

MINUTES

STATE BUILDING COMMISSION

December 16, 2024

The State Building Commission met this day at 11:00 a.m. in House Hearing Room III of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor McNally called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- Department of Economic & Community Development
- Department of Correction
- University of Tennessee
- Middle Tennessee State University
- Tennessee Board of Regents
- Department of Finance & Administration
- State Building Commission

PRESENTER

Commissioner Stuart McWhorter
Commissioner Frank Strada
Senior Vice President & CFO David Miller
Vice President of Business & Finance Alan Thomas
Executive Director Dick Tracy
Deputy Commissioner Eugene Neubert
State Architect Ann McGauran

OTHER PARTICIPANTS

Jessica Leonard, Ayers Saint Gross
Rich McNeil, TMPartners, PLLC
Bart Kline, Kline Swinney Associates
Chip Jones, The Orcutt Winslow LLLP
Paul Young, City of Memphis Mayor
Dwayne Tucker, Tennessee State University Interim President
Charles Traugher, Tennessee State University Vice-Chairman of the Board of Trustees

Lieutenant Governor McNally asked if there were any requests for public comment and State Architect McGauran replied that there were no requests.

CONSENT AGENDA

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

1. Agency: **University of Memphis**
Project Title: Access Control
SBC Project No: 367/007-03-2024
Requested Action: Approval of a project and proceeding with the process to select a designer
2. Agency: **Austin Peay State University**
Project Title: Health Professions Building
SBC Project No: 373/003-01-2021
Requested Action: Approval of a revision in project funding
3. Agency: **Middle Tennessee State University**
Project Title: Campus Master Plan
SBC Project No: 366/000-02-2024
Requested Action: Approval to award a contract to the best evaluated proposer
4. Agency: **Middle Tennessee State University**
Project Title: P3 Residence Hall
SBC Project No: 366/000-01-2024
Requested Action: Approval of a revision in scope
5. Agency: **Tennessee Board of Regents / Southwest Tennessee Community College**
Project Title: Recording Studio Renovation
SBC Project No: 166/033-02-2024
Requested Action: Approval of a project and proceeding with the process to select a designer
6. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Chattanooga**
Project Title: TCAT Chattanooga Advanced Manufacturing Building
SBC Project No: 166/012-02-2020
Requested Action: Approval of a revision in project funding
7. Agency: **Tennessee Board of Regents / Jackson State Community College**
Project Title: Athletic Field Update
SBC Project No: 166/019-02-2024
Requested Action: Approval of a revision in project scope, budget, and funding
8. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Ag Campus Organic Research Lab
SBC Project No: 166/001-01-2024
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
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

10. Agency: **University of Tennessee – Martin**
Project Title: UTM Storm Damage Repairs (24/25)
SBC Project No: 540/011-01-2024
Requested Action: Approval of a project and utilizing Campus Consultant for design
11. Agency: **University of Tennessee – Knoxville**
Project Title: HPER Building Upgrades
SBC Project No: 540/009-03-2022
Requested Action: Approval of a revision in project budget, funding, and scope
12. Agency: **University of Tennessee – Knoxville**
Project Title: UTK Elliot Storm Damage Repairs (24/25)
SBC Project No: 540/009-10-2024
Requested Action: Approval of a project and utilizing Campus Resources, System Procurement, and a contract procured by Central Procurement Office for construction
13. Agency: **University of Tennessee Institute of Agriculture**
Project Title: UTIA MTREC Lewisburg Repairs and Demolition (24/25)
SBC Project No: 540/001-09-2024
Requested Action: Approval of a project utilizing Campus Consultant for design and a contract procured by the Central Procurement Office for construction
14. Agency: **University of Tennessee Institute of Agriculture**
Project Title: ARP – Broiler and Research Facility
SBC Project No: 540/001-18-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
15. Agency: **University of Tennessee Institute of Agriculture**
Project Title: ETREC Barn Replacement
SBC Project No: 540/001-16-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
16. Agency: **Department of Environment & Conservation**
Project Title: Natchez Trace State Park Inn Reconstruction
SBC Project No: 126/057-02-2023
Requested Action: Approval of a revision in project scope and funding
17. Agency: **Department of Environment & Conservation**
Project Title: Justin P. Wilson Cumberland Trail State Park Facilities Upgrades
SBC Project No: 126/031-01-2022
Requested Action: Approval of a revision in scope, funding, and the Early Design Phase as recommended by the State Architect
18. Agency: **Department of Veterans Services**
Project Title: East Tennessee Veterans Cemetery Gravesite Improvements
SBC Project No: 682/002-01-2024
Requested Action: Approval of a revision in project budget and funding

19. Agency: **Tennessee State Veterans Homes Board**
Project Title: West TN Veterans Nursing Home
SBC Project No: 680/006-01-2014
Requested Action: Approval of a revision in funding

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

I-24 Industrial Site, Manchester, Coffee County, Tennessee

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

Project Title: Infrastructure Improvements at I-24 Industrial Site

Project Description: Construct infrastructure improvements at the I-24 Industrial Site and all required related work

SBC Number: 170/008-01-2024

Total Project Budget: \$40,000,000.00

Current Project Funding: \$ 845,000.00

Source of Funding: \$ 845,000.00 24/25 CurrFunds-CapImp (A)

Comment: This is a portion of an FY 24/25 line-item project in the capital budget (\$40,000,000.00). This Request for Qualifications will obtain a consultant to provide services to support the agency with marketing and site development strategies. Based on these strategies, services could expand to include utility infrastructure location and conceptual design, technical assistance in utility capacity discussions and potential grant oversight, roadway location and conceptual design, coordination of site development and construction by industrial tenants, site master planning, and full design of portions of work.

Minutes: 12/16/2024 SBC Approved project and issuing an RFQ

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: **Approval to issue a Request for Proposals**

Project Title: SCCF Private Management and Operation

Project Description: A private management and operations contract for TDOC. The contract will be for a three-year term with a two- year option.

SBC Number: 142/018-01-2024

Comment: The current agreement with CoreCivic (SBC No. 142/018-01-2019) expires June 30, 2025. The initial contract term will be from July 1, 2025 to June 30, 2028.

Minutes: 12/16/2024 SBC Commissioner Strada noted that all three legislative committee review letters had been received with no comments.

The Commission approved issuing an RFP.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action:	Approval of a Master Plan for the Institute of Agriculture as presented by Ayers Saint Gross		
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:	\$3,450,000.00		
Source of Funding:	\$3,450,000.00	Plant Funds (Non-Aux)	(A)
Comment:	This approval will add the UTIA AgResearch and Extension Campuses Master Plan as a component of the Knoxville Master Plan. This Master Plan was approved by THEC on November 7, 2024.		
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
	04/13/2023	SBC	Approved Master Plan amendment
	06/08/2023	SBC	Approved Master Plan as presented
	09/14/2023	SBC	Approved a revision in project budget and funding
	01/11/2024	SBC	Approved a revision in project budget and funding
Minutes:	12/16/2024	SBC	Mr. David Miller introduced Jessica Leonard with Ayers Saint Gross. Ms. Leonard gave the presentation. The Commission approved a Master Plan for the Institute of Agriculture as presented by Ayers Saint Gross.

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by TMPartners, PLLC

Project Title: Aerospace Campus

Project Description: Construct a new campus to include academic buildings with classroom, class-lab, office, and support spaces along with aircraft hangar space. Project includes site utilities, earthwork, auto parking, and aircraft apron and taxiway.

SBC Number: 366/009-04-2023

Total Project Budget: \$62,200,000.00

Source of Funding:	\$57,224,000.00	22/23	CurrFunds-CapImp	(A)
	1,675,000.00		Plant Funds (Non-Aux)	(A)
	1,658,000.00		TSSBA	(A)
	1,643,000.00		Gifts	(O)

Comment: This project is on schedule and in budget with construction anticipated to start May 2025.

Previous Action: 07/13/2023 SBC Approved project and utilizing CM/GC alternative delivery method and to select a designer

Minutes: 12/16/2024 SBC Mr. Alan Thomas introduced Rich McNeil with TMPartners, PLLC. Mr. McNeil gave the presentation stating that the project was in budget and on schedule.

Lt. Governor McNally asked for confirmation that the project was in budget and how many students would be served at the new campus. Mr. McNeil confirmed that the project was in budget and added that the campus was initially designed to serve approximately 1,000 students with capacity for 100-150 students added in subsequent phases. In response to Lt. Governor McNally's question about whether the planes used by MTSU were single engine planes, Mr. McNeil said yes.

Secretary Hargett noted that Speaker Pro Tempore Marsh was present and supportive of this project.

The Commission approved the EDP as presented by TMPartners, PLLC.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: New Parking Structure

Project Description: Construct a parking deck structure, site utility infrastructure, and all related work. Demolition of the Womack Lane housing complex will be required to facilitate the work.

SBC Number: 166/009-01-2024

Total Project Budget: \$27,000,000.00

Source of Funding:	\$25,130,000.00	TSSBA (Parking)	(A)
	1,870,000.00	Plant Funds (Aux-Housing)	(A)

Comment: This is a FY 24/25 **disclosed** project in the capital budget.

CM/GC delivery method is requested to assure quality construction and adherence to budget and schedule constraints.

Auxiliary plant funds from MTSU Housing are included as a source of funding to cover the estimated demolition costs of the areas of the Womack Lane Housing Development to be used for future housing development, including the P3 Residence Hall project.

The Tennessee Historical Commission has determined that this project does adversely affect this State-owned resource, Womack Lane Apartments, and will be consulted to explore alternatives that would avoid, minimize, or mitigate the adverse effect.

Minutes: 12/16/2024 SBC Approved project utilizing CM/GC alternative delivery method and to select a designer

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in project budget and funding and the Early Design Phase** as presented by Kline Swinney Associates

Project Title: Agriculture Food and Animal Science Facility

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

SBC Number: 166/001-02-2023

Total Project Budget: \$40,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$32,250,000.00	(\$32,250,000.00)	0.00	Federal Funds (ARP)	(F)
	5,000,000.00	0.00	5,000,000.00	Federal Funds (USDA)	(F)
	0.00	35,000,000.00	35,000,000.00	22/23 CurrFunds-CapImp	(A)
Original Project Budget:	\$37,250,000.00				
Change in Funding:		\$ 2,750,000.00			
Revised Project Budget:			\$40,000,000.00		

Comment: This request removes the funds from the American Rescue Plan Act of 2021 and adds a portion of a FY 22/23 **line-item** in the capital budget (TSU Strategic Initiative \$35,000,000.00). The additional funding is needed for site work. The project is on schedule and in budget with construction anticipated to start spring of 2025.

Previous Action: 05/11/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method
07/25/2023 ESC Approved designer selection (Kline Swinney Associates)
06/13/2024 SBC Approved a revision in project budget and funding
06/24/2024 ESC Approved awarding a contract to the best evaluated proposer for CM/GC (Barton Malow Builders)

Minutes: 12/16/2024 SBC Mr. Dick Tracy introduced Bart Kline with Kline Swinney Associates. Mr. Kline gave the presentation stating that the project was in budget and on schedule.

Treasurer Lillard asked if this project was moving forward off a designer's estimate. Mr. Tracy responded that both the designer and construction manager had provided estimates. Treasurer Lillard asked that once the construction documents are completed in January that the parties review the estimates again to confirm that the project can be built within the current budget to ensure that there is no funding shortage on this project. Mr. Tracy confirmed that the project would not proceed to construction unless the funding was in hand. Mr. Tracy added that in all the years of working on TSU Agriculture projects with Dr. Reddy that it has always been the case that if additional funding is needed, Dr. Reddy obtains that through Federal Grants and that TBR would never bring this project back for to ask for additional State dollars for an Ag project funded with

Federal dollars. Treasurer Lillard asked that Mr. Tracy review the plans with the State Architect to confirm that all needed funding is in hand before any construction contracts are signed so that the Commission could take any needed action at that time. Mr. Tracy agreed to do so.

Comptroller Mumpower asked for confirmation that the project was funded with Federal funds and State appropriations from the FY 22/23 State budget and that TBR would obtain SBC approval if project costs increased before any additional work is done, whether the additional funding added to the project was from Federal or State funds. Mr. Tracy confirm that that was correct.

Secretary Hargett noted that Sen. Charlene Olivers and Representative Harold Love, Jr., the new President of the National Conference of Black State Legislators, were present and supportive of the project. Secretary Hargett congratulated Rep. Love on his achievement.

Lt. Governor confirmed that approval was being given contingent on TBR returning to the Commission if the cost of the project exceeds the current funding.

The Commission approved a revision in project budget and funding and the EDP as presented by Kline Swinney Associates.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by The Orcutt Winslow LLLP

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:	\$18,000,000.00	22/23	CurrFunds-CapImp	(A)
	11,400,000.00		Federal Funds (USDA)	(F)

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

Previous Action:	05/11/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery 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)
	08/08/2024	SBC	Approved a revision in project budget and funding
Minutes:	12/16/2024	SBC	Mr. Dick Tracy introduced Chip Jones with The Orcutt Winslow LLLP. Mr. Jones gave the presentation stating that the project was in budget and on schedule.

Treasurer Lillard asked if this project was moving forward off a designer's estimate. Mr. Tracy responded that both the designer and construction manager had provided estimates. Treasurer Lillard asked that once the construction documents are completed in January that the parties review the estimates again to confirm that the project can be built within the current budget to ensure that there is no funding shortage on this project. Mr. Tracy confirmed that the project would not proceed to construction unless the funding was in hand. Mr. Tracy added that in all the years of working on TSU Agriculture projects with Dr. Reddy that it has always been the case that if additional funding is needed, Dr. Reddy obtains that through Federal Grants and that TBR would never bring this project back for to ask for additional State dollars for an Ag project funded with Federal dollars. Treasurer Lillard asked that Mr. Tracy review the plans with the State Architect to confirm that all needed funding is in hand before any construction contracts are signed so that the Commission could take any needed action at that time. Mr. Tracy agreed to do so.

Comptroller Mumpower asked for confirmation that the project was funded with Federal funds and State appropriations from the FY 22/23 State budget and that TBR would obtain SBC approval if project costs increased before any additional work is done, whether the additional funding added

to the project was from Federal or State funds. Mr. Tracy confirmed that was correct.

Secretary Hargett noted that Sen. Charlene Olivers and Representative Harold Love, Jr., the new President of the National Conference of Black State Legislators, were present and supportive of the project. Secretary Hargett congratulated Rep. Love on his achievement.

Lt. Governor confirmed that approval was being given contingent on TBR returning to the Commission if the cost of the project exceeds the current funding.

The Commission approved the EDP as presented by The Orcutt Winslow LLLP.

DEPARTMENT OF FINANCE & ADMINISTRATION

Memphis Tourism Development Zone, Memphis, Shelby County, Tennessee

Requested Action: **Approval of a modification to the Memphis Tourism Development Zone**

Comment: This action will modify the application of the Memphis Tourism Development Zone (TDZ) approved on December 18, 2000, as modified on April 19, 2010; May 22, 2018; and December 17, 2018, to move the location of the Hotel Qualified Public Use Facility to 250 North Main Street (the Sheraton Hotel attached to the convention center, hereafter, the “Hotel”) as the Loews Hotel contemplated in the December 17, 2018 action was never constructed. This modification would not increase the size of the TDZ. In accordance with T.C.A. § 7-88-106(a)(2) the apportionment and distribution of the incremental increase in the local sales and use tax revenue with respect to the Hotel shall continue for a period of up to 30 years from the date the Hotel commences operations as a public use facility, but such commencement date must be no later than December 31, 2024. In accordance with T.C.A. § 7-88-106(a)(2)(A), the Comptroller has reviewed this modification and recommends for approval. However, the recommendations for approval by both the Department of Finance and Administration and the Comptroller are contingent upon the City of Memphis (the “City”) confirming to the ESC that any bonds (the “Bonds”) issued in connection with the Hotel that use any taxes apportioned and distributed pursuant to T.C.A. § 7-88-106 for the repayment in whole or in part of the Bonds shall also contain a General Obligation pledge made by the City for the repayment of the Bonds.

Previous Action:	12/14/2000	SBC	Referred to Executive Subcommittee with authority to act	
	12/18/2000	ESC	Approved the application for Cook Convention Center as a QPUF and Memphis TDZ	
	04/19/2010	ESC	Approved the inclusion of the Pinch District and the Pyramid as a QPUF in the Memphis TDZ	
	04/13/2017	SBC	Referred to Executive Subcommittee with authority to act	
	04/24/2017	ESC	Approved the final agreement between the City of Memphis and the State of Tennessee per the application approved on April 19, 2010 for the TDZ Revenue Agreement	
	12/14/2017	SBC	Referred to the January Executive Subcommittee with authority to act	
	01/22/2018	ESC	Deferred to a future ESC meeting	
	05/22/2018	ESC	Approved modification to Memphis Tourism Development Zone	
	10/11/2018	SBC	Referred to ESC with authority to act	
	10/29/2018	ESC	Deferred to a future meeting	
	12/17/2018	ESC	Approved modification to Memphis Tourism Development Zone	

Minutes:	12/16/2024	SBC	Mr. Eugene Neubert presented the item and asked that the following be noted for the record:
			First, this modification will not increase the size of the TDZ, nor will it extend the duration of the TDZ with respect to the state’s portion of sales taxes within the zone that are carved out and retained by the city.

Statute does however allow the city to retain the incremental increase in local tax revenues with respect to the Hotel for a period of 30 years from the date the Hotel commences operating as a QPUF.

Second, the proposed project to renovate the hotel will require bond debt to be issued at some time in the future which must be reviewed and approved by the State Funding Board (SFB). That request and approval is separate and apart from this action meaning should this body approve this request to modify the TDZ today, that does not guarantee the SFB will approve the bond issuance.

Third, regarding the bonds, F&A and the Comptroller's Office have reviewed the preliminary finances submitted with this TDZ request and would ask that this body consider making the approval of this modification request contingent on the City agreeing that any bonds issued in connection with the Hotel that use any taxes apportioned and distributed pursuant to TCA §7-88-106 for the repayment in whole or in part of the bonds shall also contain a General Obligation pledge made by the City for repayment of the bonds.

Mayor Paul Young stated that this is an important project for the City of Memphis. The City wants to be proactive in supporting the growth of downtown Memphis and the Convention Center that the City recently invested in. He added that the City intends to contract with hotel operators to run the hotel. Mayor Young stated that this property is important to the City's long term goals given its location and the other redevelopment efforts in downtown Memphis.

Lt. Governor McNally noted that Leader Senator Akbari is present and supportive of this item.

Commissioner Bryson moved that the motion be modified to make the approval contingent on items Mr. Neubert had requested.

The Commission approved a modification to the Memphis Tourism Development Zone contingent on the City agreeing that any bonds issued in connection with the Hotel that use any taxes apportioned and distributed pursuant to TCA §7-88-106 for the repayment in whole or in part of the bonds shall also contain a General Obligation pledge made by the City for repayment of the bonds.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 14, 2024.

SBC By-Laws, Policy & Procedures

- 1) Approved the following policy revisions:
 - a. Delegation of Approval Authority of Items Under the Authority of the Commission - Approvals of Acquisitions and Disposals of State Property– Section 2.04, Modify E.
 - b. Construction Procurement- Requirements for All Procurement- Modify Section 5.01.A
 - c. Leases of Real Property- Procurement of Leases Where the State is the Lessee- Section 7.01, Modify F.
 - d. Real Property Acquisition and Disposal- General Acquisition and Disposal, Section 8.01, Modify A.

Report of Items Approved by Office of the State Architect

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

1)	State Procurement Agency:	University of TN	User Agency:	UT Knoxville
	Location:	Knoxville, Tennessee		
	Project Title:	Arena Renovations and Systems Improvements		
	SBC Project No:	540/009-07-2017	Approval Date:	11/21/2024
	Designer:	Studio Four Design	Contractor:	Merit Construction
	Construction Completion %:	96%	Targeted Substantial Completion:	08/22/2024
	Change Order No.	7	Comment:	Hidden Conditions/Unavoidable Delays/Omission/Design Modifications/Added Scope
	Change Order Amount:	\$228,568.76	This change order includes relocating 3 existing electrical conduits; adding 6 light fixtures; a credit for work not performed to the security room; new storefront color change; removing signage and installing metal back panels; replacing a portion of existing door frames; installing electrical connections to 24 newly installed door position switches; and additional days to the project for previous change order work. This change order adds 148 days to the project schedule.	
	Change Order Percentage:	3.42%		
	Cumulative Percentage:	39.71%		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$3,853,000.00	Revised Contract Amount:	\$9,337,751.70
	Base Contract Amount:	\$6,683,500.00	Remaining Undedicated Funds:	\$2,735,000.00
	Contingency:	\$385,300.00		

- 2) **State Procurement Agency:** TN Board of Regents
Location: Nashville, Tennessee
Project Title: Goodwill Manor & Harned Hall Exterior Renovation
SBC Project No: 166/001-01-2021
Designer: American Structurepoint
Construction Completion %: 55%
Change Order No. 2
Change Order Amount: \$62,544.39
Change Order Percentage: 15.95%
Cumulative Percentage: 20.21%
Approved Project Funding
Original Bid Target: \$392,130.00
Base Contract Amount: \$392,130.00
Contingency: \$96,870.00
- User Agency:** Tennessee State University
Approval Date: 11/21/2024
Contractor: Crace Contracting
Targeted Substantial Completion: 11/14/2024
Comment: Hidden Conditions
This change order provides for the repair of parapet walls at Harned Hall roof.
- After This Change Order**
Revised Contract Amount: \$471,390.74
Remaining Undedicated Funds: \$17,609.26
- 3) **State Procurement Agency:** TN Board of Regents
Location: Morristown, Tennessee
Project Title: Demo of 312 Calvary Drive
SBC Project No: 166/072-01-2024
Designer: Rodney L Wilson Consulting, PLLC
Construction Completion %: 10%
Change Order No. 1
Change Order Amount: \$16,963.25
Change Order Percentage: 23.72%
Cumulative Percentage: 23.72%
Approved Project Funding
Original Bid Target: \$225,000.00
Base Contract Amount: \$71,500.00
Contingency: \$22,500.00
- User Agency:** TCAT Morristown
Approval Date: 11/12/2024
Contractor: D.H. Griffin Wrecking Co., Inc.
Targeted Substantial Completion: 02/03/2025
Comment: Hidden Conditions
This change order addresses the need to abate asbestos containing siding and add 5 days to the project schedule.
- After This Change Order**
Revised Contract Amount: \$88,463.25
Remaining Undedicated Funds: \$159,036.75
- 4) **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 %: 24%
Change Order No. 9
Change Order Amount: (\$14,562.18)
Change Order Percentage: (.32%)
Cumulative Percentage: 25.67%
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: 11/25/2024
Contractor: FMT Contracting
Targeted Substantial Completion: 08/30/2025
Comment: Added Scope
This change order addresses the need to add 6 additional electrical floor outlets in the diesel truck bays and providing an alternate route for the site fire and domestic water services.
- After This Change Order**
Revised Contract Amount: \$5,775,651.47
Remaining Undedicated Funds: \$620,808.53

Initial and Revised Approvals of Capital Projects

- Reported the following four capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Greeneville, Tennessee
Project Title: UTIA Clyde Austin 4-H Center Pavilions (24/25)
Project Description: Construction of two open air pavilions for outdoor classroom space. The project includes all related work to complete the project.
SBC Project No. 540/001-08-2024
Total Project Budget: \$118,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a previously selected designer (MBI Companies, Inc.) and Campus Resources and System Procurement for construction
Approval Date: 11/22/2024
 - 2) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Teaching Headhouse Renovation
Project Description: Renovate and reconfigure the interior spaces to provide for current program functions and include upgrades to the interior finishes and services.
SBC Project No. 364/021-01-2024
Total Project Budget: \$740,000.00
Source of Funding: \$200,000.00 ARC Grant (F)
\$540,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increase by \$240,000.00)
Approval Date: 11/22/2024
 - 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Wildersville, Tennessee
Project Title: Natchez Trace State Park Boat Ramp and Parking
Project Description: Construct boat ramp facility and parking at Natchez Trace State Park and all required related work.
SBC Project No. 126/057-01-2021
Total Project Budget: \$515,000.00
Project Expenditures: \$ 0.00
Source of Funding: \$ 0.00 21/22 TWRA Op Funds (A)
\$ 0.00 21/22 TDEC Op Funds (A)
Approval: Approved cancellation of the project
Approval Date: 12/04/2024

- 4) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Tennessee State Capitol David Crockett Commemorative Statue
Project Description: Commission an artist to design, fabricate and install a bronze statue in commemoration of David Crockett.
SBC Project No. 529/005-01-2024
Total Project Budget: \$1,000,000.00
Source of Funding: 24/25 CurrFunds-CapImp (A)
Approval: Approved a revision in project funding and issuing a Request for Proposals for an artist (move \$425,000.00 from Construction to Owner Provided Services)
Approval Date: 11/15/2024

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals 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 Health Science Center
Location: Memphis, Tennessee
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 Project No. 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)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)
Approval Date: 11/25/2024
- 2) **State Procurement Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: Business and Economics Renovation
Project Description: Renovate the existing Fogelman College of Business and Economics facility.
SBC Project No. 367/007-01-2024
Total Project Budget: \$2,500,000.00
Source of Funding: \$1,112,000.00 Gift (O)
\$1,388,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)
Approval Date: 11/25/2025

Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 24-10-004
Location: White Oak Wildlife Management Area
Hardin County – 6.3 +/- acres – Milledgeville & Pisgah, Morris Chapel, TN
Owner(s): Jackie and Jeannette Alexander
Estimated Purchase Price: Fair Market Value
Source of Funding: 24/25 Wetlands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 11/25/2024

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: Soddy Daisy, Tennessee
Project Title: Justin P. Wilson Cumberland Trail State Park Facilities Upgrades
SBC Project No. 126/031-01-2022
Designer: Sparkman & Associates Architects, Inc.
Amount: \$7,440.00
Explanation: This ASR provides for an update to a previous land survey.
Approval Date: 11/22/2024
OSA Receipt Date: 11/22/2024
 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Counce, Tennessee
Project Title: Pickwick Landing State Park Campground Reno
SBC Project No. 126/079-03-2022
Designer: CTI Engineers
Amount: \$10,785.24
Explanation: This ASR is for a required archeological survey by TVA.
Approval Date: 11/19/2024
OSA Receipt Date: 11/19/2024
 - 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Roan Mountain, Tennessee
Project Title: Roan Mountain State Park Wastewater Infrastructure Replacement
SBC Project No. 126/086-01-2023
Designer: Cannon & Cannon, Inc.
Amount: \$58,200.00
Explanation: This ASR is for a required permit level soils investigation.
Approval Date: 11/05/2024
OSA Receipt Date: 11/05/2024

- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Beersheba Springs, Tennessee
Project Title: Savage Gulf State Park Improvements Phase Two
SBC Project No. 126/099-01-2023
Designer: CTI Engineers, Inc.
Amount: \$383,900.00
Explanation: This ASR is for a geotechnical investigation to determine soil conditions for this project.
Approval Date: 11/05/2024
OSA Receipt Date: 11/05/2024
- 5) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Beersheba Springs, Tennessee
Project Title: Savage Gulf State Park Improvements Phase Two
SBC Project No. 126/099-01-2023
Designer: CTI Engineers, Inc.
Amount: \$119,550.00
Explanation: This ASR is for the required development of hydraulic studies to determine the project's impact on Waters of the State.
Approval Date: 11/05/2024
OSA Receipt Date: 11/05/2024

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

Other Business

- Tennessee State University Financial Condition Update

President Dwayne Tucker thanked the Commission for the approval of the TSU agenda items and the support the State has provided to TSU. He said the first area of focus has to be addressing the most recent changes in personnel. He stated that he wants to provide stability to TSU in terms of resources. President Tucker added that another area of focus, because prior leadership has created this narrative about funding from the State, is to recognize that there is not a \$2.1 billion accounts payable to TSU from the State. Because a lot of TSU constituents and supporters have believed this narrative, it is important to make sure everyone understands how TSU got in its current financial situation and what will be required for the University to focus on putting together a credible plan so they can come back to the Commission and seek additional assistance from the State. President Tucker said that he is not ready to do that today because he wants to have credibility when he brings such a plan and request forward. The plan will need to combine what TSU thinks are reasonable goals for financial support but also accountability that TSU can stand behind. He said he will need at least a month before he can bring forward a plan to the Commission that will be comprehensive enough in terms of cash requirements and contribution from TSU to solving some of TSU's cost issues.

Lt. Governor McNally asked President Tucker why the Board hasn't declared financial exigency as they navigate TSU's financial issues. President Tucker said he thinks that will be an important tool to have at some point but that the Board hasn't yet been asked to take up a declaration of fiscal exigency. He added that it needs to part of an overall understanding of what TSU's financial needs are. President Tucker said that TSU has enough cash flow to cover expenses through April. He first wants to develop a comprehensive plan and that everything should be on the table, including financial exigency. President Tucker said that before he can say that a declaration of financial exigency needs to be made by the Board, he needs to understand the financial needs and the decisions TSU needs to make internally in terms of adjusting TSU's cost structure. Lt.

Governor McNally asked if it was true that TSU will run out of money in May. President Tucker confirmed that but said that he doesn't think that TSU will get to that situation if TSU puts together the right plan to mitigate expenses before the funds run out. Lt. Governor McNally asked if President Tucker thought that a plan for TSU could be enacted without a declaration of financial exigency. President Tucker said that he didn't want to rule it out, but he needed to work through everything to adjust TSU's cost structure first before financial exigency should be considered. Lt. Governor McNally asked if financial exigency could be enacted but not used if unnecessary. President Tucker replied that he wasn't sure and hadn't talked to the lawyers yet. Lt. Governor McNally said that it was his understanding that it could be enacted but not used. President Tucker said he would like to confirm. He added that his challenge right now given all the personnel and other changes is to look deep across the University to understand how to adjust to meet the current enrollment projections. There are a lot of opportunities for TSU to be more efficient but to move that ahead with a sense of urgency, he needs time after the holidays to get in front of everyone and talk about the real financial requirements for the University and what the University must contribute towards that. He added that until that happens, people don't believe there is a sense of urgency to address some of these things. President Tucker added that he believes bringing in some additional expertise will help advance this process and he is trying to bring those people, including a CFO, on board. He added that TSU needs to build up its own team and processes in place to start operating the school and make the hard decisions. Considering whether to enact financial exigency is part of that work but he cannot commit to enacting financial exigency today.

Lt. Governor McNally asked about the enrollment process and if significant changes had been made to prevent unqualified students, students without appropriate test scores or high school diplomas, from enrolling at TSU. President Tucker said that they have made some changes and that he would agree that TSU had stretched the limits of who was qualified to be enrolled in a four year college, but what keeps him up at night is to get down deeper in the organization and make sure that the foundational things like financial aid and scholarships for students are working and that he is confident that improvements can be made ahead of January. President Tucker said he needs some additional personnel to validate that TSU's processes have been corrected and are functioning appropriately before he can tell the Commission that the issues have been fixed.

Comptroller Mumpower thanked President Tucker for serving on the Board and taking on the presidency and thanked all the members of the Board present today. He added that he appreciated the decision of the Board to dismiss the prior General Counsel and CFO and to work with the Attorney General's Office to terminate the contracts with former president who has made out like a bandit while leaving only a legacy of dysfunction. Comptroller Mumpower asked if TSU was finished with the previous president in every way- no parking places, no Titans football tickets, no building naming - completely finished. President Tucker responded yes that he personally was finished. Vice Chairman Traughber responded that as a member of the Board, he was also finished with the previous president and that the Attorney General's Office was handling termination of the parties' contractual relationship which seems to be headed for litigation.

Comptroller Mumpower stated that at the last Board of Trustee's meeting it was acknowledged that the State provided money for TSU to make it to the end of this calendar year and, if things go perfectly in enrollment, tuition and financial aid, TSU has enough money to mid-May, but today the date was April. President Tucker clarified that there was enough cash to make it to April or mid-May. Comptroller Mumpower stated that if the payroll expense alone is \$18 million per month, then to get to the end of the fiscal year if there is enough cash to get to mid-May, TSU will need of \$27 million plus additional funds for other expenses or about \$40 million, but if current funds only get TSU to April, then it is another \$58 -60 million that is needed from the State to stay open through June 30. Comptroller Mumpower added that when the Board met and acknowledged the funding gap but didn't declare fiscal exigency, that the Board was saying that the Legislature and the taxpayers would have to fund the gap. Commissioner Mumpower referred back to the Lt. Governor's questions and said that the state needs an outward sign that TSU understands its financial condition because the taxpayers are not called upon to bail out any other State university, community college or TCAT the way they have been called on to bail out TSU primarily because of the poor judgment exercised by the prior president and her cabinet members. Comptroller Mumpower added that the TSU alumni and the public have been misled greatly by the previous president and everyone needs to understand that this is a question of whether TSU will continue to be open since that will require a bailout by the State. Thus far, there is no sign that TSU is ready to face that head on and there is no way out of this without layoffs and a reduction in the monthly payroll expense. He added

that he has seen the letter from Board Chair Winton, and he heard again today that TSU needs more time to figure out its financial situation, but every month is an additional \$18 million expenditure. Comptroller Mumpower stated that he hopes this statement of the financial situation connects with TSU and while he doesn't know the way out of this situation, there are opportunities with the airport property and the Avon Williams Campus. President Tucker stated that he doesn't disagree with the math or Comptroller Mumpower's assessment. He acknowledged that TSU must be a good steward of taxpayer money, but he wants to come to the Commission with a complete plan with all options on the table, including cost reductions and monetizing TSU's assets. Comptroller Mumpower stated that he appreciated the forthrightness and clarity with which President Tucker was responding to the Commission's questions. He again referred back to the Lt. Governor's comments and stated that in his mind, fiscal exigency is a tool TSU needs to have in its toolbox, whether or not it is used. Comptroller Mumpower added that he thinks fiscal exigency will need to be used because the payroll costs must be reduced and that means laying off faculty and eliminating low enrollment programs. This Legislature and the Tennessee public need an outward sign of an inward understanding and enacting fiscal exigency would demonstrate that and he encourages the Board to look at that very soon. President Tucker stated that any plan will include that conversation in advance of an "ask" for additional funding for TSU to continue operating since there is no desire to have repeated requests for additional funds. He added that not only does TSU need to reduce payroll costs, but they also have to modernize the campus in order to continue attracting students. President Tucker stated that he hopes to attract other executives to work alongside him to help TSU move forward.

Comptroller Mumpower said he would like to discuss the Avon Williams campus and the 25 acres out by John Tune Airport. He said that there is an active offer of over \$9 million for the 25 acre airport property that has never been utilized other than to store junk vehicles or junk property and that he hoped TSU was pursuing that. In addition, there are multiple people interested in purchasing or a long term lease for all or part of the Avon Williams campus. Comptroller Mumpower reiterated his comments from last month that it doesn't make sense to own these surplus properties that also take maintenance when the Main Campus needs focus. He said that TSU has to reorient and refocus and retool the Main Campus to serve the student population. President Tucker said that in the model he intends to present will look at the campus real estate needed to meet the enrollment and what steps at the right price or in the right partnership should be taken.

Lt. Governor McNally and President Tucker discussed when President Tucker will be able to present his plan to the Commission. President Tucker stated that he would need to discuss with TSU's consultants and in response to Comptroller Mumpower's question, confirmed that Alvarez & Marsal is still working with TSU. In response to Lt. Governor McNally's question, State Architect McGauran stated that the Commission's February meeting is on the 13th and Lt. Governor McNally asked if President Tucker could present at that meeting. President Tucker confirmed that he would be ready to present at the February 13 SBC meeting. Comptroller Mumpower stated that over the past couple of months the previous administration has met regularly with Commissioner Bryson, the Comptroller, and their teams and asked that those meetings continue. President Tucker said those meetings would continue.

Speaker Sexton stated that since President Tucker had referenced the \$2.1 billion, he wanted to correct the statement reported by the press and attributed to a member of the General Assembly that the Federal and State auditors agreed that TSU was underfunded by \$2.1 billion. He stated that the State auditors had not agreed to that amount; the State auditors determined that it was about \$554 million. This led to Speaker Sexton asking the State Budget Office to look at the historical perspective of funding in previous administrations. He said that when you look at the administrations of Governor Haslam and Lee, in the past 14 years they have appropriated more State dollars to TSU than was appropriated by the previous four Governors over a 32 year period, to the tune of over a billion dollars. Governor Lee has increased TSU's operational funding by over \$10 million in 6 years and put together capital funding of \$321 million, his administration will probably double what Governor Haslam funded to TSU. Speaker Sexton stated that as the media reports this story, he hopes that the narrative that the Republican majority has not done its duty in funding TSU can be dispelled. Speaker Sexton noted that if you look at the records over the last 14 years, you can see that there has been great emphasis on funding TSU due to the leadership of Rep. Love and others who have presented projects to Governor Haslam and Governor Lee that have been funded. Another example is the \$40 million that was recently made available to TSU and expected consideration of additional extraordinary funding to TSU. He said when you look at the funding over the last 14 years as compared to the previous 32 years, how much

money has gone to TSU is worthy of a news story. Speaker Sexton acknowledged the tall task ahead of the President and Board to right the ship and that it will take a long time to right the ship. The concern of the Commission is that they don't know how TSU can right the ship without declaring fiscal exigency. He added that when your enrollment has dropped by 25% and you are down to 7,000 students or less, the overhead is not keeping up with revenue. Speaker Sexton stated that he wanted to reiterate the point that when we look at funding, Governor Lee has done a tremendous job of supporting TSU.

Commissioner Bryson stated that a lot of valid points have been made at the meeting and thanked President Tucker for his service. He also thanked President Tucker for his direct communication style and looks forward to meeting with Tucker and his team as we figure out the financial future of TSU. Commissioner Bryson stated that everyone on the Commission believes TSU can be a preeminent HCBU and university in this State and looks forward to working with President Tucker and his team to get it there. President Tucker stated that looks forward to working with everyone on the Commission to get TSU to being a viable and sustainable university going forward.

Lt Governor McNally stated that he believes that President Tucker is aware of stance of the Legislature and this Commission of the need to enact financial exigency and looks forward to hearing from President Tucker again in February.

There being no further business, the meeting adjourned at 12:13 p.m.

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UNIVERSITY OF MEMPHISUniversity of Memphis, Memphis, Shelby County, Tennessee *

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

Project Title: Access Control

Project Description: Install access control on campus doors for security.

SBC Number: 367/007-03-2024

Total Project Budget: \$9,000,000.00

Current Project Funding: \$4,700,000.00

Source of Funding: \$4,700,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a July 1, 2023, **disclosed** project reported by University of Memphis. Project will include all exterior doors and all related work at the Main Campus, Park Campus, and Lambuth Campus. Current funding is for new access controls at exterior doors.

Minutes: 12/16/2024 SBC Approved project and to select a designer

*Work will be performed in Madison and Shelby Counties

AUSTIN PEAY STATE UNIVERSITY

Health Professions Building, Clarksville, Montgomery County, Tennessee

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

Project Title: Health Professions Building

Project Description: Construction of a new health professions building and renovations of McCord, Dunn Center, and Sundquist buildings for the creation of classrooms and research labs.

SBC Number: 373/003-01-2021

Total Project Budget: \$103,887,500.00

Source of Funding:	Original	Change	Revised			
	\$ 66,067,500.00	\$ 0.00	\$ 66,067,500.00	21/22	CurrFunds-CapImp	(A)
	2,820,013.00	371,700.00	3,191,713.00		Plant Funds (Non-Aux)	(O)
	2,999,987.00	0.00	2,999,987.00		Gifts	(O)
	0.00	31,628,300.00	31,628,300.00	23/24	CurrFunds-CapImp	(A)
Original Project Budget:	\$ 71,887,500.00					
Change in Funding:		\$32,000,000.00				
Revised Project Budget:			\$103,887,500.00			

Comment: This request adds 23/24 line-item project to increase the project funding from \$71,887,500.00 to \$103,887,500.00. This additional funding will allow for the completion of the project.

Previous Action:

08/12/2021	SBC	Approved project, to select designer and utilizing CM/GC
08/23/2021	ESC	Approved designer selection (Hastings Architecture, LLC)
11/10/2021	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Messer Construction Company)
07/13/2022	SBC	Approved a revision in project budget, funding and scope
02/09/2023	SBC	Approved EDP as presented by Hastings Architecture, LLC

Minutes: 12/16/2024 SBC Approved a revision in project funding

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval to award a contract to the best evaluated proposer**

Project Title: Campus Master Plan

Project Description: Provide a new Campus Master Plan for Middle Tennessee State University

SBC Number: 366/000-02-2024

Total Project Budget: \$700,000.00

Source of Funding: \$700,000.00 Plant Funds (Non-Aux) (A)

Comment: Eight proposals were received on October 28, 2024. The Notice of Intent to award was sent on November 8, 2024, naming Bauer Askew Architecture as the best evaluated proposer. The protest period expired on November 15, 2024, with no protest received.

Previous Action: 09/12/2024 SBC Approved project and issuing an RFP for master planning services

Minutes: 12/16/2024 SBC Approved awarding a contract to the best evaluated proposer (Bauer Askew Architecture)

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: P3 Residence Hall

Project Description: Provide new student housing including housing units, common areas, and support spaces. Site development, ~~including partial or whole demolition of the Womack Lane housing complex,~~ will be required to facilitate the new development. Work is to be carried out through a Public-Private Partnership.

SBC Number: 366/000-01-2024

Comment: Demolition of the Womack Lane housing complex is planned to be included in the scope of work of the MTSU/TBR *New Parking Structure (SBC 166/009-01-2024)* to reduce the required development schedule of the *P3 Residence Hall* project to allow for a 2027 housing occupancy.

Previous Action: 09/12/2024 SBC Approved project and issuing an RFP for Public Private Partnership

Minutes: 12/16/2024 SBC Approved a revision in scope

TENNESSEE BOARD OF REGENTSSouthwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: Recording Studio Renovation

Project Description: Renovate existing space in the Verties Sails Building at the Union Avenue Campus to create a fully functional, industry standard entertainment production studio. Project includes all related work.

SBC Number: 166/033-02-2024

Total Project Budget: \$1,550,000.00

Source of Funding: \$1,550,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a November 15, 2024 disclosed project reported by TBR.

Minutes: 12/16/2024 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Chattanooga, Chattanooga, Hamilton County, Tennessee

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

Project Title: TCAT Chattanooga Advanced Manufacturing Building

Project Description: Construct an advanced manufacturing building to include classrooms, labs, student services, and administrative space. Reconfigure and expand parking lot.

SBC Number: 166/012-02-2020

Total Project Budget: \$25,900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$21,700,000.00	(\$21,700,000.00)	\$ 0.00	2020	GO Bonds-CapImp	(A)
	0.00	21,700,000.00	21,700,000.00	22/23	CurrFunds-CapImp	(A)
	4,000,000.00	0.00	4,000,000.00	23/24	CurrFunds-CapImp	(A)
	200,000.00	0.00	200,000.00		Gifts	(O)
Original Project Budget:	\$25,900,000.00					
Change in Funding:		\$0.00				
Revised Project Budget:			\$25,900,000.00			

Comment: This funding revision replaces Bond Funds with Appropriations in accordance with the FY 23 Budget which recognized that the Bonds were not issued. This request also moves funding to Construction to complete the parking lot portion of the work that was delayed to accommodate the construction of the TCAT Chattanooga Academic Building (166/012-03-2023).

Previous Action:	08/13/2020	SBC	Approved project and to select a designer
	09/21/2020	ESC	Approved designer selection (Barber McMurry Architects)
	10/19/2020	ESC	Approved utilizing CM/GC alternative delivery method
	05/13/2021	SBC	Approved awarding a contract for CM/GC (Hoar Construction)
	09/09/2021	SBC	Approved a revision in project scope and funding
	01/13/2022	SBC	Approved EDP as presented by Barber McMurry Architects
	07/13/2022	SBC	Approved a revision in project funding
	09/14/2023	SBC	Approved a revision in project budget and funding

Minutes	12/16/2024	SBC	Approved a revision in project funding
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TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

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

Project Title: Athletic Field Update

Project Description: ~~Update current athletic field facilities~~ Construct new baseball complex including ~~site grading, irrigation, sod, fencing,~~ batting cages, restrooms, and dugouts. Project includes all related work.

SBC Number: 166/019-02-2024

Total Project Budget: \$1,650,000.00

Source of Funding:	Original	Change	Revised	
	\$ 930,000.00	\$720,000.00	\$1,650,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$ 930,000.00			
Change in Funding:		\$720,000.00		
Revised Project Budget:			\$1,650,000.00	

Comment: This request increases the budget from \$930,000.00 to \$1,650,000.00. During the design process, it was determined that relocating the baseball field next to the existing softball field would better align with the long-term plans of the campus and allow for additional utilization of the batting cages and restrooms.

Previous Action: 02/26/2024 ESC Approved project and to select a designer
 05/20/2024 ESC Approved designer selection (A2H, Inc.)

Minutes: 12/16/2024 SBC Approved a revision in project scope, budget, and funding

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action:	Approval of the Early Design Phase as recommended by the State Architect		
Project Title:	Ag Campus Organic Research Lab		
Project Description:	Construct a prefabricated building to house organic research, including all related site, utilities, and parking.		
SBC Number:	166/001-01-2024		
Total Project Budget:	\$975,000.00		
Source of Funding:	\$975,000.00	Federal Grant (USDA)	(F)
Comment:	The project is on schedule and in budget with construction anticipated to spring of 2025.		
Previous Action:	04/11/2024	SBC	Approved project and utilizing a previously selected designer (Melvin Gill and Associates)
Minutes:	12/16/2024	SBC	Comptroller Mumpower asked for confirmation that this project is fully funded with Federal dollars and that there are no State dollars associated with the project. State Architect McGauran replied that there were no State funds and that the project is fully funded through a federal grant.
			The Commission approved the EDP as recommended by the State Architect.

UNIVERSITY OF TENNESSEE

University of Tennessee, Statewide, Tennessee

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

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: \$10,109,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 9,659,000.00	\$450,000.00	\$10,109,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$ 9,659,000.00			
Change in Funding:		\$450,000.00		
Revised Project Budget:			\$10,109,000.00	

Comment: This increases the budget from \$9,659,000.00 to \$10,109,000.00 providing for increased needs not previously realized. This increase provides additional funds for two Knoxville Structural Consultants and two Knoxville Interior Designer Consultants due to increased project demand on the Knoxville campus.

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	
	10/25/2021	ESC	Approved consultant selections	
	01/13/2022	SBC	Approved awarding contracts to previously selected consultants	
	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	
	10/24/2022	ESC	Approved consultant selections	
	04/13/2023	SBC	Approved a revision in project budget and funding	
	08/10/2023	SBC	Approved a revision in project budget and funding	
	10/12/2023	SBC	Approved a revision in project budget and funding, and to select additional consultants for the remaining two years	
	10/23/2023	ESC	Approved consultant selections	
	10/10/2024	SBC	Approved a revision in project budget and to select additional consultants	
	Minutes:	12/16/2024	SBC	Approved a revision in project budget

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
Agriculture / BioSystems - Knoxville	TBD	11/01/2024	10/31/2025
Agriculture / BioSystems - Memphis/Martin	TBD	11/01/2024	10/31/2025
Agriculture / BioSystems - Nashville	TBD	11/01/2024	10/31/2025
Architectural - Knoxville	Architects Weeks Ambrose McDonald, Inc.	11/01/2020	10/31/2021
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2020	10/31/2021
Architectural - Knoxville	Dollar & Ewers Architecture, Inc.	11/01/2020	10/31/2022
Architectural - Knoxville	Brewer, Ingram & Fuller Architects, Inc.	11/01/2021	10/31/2022
Architectural - Knoxville	The Architecture Collaborative, LLC	11/01/2021	10/31/2022
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2022	10/31/2023
Architectural - Knoxville	MBI Companies, Inc.	11/01/2022	10/31/2023
Architectural - Knoxville	Thomas Caldwell, Architect	11/01/2022	10/31/2025
Architectural - Knoxville	Studio Four Design, Inc.	11/01/2023	10/31/2025
Architectural - Knoxville	The Architecture Collaborative, LLC	11/01/2023	10/31/2025
Architectural - Knoxville	Design Innovation Architects, Inc.	11/01/2024	10/31/2025
Architectural - Knoxville	DLZ National, Inc.	11/01/2024	10/31/2025
Architectural - Knoxville	The Benefield Richters Company	11/01/2024	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	10/31/2023
Electrical-Pwr Dist - Chattanooga	West Welch Reed Engineers, Inc.	11/01/2023	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	10/31/2023
Geotechnical – Knoxville	Geoservices, LLC	11/01/2020	10/31/2025
Geotechnical – Knoxville	S&ME, Inc.	11/01/2023	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	10/31/2025
Interior Design - Knoxville	Lauderdale Design Group, Inc.	11/01/2020	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 TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: UTM Storm Damage Repairs (24/25)

Project Description: Repair and replacement of campus wide roofs damaged during a hailstorm and includes all related work to complete the project.

SBC Number: 540/011-01-2024

Total Project Budget: \$1,300,000.00

Source of Funding: \$1,300,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a November 22, 2024 **disclosed** project by UT. Campus Consultant (ANF Architects, Inc.) is being requested due to the urgency in making the repairs from the April 2024 hail event. Plant Funds will be reimbursed with insurance proceeds as received.

Buildings requiring replacement of shingles include Dunigan Alumni Center (2003), Student Health & Counseling (unknown date), Henson House (formerly Tennis House; 2008), Child & Family Resource Center (unknown date), Veterinary Science Lab (2008), Gardner-Hyndsver House (2008), Crisp Hall (2016), University Village Phase 1 Buildings A-E (2005). Repairs on buildings with modified bitumen roofs include Gooch Hall, Steam Plant (formerly Heating Plant), and the Elam Center.

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

Minutes: 12/16/2024 SBC Approved project and utilizing Campus Consultant (ANF Architects, Inc.) for design

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: HPER Building Upgrades

Project Description: Upgrade the Health, Physical Education and Recreation (HPER) Building locker rooms and restrooms including finishes, security, and accessibility. Work to also include elevator cab, machine room improvements, *and conversion of old locker rooms to classroom, research space, and all related work to complete the project.*

SBC Number: 540/009-03-2022

Total Project Budget: \$2,013,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,800,000.00	\$213,000.00	\$2,013,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$1,800,000.00			
Change in Funding:		\$213,000.00		
Revised Project Budget:			\$2,013,000.00	

Comment: This request increases the budget from \$1,800,000.00 to \$2,013,000.00 for additional work in the HPER Building. This request is primarily due to converting locker rooms into classroom and research space for the Kinesiology and Physical Education department.

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

Previous Action: 01/13/2022 SBC Approved project and to select a designer
 01/24/2022 ESC Approved designer selection (Architects Weeks Ambrose McDonald, Inc.)

Minutes: 12/16/2024 SBC Approved a revision in project budget, funding, and scope

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a project and utilizing Campus Resources, System Procurement, and a contract procured by Central Procurement Office for construction**

Project Title: UTK Elliot Storm Damage Repairs (24/25)

Project Description: This project will provide repairs to campus wide buildings from Winter Storm Elliott in December 2022.

SBC Number: 540/009-10-2024

Total Project Budget: \$7,903,979.72

Source of Funding: \$7,903,979.72 Plant Funds (Non-Aux) (A)

Comment: This is a November 21, 2024 **disclosed** project by UT. This is a retroactive request for emergency repairs to 80 buildings damaged by Winter Storm Elliot in 2022. All work was completed with Campus Resources, System Procurement, and the statewide emergency service contract (Belfor Property Restoration). The repairs include mechanical, electrical, plumbing, personnel coverage, and all related work. Plant Funds will be reimbursed with Insurance Proceeds as received.

Minutes: 12/16/2024 SBC Approved project and utilizing Campus Resources, System Procurement, and a contract procured by Central Procurement Office for construction

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Lewisburg, Marshall County, Tennessee

Requested Action: **Approval of a project utilizing Campus Consultant for design and a contract procured by the Central Procurement Office for construction**

Project Title: UTIA MTREC Lewisburg Repairs and Demolition (24/25)

Project Description: Replacement and repairs to several storm damaged agricultural buildings. Includes site clean-up and all related work to complete the project.

SBC Number: 540/001-09-2024

Total Project Budget: \$284,000.00

Source of Funding: \$284,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a November 15, 2024, **disclosed** project by UT. This project will address property damage from high winds and a tornado that occurred on May 9, 2024. Campus Consultant (Projx, LLC) and the statewide emergency service contract (Belfor Property Restoration) are being requested due to the simplicity of work and need to have facilities restored as quickly as possible for animal care. Plant Funds will be reimbursed with insurance proceeds as received.

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

Minutes: 12/16/2024 SBC Approved project utilizing Campus Consultant (Projx, LLC) for design and a contract procured by the Central Procurement Office for construction

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Spring Hill, Maury County, Tennessee

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

Project Title: ARP – Broiler and Research Facility

Project Description: Construction of facilities for poultry broiler production and research space at the Middle Tennessee AgResearch and Education Center (MTREC). Includes all related work to complete the project.

SBC Number: 540/001-18-2023

Total Project Budget: \$10,100,000.00

Source of Funding: \$10,100,000.00 Federal Funds (ARP) (A)

Comment: The project is on schedule and within budget with construction anticipated to begin in December 2024.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method
 08/21/2023 ESC Approved designer selection (The Lewis Group Architects, Inc.)
 01/22/2024 ESC Approved CM/GC contract award to P & C Construction, Inc.
 07/11/2024 SBC Approved a revision in project budget

Minutes: 12/16/2024 SBC Approved the EDP as recommended by the State Architect

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Walland, Blount County, Tennessee

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

Project Title: ETREC Barn Replacement

Project Description: Replacement of the East Tennessee AgResearch and Education Center storm damaged barn. Includes all related work.

SBC Number: 540/001-16-2023

Total Project Budget: \$250,000.00

Source of Funding: \$250,000.00 Plant Funds (Non-Aux) (A)

Comment: This project is on schedule and within budget with construction anticipated to begin in January 2025.

Previous Action: 06/20/2023 SBC Approved project and utilizing Campus Consultant for design and a contract procured by Central Procurement Office for construction for a portion of the work

 04/11/2024 SBC Approved a revision in project budget and funding

Minutes: 12/16/2024 SBC Approved the EDP as recommended by the State Architect

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Natchez Trace State Park, Wildersville, Henderson County, Tennessee

Requested Action:	Approval of a revision in project scope and funding			
Project Title:	Natchez Trace State Park Inn Reconstruction			
Project Description:	Demolish existing inn; construct new inn to include guestrooms, conference and meeting space, restaurant, pool, parking; <i>construct new boat ramp</i> ; and all required related work.			
SBC Number:	126/057-02-2023			
Total Project Budget:	\$65,950,000.00			
Source of Funding:	\$65,950,000.00	23/24	CurrFunds-CapImp	(A)
Comment:	A revision in project scope is requested to add a two-lane boat ramp and associated parking to the project. A revision in project funding is requested to increase the construction and design cost to incorporate the addition of the boat ramp, environmental remediation, audio/video, and additional furniture. Additionally, a budget increase is necessary to address unforeseen site conditions (i.e., low water pressure for fire suppression requiring a booster pump and tank) and scope related conditions (i.e., position of the Inn to maximize views of the lake which requires more grading and square footage).			
Previous Action:	08/10/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method	
	08/21/2023	ESC	Approved designer selection (Smith Gee Studio, LLC)	
	06/24/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves Young, LLC)	
Minutes:	12/16/2024	SBC	Approved a revision in project scope and funding	

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Justin P. Wilson Cumberland Trail State Park, Caryville, Campbell County, Tennessee*

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

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

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

SBC Number: 126/031-01-2022

Total Project Budget: \$5,540,000.00

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

Comment: The revision in scope removes the ranger contact station from the project because it will be incorporated into the future visitor center for North Chicamauga Creek Gorge State Park to be requested at a later date. Funds are being added to construction and design costs to accommodate county stormwater requirements. This project is on schedule and in budget with construction anticipated to start fall of 2025.

Previous Action: 10/13/2022 SBC Approved project and to select a designer
 10/24/2022 ESC Approved designer selection (Sparkman & Associates Architects, Inc.)

Minutes: 12/16/2024 SBC Approved a revision in scope, funding, and the EDP as recommended by the State Architect

*Work will be performed in Hamilton County

DEPARTMENT OF VETERANS SERVICES

John Sevier – East Tennessee State Veterans Cemetery, Knoxville, Knox County, Tennessee

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

Project Title: East Tennessee Veterans Cemetery Gravesite Improvements

Project Description: Construct expansion of the existing cemetery including new gravesites, crypt fields, columbarium, access roads, and all required related work.

SBC Number: 682/002-01-2024

Total Project Budget: \$8,000,000.00

Current Project Funding: \$ 800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,668,000.00	(\$868,000.00)	\$800,000.00	15/16	CurrFunds-CapImp	(A/R)
Original Project Funding:	\$1,668,000.00					
Change in Funding:		(\$868,000.00)				
Revised Project Funding:			\$800,000.00			

Comment: The total project budget is being reduced from \$16,680,000.00 to \$8,000,000.00 due to a reduction in Federal grant funding. The state funding match is being reduced accordingly.

Previous Action: 07/11/2024 SBC Approved project and to select a designer
 09/23/2024 ESC Approved designer selection (Cannon & Cannon, Inc.)

Minutes: 12/16/2024 SBC Approved a revision in project budget and funding

TENNESSEE STATE VETERANS HOMES BOARD

Veterans Home – West TN, Arlington, Shelby County, Tennessee

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

Project Title: West TN Veterans Nursing Home

Project Description: Construct a 126-bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include site diligence, land acquisition and all required related work.

SBC Number: 680/006-01-2014

Total Project Budget: \$68,846,485.24

Source of Funding:	\$	600,000.00	14/15	CurrFunds-CapImp	(A)
		50,000.00	14/15	TDVA Op Funds	(A)
		2,980,000.00		Gift	(O)
		50,000.00		Gift (City of Germantown)	(O)
		30,000.00		Gift (Tipton County)	(O)
		18,000,000.00	22/23	CurrFunds-CapImp	(A)
		38,136,485.24		Federal Grant	(F)
		5,167,445.29	2006	GO Bonds-CapImp	(R)
		2,832,554.71	2007	GO Bonds-CapImp	(R)
		714,804.55	10/11	CurrFunds-CapImp	(R)
		285,195.45	11/12	CurrFunds-CapImp	(R)

Comment: This request adds funding to construction costs due to general conditions associated with a time extension. There will be no additional designer fees.

Previous Action:	08/21/2014	SBC	Approved project for preplanning
	11/13/2014	SBC	Approved using consultant for site investigation
	12/11/2014	SBC	Approved a revision in funding
	08/09/2018	SBC	Approved a revision in project budget, scope, and funding
	10/29/2018	ESC	Approved designer selection (The Orcutt Winslow LLP)
	12/13/2018	SBC	Approved a revision in project budget and funding and utilizing Construction Manager/General Contractor alternative delivery method
	04/11/2019	SBC	Approved a revision in scope and proceeding with a previously approved preplanning project
	06/13/2019	SBC	Approved awarding a CM/GC contract (EMJ)
	09/12/2019	SBC	Approval of the Early Design Phase as presented by The Orcutt Winslow LLLP
	12/20/2021	SBC	Approved a revision in project budget and funding to award a contract
	10/12/2023	SBC	Approved a revision in funding

Minutes: 12/16/2024 SBC Approved a revision in funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State