval of a revision in project budget and funding

2. Agency: **University of Tennessee – Knoxville**
Project Title: Art and Architecture Office Renovation
SBC Project No: 540/009-03-2023
Requested Action: Approval of a revision in project budget

3. Agency: **University of Tennessee – Knoxville**
Project Title: Walters Academic Building Repairs and Upgrades
SBC Project No: 540/009-01-2024
Requested Action: Approval of a revision in project budget and scope

4. Agency: **Tennessee Board of Regents / Chattanooga State Community College**
Project Title: Academic Success Center
SBC Project No: 166/012-04-2024
Requested Action: Approval of a project and utilizing a Regional Consultant for design

5. Agency: **Tennessee Board of Regents / Columbia State Community College**
Project Title: Several Buildings Roof Replacements
SBC Project No: 166/015-02-2022
Requested Action: Approval of a revision in project scope, budget, and funding, and proceeding with the process to select an additional designer for a portion of the work

6. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
Project Title: Educational Resource Center Updates
SBC Project No: 166/032-02-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

7. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
Project Title: Hardin Valley Soccer Field Update
SBC Project No: 166/032-03-2023
Requested Action: Approval of a revision in project budget and funding

8. Agency: **Tennessee Board of Regents / Volunteer State Community College**
Project Title: Domestic Water Improvements
SBC Project No: 166/025-01-2023
Requested Action: Approval of a revision in project budget and funding

9. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Agriculture Environmental Science Facility
SBC Project No: 166/001-03-2023
Requested Action: Approval of a revision in project budget and funding

10. Agency: **Department of Military**
Project Title: Dickson Readiness Center Parking Improvements
SBC Project No: 361/021-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer
11. Agency: **Department of Military**
Project Title: New McMinnville National Guard Readiness Center
SBC Project No: 361/058-01-2018
Requested Action: Approval of a revision in project budget and funding
12. 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 revision in project scope and the Early Design Phase as recommended by the State Architect
13. Agency: **Tennessee Wildlife Resources Agency**
Project Title: Region 1 New Herb Parsons Lake Concession Building
SBC Project No: 220/017-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer
14. Agency: **Department of Correction**
Project Title: MLTC Medical Building Renovations
SBC Project No: 140/005-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer
15. Agency: **Department of Transportation**
Project Title: Region 1 New Anderson County Maintenance Complex
SBC Project No: 241/010-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer
16. Agency: **Department of Transportation**
Project Title: Region 3 New Rutherford County Maintenance Complex
SBC Project No: 243/020-02-2024
Requested Action: Approval of a project and proceeding with the process to select a designer
17. Agency: **Department of Education**
Project Title: WTSD Fire Alarm Upgrades
SBC Project No: 168/009-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer
18. Agency: **Department of General Services**
Project Title: Environmental Consultant
SBC Project No: 529/000-03-2022
Requested Action: Approval of a revision in project budget and funding

19. Agency: **Department of General Services**
Project Title: TN Tower Life Safety Systems Upgrades
SBC Project No: 529/079-02-2018
Requested Action: Approval of a revision in project budget and funding to award a contract

UNIVERSITY OF TENNESSEE

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

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

Project Title: UTHSC Gross Anatomy Lab Renovation (24/25)

Project Description: Renovation of the General Education Building to provide space for the Gross Anatomy Lab including all related work to complete the project.

SBC Number: 540/013-02-2024

Total Project Budget: \$30,260,000.00

Source of Funding:	\$29,654,800.00	24/25	CurrFunds-CapImp	(A)
	\$ 605,200.00		Plant Funds (Non-Aux)	(A)

Comment: This is a FY 24/25 line-item project in the capital budget.

The CM/GC is requested to assist with cost estimating and their ability to procure early release packages for long lead items. Desired CM/GC skills include pre-construction services related to budgeting and scheduling of work packages and the ability to manage site and student protection while being in an active building.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Jackson, Madison County, Tennessee

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

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

Previous Action: 04/13/2023 SBC Approved project and to select a designer
 04/24/2023 ESC Approved designer selection (Collaborative Design Services, LLC)

UNIVERSITY OF TENNESSEE

Acquisition – Fee

Requested Action: **Approval of acquisition in fee with waiver of advertisement**

Transaction Description: Transaction No. 22-12-009

- **Location:** University of Tennessee Knoxville (UTK)
Knox County – 0.50+/- acres – 824 Melrose Place, Knoxville, TN
- **Owner(s):** St. John’s Episcopal Church
- **Purchase Price:** Negotiated
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The 2023 UTK Master Plan identifies this site for the construction of a major academic building and parking garage. The purchase price will be established by qualified University personnel based on circumstances at the time of the acquisition.

The acquisition is in close proximity to the Howard H. Baker Jr. Center for Public Policy and Haslam College of Business and will allow for the expansion of future academic growth and support parking in this area of the campus. The existing structure is planned to be demolished. Waiver of advertisement is requested due to the site’s proximity to other UTK properties. The final purchase price will require approval from the UT President.

Date of Last Transfer: 12/04/1934
Purchase Price: N/A
Property Assessor’s Value: N/A
Square Footage Improvements: 9,112

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Covington, Covington, Tipton County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Braganza Associates, P.C.

Project Title: Covington Replacement Campus

Project Description: Construct a replacement campus to include new academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes additions to existing buildings and demolition of vacated buildings and abandoned utilities.

SBC Number: 166/042-01-2023

Total Project Budget: \$58,750,000.00

Source of Funding: \$58,750,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project is on schedule and in budget with construction anticipated to start winter of 2025.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023 ESC Approved designer selection (Braganza Associates, P.C.)
03/25/2024 ESC Approved awarding a contract to the best evaluated proposer for a CM/GC (Turner Construction Company)

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Memphis, Memphis, Shelby County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Fleming/Associates/Architects, P.C.

Project Title: Memphis Replacement Campus

Project Description: Construct a replacement campus to include new academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes renovations to existing buildings, demolition of vacated buildings and abandoned utilities, and land acquisition.

SBC Number: 166/070-02-2023

Total Project Budget: \$89,000,000.00

Source of Funding: \$89,000,000.00 23/24 CurrFunds-CapImp (A)

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

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
 07/25/2023 ESC Approved designer selection (Fleming/Associates/Architects, P.C.)
 03/25/2024 ESC Approved awarding a contract to the best evaluated proposer for a CM/GC (Turner Construction Company)

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Amazon Operations Center, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in funding and an amendment to the grant agreement**

Project Title: Amazon Operations Center Infrastructure

Project Description: Grant to the Industrial Development Board of Metro Davidson County for the Amazon.com Services site development, infrastructure, equipment, facility construction and all required related work.

SBC Number: 170/008-01-2020

Total Project Budget: \$65,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$65,000,000.00	\$(65,000,000.00)	\$0.00	2020	GOBonds-CapImp	(A)
	0.00	65,000,000.00	\$65,000,000.00	22/23	CurrFunds-CapImp	(A)
Original Project Budget:	\$65,000,000.00					
Change in Funding:		\$0.00				
Revised Project Budget:			\$65,000,000.00			

Comment: The GO Bond funding is being swapped out for improvement funds per 2022 Public Chapter 1130, Section 43 (item 10(d)).

This will extend the grant from December 31, 2026 to December 31, 2028 to align with the term of the Accountability Agreement between the Department of Economic and Community Development, the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, and Amazon.com Services LLC.

Previous Action: 12/10/2020 SBC Approved grant

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) APPROVAL of the Minutes of the State Building Commission meeting held on July 11, 2024.

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) | <p>State Procurement Agency: University of TN
Location: Knoxville, Tennessee
Project Title: Security Upgrades
SBC Project No: 540/009-02-2020
Designer: West Welch Reed Eng
Construction Completion %: 94%
Change Order No. 4
Change Order Amount: \$210,208.00
Change Order Percentage: 6.61%
Cumulative Percentage: 15.85%</p> <p><u>Approved Project Funding</u>
Original Bid Target: \$3,500,000.00
Base Contract Amount: \$3,182,000.00
Contingency: \$350,000.00</p> | <p>User Agency: UT Knoxville</p> <p>Approval Date: 07/09/2024
Contractor: Wright Contracting, Inc.
Targeted Substantial Completion: 07/10/2024
Comment: Added Scope
This change order is to add security hardware for all the exterior doors at the Science Engineering Research Facility and for all the exterior doors at the Food Sciences Facility.</p> <p><u>After This Change Order</u>
Revised Contract Amount: \$3,686,217.00
Remaining Undedicated Funds: \$217,000.00</p> |
| 2) | <p>State Procurement Agency: University of TN
Location: Knoxville, Tennessee
Project Title: Security Upgrades
SBC Project No: 540/009-02-2020
Designer: West Welch Reed Eng
Construction Completion %: 94%
Change Order No. 5
Change Order Amount: \$26,126.00
Change Order Percentage: .82%
Cumulative Percentage: 16.67%</p> <p><u>Approved Project Funding</u>
Original Bid Target: \$3,500,000.00
Base Contract Amount: \$3,182,000.00
Contingency: \$350,000.00</p> | <p>User Agency: UT Knoxville</p> <p>Approval Date: 07/22/2024
Contractor: Wright Contracting, Inc.
Targeted Substantial Completion: 10/07/2024
Comment: Added Scope
This change order provides for adding door security hardware to all exterior doors at both the Science Engineering Research Facility and at the Food Sciences Facility. This change order adds 89 days to the project schedule.</p> <p><u>After This Change Order</u>
Revised Contract Amount: \$3,712,343.00
Remaining Undedicated Funds: \$192,000.00</p> |

3) **State Procurement Agency:** University of TN **User Agency:** UT Knoxville
Location: Knoxville, Tennessee
Project Title: Arena Renovations and Systems Improvements
SBC Project No: 540/009-07-2017 **Approval Date:** 07/05/2024
Designer: Studio Four Design **Contractor:** Merit Construction
Construction Completion %: 84% **Targeted Substantial Completion:** 03/22/2024
Change Order No. 5 **Comment: Design Modifications/Added Scope**
Change Order Amount: \$1,142,068.58
Change Order Percentage: 17.09%
Cumulative Percentage: 34.83%

This change order incorporates modifications to two existing ticket booths at gates B and E to accommodate functionality by providing new storefront systems along with mechanical, electrical and fire protection upgrades, and addressing a hidden structural framing deficiency. This change order also provides for a credit to the project for the deletion of "Power T" graphics. Work also includes increasing sprinkler output for a storage room, as well as renovating the Ray Mears room to create a new club venue and also includes new glass openings along with mechanical and electrical upgrades. This change order adds 80 days to the project schedule.

Approved Project Funding
Original Bid Target: \$10,132,000.00
Base Contract Amount: \$6,683,500.00
Contingency: \$868,000.00

After This Change Order
Revised Contract Amount: \$9,011,389.62
Remaining Undedicated Funds: \$2,584,000.00

4) **State Procurement Agency:** TN Board of Regents **User Agency:** Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Mattox Renovation
SBC Project No: 166/025-02-2022
Designer: GHP, Inc.
Construction Completion %: 92%
Change Order No. 11
Change Order Amount: \$12,568.85
Change Order Percentage: .51%
Cumulative Percentage: 12.89%

Approval Date: 07/05/2024
Contractor: Wellsprings Builders
Targeted Substantial Completion: 06/18/2024
Comment: Error/Omission
This change order provides for a new 6" ceramic cove tile base in the men's and women's restrooms to replace the previously specified 3" ceramic cove tile base. This work also includes the removal and replacement of two exhaust fans that were found to be inoperable, along with the provision of one new light fixture in the men's restroom and one new light fixture in the women's restroom.

Approved Project Funding
Original Bid Target: \$2,487,000.00
Base Contract Amount: \$2,487,000.00
Contingency: \$5,762.40

After This Change Order
Revised Contract Amount: \$2,807,512.64
Remaining Undedicated Funds: \$186,724.90

- 5) **State Procurement Agency:** TN Board of Regents
Location: Gallatin, Tennessee
Project Title: Mattox Renovation
SBC Project No: 166/025-02-2022
Designer: GHP, Inc.
Construction Completion %: 97.00%
Change Order No. 12
Change Order Amount: (\$1,615.81)
Change Order Percentage: (.06%)
Cumulative Percentage: 12.82%
Approved Project Funding
Original Bid Target: \$2,487,000.00
Base Contract Amount: \$2,487,000.00
Contingency: \$5,762.40
- User Agency:** Volunteer State Community College
Approval Date: 07/23/2024
Contractor: Wellsprings Builders
Targeted Substantial Completion: 06/18/2024
Comment: Cost Efficiencies
This change order provides for an electrical credit back to the project.
- After This Change Order**
Revised Contract Amount: \$2,805,896.83
Remaining Undedicated Funds: \$186,724.90
- 6) **State Procurement Agency:** TN Board of Regents
Location: Memphis, Tennessee
Project Title: Union & Macon Cove Plumbing Updates
SBC Project No: 166/033-01-2018
Designer: A2H, Inc.
Construction Completion %: 55%
Change Order No. 6
Change Order Amount: \$20,442.06
Change Order Percentage: 3.73%
Cumulative Percentage: 14.16%
Approved Project Funding
Original Bid Target: \$600,000.00
Base Contract Amount: \$548,564.00
Contingency: \$60,000.00
- User Agency:** Southwest State Community College
Approval Date: 07/22/2024
Contractor: A&B Construction Co., Inc.
Targeted Substantial Completion: 08/11/2024
Comment: Hidden Conditions
This change order provides for the assessment of two floor drains that are not draining properly. This change order adds 22 days to the project schedule.
- After This Change Order**
Revised Contract Amount: \$626,219.88
Remaining Undedicated Funds: \$37,020.21
- 7) **State Procurement Agency:** TN Board of Regents
Location: Oneida, Tennessee
Project Title: Diesel Technology Facility
SBC Project No: 166/078-01-2022
Designer: Tinker Ma, LLC
Construction Completion %: 10%
Change Order No. 4
Change Order Amount: \$1,186,065.78
Change Order Percentage: 25.81%
Cumulative Percentage: 25.81%
Approved Project Funding
Original Bid Target: \$6,000,000.00
Base Contract Amount: \$4,596,000.00
Contingency: \$400,000.00
- User Agency:** TCAT Oneida/Huntsville
Approval Date: 07/16/2024
Contractor: FMT Contracting
Targeted Substantial Completion: 08/18/2025
Comment: Added Scope
This change order adds two vehicle bays and two classrooms back to the project scope. This change order adds 130 days to the project schedule.
- After This Change Order**
Revised Contract Amount: \$5,782,065.78
Remaining Undedicated Funds: \$614,394.22

- 8) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT Shelbyville
Location: Shelbyville, Tennessee
Project Title: Bedford County Higher Education Center
SBC Project No: 166/086-01-2021 **Approval Date:** 07/11/2024
Designer: Bauer Askew Arch **Contractor:** American Constructors
Construction Completion %: 23% **Targeted Substantial Completion:** 11/29/2025
Change Order No. 6 **Comment: Added Scope**
Change Order Amount: \$2,515,753.09 This change order provides for the addition of two bays to both the Automotive and Machine Tool labs. This change order adds 45 days to the project schedule.
Change Order Percentage: 6.35%
Cumulative Percentage: 16.15%
Approved Project Funding
Original Bid Target: \$39,599,128.00 **After This Change Order**
Base Contract Amount: \$39,599,128.00 **Revised Contract Amount:** \$45,994,185.96
Contingency: \$8,400,872.00 **Remaining Undedicated Funds:** \$1,917,211.04
- 9) **State Procurement Agency:** Middle TN State Univ **User Agency:** Middle TN State University
Location: Murfreesboro, Tennessee
Project Title: Multiple Buildings Elevator Modernization
SBC Project No: 366/009-05-2021 **Approval Date:** 07/18/2024
Designer: McFarlin, Huit Panvini **Contractor:** Kerry G Campbell, Inc.
Construction Completion %: 91% **Targeted Substantial Completion:** 08/01/2024
Change Order No. 13 **Comment: Hidden Conditions/Codes**
Change Order Amount: \$46,872.90 This change order is for water removal in the existing jack shaft and the need to drill a jack shaft in the elevator which are identified as hidden condition and modifies elevator ledgers and provides a ground fault receptacle at the top of the elevator shaft both of which are identified as code requirement. This change order adds 78 days to the project schedule.
Change Order Percentage: 3.99%
Cumulative Percentage: 24.54%
Approved Project Funding
Original Bid Target: \$2,575,000.00 **After This Change Order**
Base Contract Amount: \$1,174,670.00 **Revised Contract Amount:** \$1,462,972.37
Contingency: \$257,500.00 **Remaining Undedicated Funds:** \$3,197.63
- 10) **State Procurement Agency:** East TN State Univ **User Agency:** East TN State University
Location: Johnson City, Tennessee
Project Title: Boulevard Commons Extension
SBC Project No: 369/005-08-2021 **Approval Date:** 07/15/2024
Designer: Facility Systems Consultants **Contractor:** BurWil Construction Company, Inc.
Construction Completion %: 44.61% **Targeted Substantial Completion:** 09/13/2024
Change Order No. 6 **Comment: Hidden Conditions/Design Modifications**
Change Order Amount: \$192,245.85 This change order is to provide an adequate base as a result of soft subgrade conditions which is identified as a hidden condition, to provide a concrete walkway extension as well as to add hardscape/landscape features which are programmatic requests by the owner. This change order adds 40 days to the project schedule.
Change Order Percentage: 5.65%
Cumulative Percentage: 10.6%
Approved Project Funding
Original Bid Target: \$3,789,000.00 **After This Change Order**
Base Contract Amount: \$3,400,000.00 **Revised Contract Amount:** \$3,759,181.48
Contingency: \$378,900.00 **Remaining Undedicated Funds:** \$356,455.12

11) State Procurement Agency:	STREAM	User Agency:	Department of Military
Location:	Smyrna, Tennessee		
Project Title:	VTS Smyrna Building 541 Facility Update		
SBC Project No:	361/079-01-2022	Approval Date:	07/22/2024
Designer:	Design House 1411	Contractor:	Garver Builders
Construction Completion %:	87%	Targeted Substantial Completion:	07/27/2024
Change Order No.	3	Comment: Hidden Conditions	
Change Order Amount:	\$37,312.04	This change order accommodates the need to replace portions of existing drywall and framing. This change order adds 52 days to the project schedule.	
Change Order Percentage:	7.49%	After This Change Order	
Cumulative Percentage:	10.31%		
<u>Approved Project Funding</u>			
Original Bid Target:	\$475,000.00		
Base Contract Amount:	\$498,434.00	Revised Contract Amount:	\$549,825.95
Contingency:	\$50,500.00	Remaining Undedicated Funds:	\$43,834.89

Initial and Revised Approvals of Capital Projects

- REPORT of the following 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 / Tennessee State University
Location: Nashville, Tennessee
Project Title: Ag Broiler House
Project Description: Construct broiler house unit for agriculture research. Project includes all related work.
SBC Project No. 166/001-02-2024
Total Project Budget: \$990,000.00
Source of Funding: Federal Grant (USDA) (F)
Approval: Approved project and to select a designer
Approval Date: 07/23/2024

 - 2) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College
Location: Knoxville, Tennessee
Project Title: Hardin Valley Campus Electrical Upgrades
Project Description: Repair and replace electrical service components in the tunnel and all related work.
SBC Project No. 166/032-01-2024
Total Project Budget: \$418,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a previously selected designer (West Welch Reed Engineers, Inc.)
Approval Date: 07/17/2024

Approvals of Revisions to Existing Capital Projects

- REPORT of the following approval of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: UTK Presidential Court Building Renovation (23/24)
Project Description: Renovation and abatement of the building to meet updated programmatic functions.
SBC Project No. 540/009-02-2024
Total Project Budget: \$33,754,000.00
Source of Funding: \$23,627,375.00
\$10,126,625.00 Plant Funds (Aux-Dining) (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Blaine Construction Corp)
Approval Date: 07/16/2024

Report of Items Submitted to the SBC

- Designer Additional Services for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Flag Pond, Tennessee
Project Title: Rocky Fork State Park Visitor Center
SBC Project No. 126/088-02-2017
Designer: Reedy & Sykes
Amount: \$70,715.34
Explanation: This ASR provides for additional design services to account for agency decision to change proposed project location to another site.
Approval Date: 07/09/2024
OSA Receipt Date: 07/09/2024

Other Business

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Art and Architecture Improvements

Project Description: This project will make improvements to the Art & Architecture building. The work will include basic overall building upgrades for restrooms, offices and student workspace, and the Ewing Gallery, security, HVAC system, and electrical. Also includes code upgrades and additional ventilation for the shop space.

SBC Number: 540/009-21-2019

Total Project Budget: \$2,525,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,350,000.00	\$175,000.00	\$2,525,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$2,350,000.00			
Change in Funding:		\$175,000.00		
Revised Project Budget:			\$2,525,000.00	

Comment: This request increases the budget from \$2,350,000.00 to \$2,525,000.00 due to construction challenges related to location of work in cantilevered offices as well as market escalation. Increase amount is based upon designer’s construction document phase estimate. No increase in designer fee is needed due to remaining residual fees from other completed subprojects. This work should complete this project.

Previous Action:

10/10/2019	SBC	Approved project and to select a designer
10/31/2019	ESC	Approved designer selection (Brewer Ingram & Fuller Architects)
04/09/2020	SBC	Approved a revision in project budget, scope, and funding, and utilizing Campus Resources and System Procurement for a portion of the work.
04/08/2021	SBC	Approved a revision in budget, scope, and funding
03/10/2022	SBC	Approved a revision in budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Art & Architecture Office Renovation

Project Description: Renovation of offices in the Art & Architecture Building. Includes all related work.

SBC Number: 540/009-03-2023

Total Project Budget: \$2,385,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,685,000.00	\$700,000.00	\$2,385,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$1,685,000.00			
Change in Funding:		\$700,000.00		
Revised Project Budget:			\$2,385,000.00	

Comment: This request increases the budget from \$1,685,000.00 to \$2,385,000.00 for enlargement of office footprint and mechanical and code updates not previously realized. Designer’s Design Development opinion of probable cost supports this increase.

Previous Action: 02/09/2023 SBC Approved project and to select a designer
 02/27/2023 ESC Approved designer selection (Smith Gee Studio, LLC)

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Walters Academic Building Repairs and Upgrades

Project Description: Upgrade portions of the Walters Academic Building to provide offices, studios, labs, a darkroom, *skylight removal, and roofing infill*. Includes all related work.

SBC Number: 540/009-01-2024

Total Project Budget: \$5,350,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$4,949,300.00	\$400,700.00	\$5,350,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$4,949,300.00				
Change in Funding:		\$400,700.00			
Revised Project Budget:			\$5,350,000.00		

Comment: This request increases the project budget from \$4,949,300.00 to \$5,350,000.00. This increase in budget is for the additional scope of the skylight removal.

Previous Action:

02/08/2024	SBC	Approved project to select a designer
03/25/2024	ESC	Approved designer selection (Lindsey & Maples Architects, Inc.)
07/11/2024	SBC	Approved revision in project budget and scope

TENNESSEE BOARD OF REGENTSChattanooga State Community College, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval of a project and utilizing a Regional Consultant for design**

Project Title: Academic Success Center

Project Description: Renovate the second floor of the Instructional Materials Center building to create a one stop shop for tutoring on the main campus. Project includes all related work.

SBC Number: 166/012-04-2024

Total Project Budget: \$1,425,000.00

Source of Funding: \$1,425,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a July 5, 2024 **disclosed** project reported by TBR. Use of regional consultant (Hefferlin + Kronenberg Architects PLLC) is requested due to the limited scope of the work.

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee **

Requested Action: **Approval of a revision in project scope, budget, and funding, and proceeding with the process to select an additional designer for a portion of the work**

Project Title: Several Buildings Roof Replacements

Project Description: Replace roofs on the Warf, Clement, and Facilities Buildings, and all related work. *Replace roof at the Lewisburg Campus and all related work.*

SBC Number: 166/015-02-2022

Total Project Budget: \$3,020,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,280,000.00	\$ 0.00	\$1,280,000.00	22/23	CurrFunds-CapMaint (MP)	(A)
	0.00	1,740,000.00	1,740,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	\$1,280,000.00					
Change in Funding:		\$1,740,000.00				
Revised Project Budget:			\$3,020,000.00			

Comment: This adds funding from a FY 24/25 line-item in the capital budget (CoSCC Multiple Bldg. Roof Replacements Phase 2 \$1,740,000.000) and increases the project budget from \$1,280,000.00 to \$3,020,000.00. The scope change adds the Lewisburg Campus to the project. A new designer will be selected for the additional phase of work.

The existing roof at the Lewisburg Campus was installed in 1996 and 2000 as part of the original construction and expansion. The roof is leaking and has reached the end of its useful life.

Previous Action: 07/13/2022 SBC Approved project and to select a designer
 07/25/2022 ESC Approved designer selection (Hurst-Rosche, Inc.)

** A portion of the work will be completed in Marshall County

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

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

Project Title: Educational Resource Center Updates

Project Description: Update aging finishes and reconfigure unused former library stack space to create classrooms, student services program spaces, and faculty/staff offices. Project includes all related work.

SBC Number: 166/032-02-2024

Total Project Budget: \$3,510,000.00

Source of Funding: \$3,510,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a July 5, 2024 **disclosed** project reported by TBR.

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

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

Project Title: Hardin Valley Soccer Field Update

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

SBC Number: 166/032-03-2023

Total Project Budget: \$2,555,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,500,000.00	\$1,055,000.00	\$2,555,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,500,000.00				
Change in Funding:		\$1,055,000.00			
Revised Project Budget:			\$2,555,000.00		

Comment: This request increases the budget from \$1,500,000.00 to \$2,555,000.00 to meet the designer's estimate. The original budget underestimated the amount of earthwork required. The campus also wishes to include artificial turf for both the soccer field and the practice field rather than grass which was in the original estimate.

Previous Action: 11/09/2023 SBC Approved project and to select a designer
01/22/2024 ESC Approved designer selection (Lose & Associates, Inc.)

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Domestic Water Improvements

Project Description: Replace all domestic underground water lines entering structures, some degraded lines within buildings, and all related work.

SBC Number: 166/025-01-2023

Total Project Budget: \$3,150,000.00

Current Project Funding: \$2,450,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,250,000.00	\$ 0.00	\$1,250,000.00	23/24	CurrFunds-CapMaint (MP)	(A)
	0.00	1,200,000.00	1,200,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,250,000.00					
Change in Funding:		\$1,200,000.00				
Revised Project Budget:			\$2,450,000.00			

Comment: This request increases the budget from \$2,500,000.00 to \$3,150,000.00 to meet the designer's estimate due to the increased costs associated with the phasing of the work and the condition of the pipes. The campus is adding funding to address the second phase of the project. There will be an additional third phase to complete the project.

Previous Action: 07/13/2023 SBC Approved project and to select a designer
 07/25/2023 ESC Approved designer selection (C.T. Consultants, Inc.)

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Agriculture Environmental Science Facility

Project Description: Construct an agriculture environmental science facility and all related work.

SBC Number: 166/001-03-2023

Total Project Budget: \$29,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$18,000,000.00	\$ 0.00	\$18,000,000.00	22/23	CurrFunds-CapImp	(A)
	10,000,000.00	1,400,000.00	11,400,000.00		Federal Funds (USDA)	(F)
Original Project Budget:	\$28,000,000.00					
Change in Funding:		\$1,400,000.00				
Revised Project Budget:			\$29,400,000.00			

Comment: This request increases the total project budget from \$28,000,000.00 to \$29,400,000.00 and reallocates moveable equipment funding to building construction to meet the designer's and the CM/GC's schematic design estimates. Additional lab space square footage beyond the original allocation was recognized during program verification and schematic design. The campus will fund movable equipment outside of the capital project.

Previous Action: 05/11/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method

 09/27/2023 ESC Approved designer selection (The Orcutt Winslow LLLP)

 06/24/2024 ESC Approved awarding a contract to the best evaluated proposer for CM/GC (Barton Malow Builders)

DEPARTMENT OF MILITARYDickson Readiness Center, Dickson, Dickson County, Tennessee

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

Project Title: Dickson Readiness Center Parking Improvements

Project Description: Construct expansion of vault, personnel and military parking areas, access road, sidewalks, fencing, lighting, site grading and drainage, Antiterrorism Force Protection (ATFP) improvements, and all required related work.

SBC Number: 361/021-01-2024

Total Project Budget: \$1,280,000.00

Current Project Funding \$ 88,523.00

Source of Funding:

\$ 22,131.00	Military Reserves (Sale of Real Estate)	(R)
66,392.00	Federal Funds (NGB)	(F)

Comment: The current funds are for design only. Additional funds will be added for construction when made available from the National Guard Bureau. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2024.

DEPARTMENT OF MILITARY

McMinnville Readiness Center, McMinnville, Warren County, Tennessee

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

Project Title: New McMinnville National Guard Readiness Center

Project Description: Construction of a new Readiness Center

SBC Number: 361/058-01-2018

Total Project Budget \$14,668,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$14,168,000.00	\$500,000.00	\$14,668,000.00	Federal Funds (NGB) (F)
Original Project Budget:	\$14,168,000.00			
Change in Funding:		\$500,000.00		
Revised Project Budget:			\$14,668,000.00	

Comment: An increase in project budget from \$14,168,000.00 to \$14,668,000.00 is needed to complete the project. This change order is required by County Code for a septic field rather than direct connection to the sanitary sewer system for the military vehicle wash rack component The designer fee will be adjusted accordingly. This project is 100% federally funded.

Previous Action:

07/12/2018	SBC	Approved project and to select a designer
10/29/2018	ESC	Approved designer selection (Design House 1411, LLC)
05/09/2019	SBC	Approved a revision in funding
05/14/2020	SBC	Approved EDP as recommended by the State Architect
11/12/2020	SBC	Approved a revision in project funding
11/10/2021	SBC	Approved a revision in project budget and funding in order to award a contract

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Nathan Bedford Forrest State Park, Eva, Benton County, Tennessee

Requested Action: **Approval of a revision in project scope and the Early Design Phase** as recommended by the State Architect

Project Title: Nathan Bedford Forrest State Park Campground Renovations

Project Description: Renovate Main and Lakefront campgrounds; *demolish and replace existing Lakefront bathhouse*; 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 project is on schedule and in budget with construction anticipated to start late 2024.

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

Previous Action: 09/08/2022 SBC Approved project and to select a designer
 09/21/2022 ESC Approved designer selection (Hurst-Rosche, Inc.)

TENNESSEE WILDLIFE RESOURCES AGENCYRegion 1 - West, Jackson, Madison County, Tennessee

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

Project Title: Region 1 New Herb Parsons Lake Concession Building

Project Description: Demolish the current concession building, construct a new concession building, and all required related work.

SBC Number: 220/017-01-2024

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 24/25 TWRA Op Funds (A)

Comment: This is a FY 24/25 line-item project in the capital budget (\$4,700,000.00). The decrease is due to reduced square footage, change to slab on grade foundation, and removing the wrap around deck and rear covered porch.

DEPARTMENT OF CORRECTION

Mark Luttrell Correctional Center, Memphis, Shelby County, Tennessee

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

Project Title: MLTC Medical Building Renovations

Project Description: Interior renovations including courtyard, fixtures, finishes, equipment, and all required related work for the Transition Center.

SBC Number: 140/005-01-2024

Total Project Budget: \$3,610,000.00

Source of Funding: \$2,150,000.00 24/25 CurrFunds-CapMaint (MP) (A)
 1,460,000.00 23/24 TDOC Op Funds (A)

Comment: This is a FY 24/25 **line-item** project in the capital budget (\$2,150,000.00). The budget increase is due to significant structural framing and mechanical cost escalation realized during the programming phase of the project.

DEPARTMENT OF TRANSPORTATION

Region 1 - East TN, Knoxville, Knox County, Tennessee *

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

Project Title: Region 1 New Anderson County Maintenance Complex

Project Description: Prepare the site for construction, construct a new maintenance building, and all required related work.

SBC Number: 241/010-01-2024

Total Project Budget: \$2,840,000.00

Source of Funding: \$2,840,000.00 24/25 TDOT Plant Construction Funds (A)

Comment: This is a FY 24/25 line-item project in the capital budget.

Previous Action: 07/11/2024 SBC Withdrawn from agenda

* Project is located in Anderson County.

DEPARTMENT OF TRANSPORTATION

Region 3 - Middle TN, Nashville, Davidson County, Tennessee *

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

Project Title: Region 3 New Rutherford County Maintenance Complex

Project Description: Prepare the site for construction, construct a new maintenance building, vehicle wash bay, and all required related work.

SBC Number: 243/020-02-2024

Total Project Budget: \$5,760,000.00

Source of Funding: \$5,760,000.00 24/25 TDOT Plant Construction Funds (A)

Comment: This is a FY 24/25 line-item project in the capital budget.

Previous Action: 07/11/2024 SBC Withdrawn from agenda

* Project is located in Rutherford County

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

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

Project Title: Environmental Consultant

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

SBC Number: 529/000-03-2022

Total Project Budget: \$15,500,000.00

Current Project Funding: \$12,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 0.00	\$1,000,000.00	\$ 1,000,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	2,500,000.00	0.00	2,500,000.00	21/22	CurrFunds-CapMaint	(A)
	3,750,000.00	1,000,000.00	4,750,000.00		Various Project Funds	(O)
	3,750,000.00	0.00	3,750,000.00		Various Agency Funds	(O)
Original Project Funding:	\$10,000,000.00					
Change in Funding:		\$2,000,000.00				
Revised Project Funding:			\$12,000,000.00			

Comment: Total project budget is being increased from \$12,000,000.00 to \$15,500,000.00. The contract term remains through October 31, 2027.

Previous Action: 05/12/2022 SBC Approved project and issuing a RFQ for an Environmental Consultant
 08/11/2022 SBC Approved awarding a contract to the best evaluated proposer for environmental services (EnSafe, Inc.)
 07/13/2023 SBC Approved a revision in project funding

DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass TN Tower, Nashville, Davidson County, Tennessee

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

Project Title: TN Tower Life Safety Systems Upgrades

Project Description: Replacement of multiple life safety systems, including fire alarm and sprinkler systems, and all required related work.

SBC Number: 529/079-02-2018

Total Project Budget: \$7,460,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,890,000.00	\$ 0.00	\$3,890,000.00	18/19	FRF CurrFunds-CapMaint (MP)	(A)
	0.00	3,570,000.00	3,570,000.00		FRF Reserves	(R)

Original Project Funding: **\$3,890,000.00**

Change in Funding: **\$3,570,000.00**

Revised Project Funding: **\$7,460,000.00**

Comment: This funding is a FY 23/24 line-item in the capital budget (\$5,570,000.00).

This request increases the budget from \$3,890,000.00 to \$7,460,000.00 in order to award a contract to Williams Mechanical, LLC for the amount of \$5,583,000.00. Although there was only one bidder, this bid came in substantially less than the original bid. The bid came in over the bid target due to logistics and sequencing challenges. There will be no additional designer fees.

Previous Action:

07/12/2018	SBC	Approved project and to select a designer
09/24/2018	ESC	Approved designer selection (Edmonds Engineering Inc/ Dewberry)
06/24/2019	ESC	Approved utilizing Best Value