

MINUTES

STATE BUILDING COMMISSION

June 12, 2025

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor McNally called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Tre Hargett, Secretary of State
David Lillard, State Treasurer, participated via electronic means (telephone)
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Cameron Sexton, Speaker of the House of Representatives
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- Department of Transportation
- Department of General Services
- State Building Commission

PRESENTER

Commissioner Butch Eley
Deputy Commissioner John Hull
State Architect Ann McGauran

State Architect McGauran stated that the purpose of this meeting was to consider the items on the agenda for the June meeting of the State Building Commission. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination has been made that the electronic communication in this meeting by the members is a necessity that the Commission has regularly scheduled monthly meetings around which agencies and institutions plan certain of their operational actions and a 30-day delay will cause an operational hardship for certain of the agencies and institutions having matters on today's agenda.

State Architect McGauran called the roll and Lieutenant Governor McNally, Secretary Hargett, and Commissioner of Finance & Administration Bryson responded in person; Treasurer Lillard responded electronically. There were no objections to the use of electronic communication.

State Architect McGauran stated that there were no requests for public comment.

CONSENT AGENDA

At a roll call vote all members voted aye and approved the following items which had been reviewed and recommended for approval by Commission staff:

1. Agency: **Middle Tennessee State University**
Project Title: Job Order Contracting
SBC Project No: 366/009-01-2025
Requested Action: Approval to award a contract to the best evaluated proposer for Job Order Contracting Services
2. Agency: **Tennessee Technological University**
Project Title: North Whitney Avenue Parking Lot
SBC Project No: 364/011-04-2025
Requested Action: Approval of a project and proceeding with the process to select a designer
3. Agency: **Tennessee Technological University**
Project Title: Track and Field Facility
SBC Project No: 364/011-05-2025
Requested Action: Approval of a project and proceeding with the process to select a designer
4. Agency: **Tennessee Technological University**
Project Title: Campus Consultants
SBC Project No: 364/000-01-2023
Requested Action: Approval of proceeding with the process to select an additional consultant
5. Agency: **University of Tennessee Institute of Agriculture**
Project Title: CRC/MAST, BESS, & JARTU Improvements
SBC Project No: 540/001-04-2021
Requested Action: Approval of a revision in project budget and funding
6. Agency: **University of Tennessee Health Science Center**
Project Title: Master Plan – Health Science Center (24/25)
SBC Project No: 540/013-01-2025
Requested Action: Approval to award a contract to the best evaluated proposer
7. Agency: **University of Tennessee – Knoxville**
Project Title: UTK Andy Holt Tower HVAC Upgrades (24/25)
SBC Project No: 540/009-08-2025
Requested Action: Approval of a project and proceeding with the process to select a designer
8. Agency: **University of Tennessee – Knoxville**
Project Title: UTK Presidential Court Building Renovation (23/24)
SBC Project No: 540/009-02-2024
Requested Action: Approval of a revision in project budget and funding

9. Agency: **University of Tennessee – Knoxville**
Project Title: UTK TCE Research Lab Upgrades (24/25)
SBC Project No: 540/009-09-2025
Requested Action: Approval of a project and proceeding with the process to select a designer
10. Agency: **Department of Military**
Project Title: VTS Tullahoma Dining Facility
SBC Project No: 361/093-01-2024
Requested Action: Approval of a revision in project budget and funding
11. Agency: **Department of Military**
Project Title: Army Aviation Storage Facility Fuel Farm Storage Tanks
SBC Project No: 361/042-02-2022
Requested Action: Approval of a revision in project budget and funding
12. Agency: **Department of Environment & Conservation**
Project Title: Rocky Fork State Park Visitor Center
SBC Project No: 126/088-02-2017
Requested Action: Approval of a revision in project budget and funding in order to award a contract
13. Agency: **Department of Transportation**
Project Title: Region 4 New Crockett County Maintenance Building
SBC Project No: 244/010-02-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
14. Agency: **Department of Treasury**
Project Title: State Architect Signage Improvements Phase 2
SBC Project No: 900/000-01-2018
Requested Action: Approval of a revision in funding and to amend the contract

DEPARTMENT OF TRANSPORTATION

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

Requested Action: Approval of a project utilizing the Energy Savings Performance Contracting alternative delivery method

Project Title: TDOT Region 3 Headquarters Energy Savings Building Systems Modifications

Project Description: Energy Service Company to update building systems to include building automation controls; LED lighting replacements and retrofits; indoor water conservation measures; and HVAC and other mechanical upgrades or replacements.

SBC Number: 243/020-01-2025

Total Project Budget: \$15,262,030.00

Source of Funding: \$15,262,030.00 23/24 CurrFunds-CapMaint (A)

Comment: This is a FY23/24 line-item project in the capital budget (Energy Saving Performance Contracts \$50,000,000.00). Ten proposals were received on October 31, 2024. The Notice of Intent to award was sent on November 22, 2024 naming Ameresco, Inc. as the best evaluated proposer. No protests were received in the protest period. Ameresco, Inc. has completed an Investment Grade Audit and developed an Energy Savings Performance Contract Project Proposal. The Tennessee Department of Transportation is seeking approval to enter into an Energy Savings Performance Contract for the design, construction, and measurement and verification phases. The estimated maximum contract price is \$15,262,030.00 with a simple payback period of 19.7 years. The Energy Savings Performance Contracting delivery method includes design services thus the State will not be seeking a designer.

Minutes: 06/12/2025 SBC Lt. Governor McNally thanked Commissioner Eley for TDOT's efforts along with the efforts of the Department of Safety, department of Homeland Security, TBI and all those involved in helping with the Hurricane Helene cleanup and restoration efforts in Upper East Tennessee.

Secretary Hargett stated that ESCO projects have been under discussion for several years and asked how long the current discussion had been underway. Commissioner Eley recalled that discussions of how to expedite project completion and cost estimating had been ongoing when he was a member of the SBC and improvements have been made on that front, and he believes this delivery method offers another tool in the toolbox to help tackle this challenge. In response to Secretary Hargett's follow-up question on the SBC's approval of ESCO projects, State Architect McGauran stated that the SBC approved the ESCO project delivery method in 2022 and funding for ESCOs was approved in the FY23 budget.

At a roll call vote all members voted aye and approved the project utilizing the Energy Savings Performance Contracting alternative delivery method.

DEPARTMENT OF GENERAL SERVICES

220 French Landing, Nashville, Davidson County, Tennessee

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

Project Title: 220 French Landing - DCS & LWFD

Project Description: Interior renovation including new finishes; furniture; reconfiguration of space within the current moveable furniture guidelines; associated mechanical, electrical, plumbing, and data upgrades; new building automation system; and all required related work.

SBC Number: 529/014-01-2025

Total Project Budget: \$43,600,000.00

Current Project Funding: \$ 3,000,000.00

Source of Funding: \$ 3,000,000.00 FRF Reserves (R)

Comment: This project will relocate the TN Department of Children's Services out of leased space in the UBS Building and 200 Athens Way (Central Office functions) and consolidates them into portions of the State-owned 220 French Landing Building with the TN Department of Labor & Workforce Development. The project will have an impact on the overall real estate reduction plan for Middle Tennessee. Remaining funding will be sought in a future budget request.

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved the project and to select a designer.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) At a roll call vote all members voted aye and approved the Minutes of the State Building Commission meeting held on May 8, 2025.

Report of Items Approved by Office of the State Architect

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

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|----|--|--|
| 1) | State Procurement Agency: University of TN
Location: Knoxville, Tennessee
Project Title: Security Upgrades
SBC Project No: 540/009-02-2020
Designer: West Welch Reed Eng
Construction Completion %: 100%
Change Order No. 8
Change Order Amount: (\$2,291.04)
Change Order Percentage: (0.07%)
Cumulative Percentage: 20.82%
<u>Approved Project Funding</u>
Original Bid Target: \$3,500,000.00
Base Contract Amount: \$3,182,000.00
Contingency: \$350,000.00 | User Agency: UT Knoxville

Approval Date: 05/05/2025
Contractor: Wright Contracting, Inc.
Targeted Substantial Completion: 12/13/2024
Comment: Cost Efficiencies
This change order credits the project for unused cost and time.

<u>After This Change Order</u>

Revised Contract Amount: \$3,844,554.96
Remaining Undedicated Funds: \$38,200.00 |
| 2) | State Procurement Agency: University of TN
Location: Martin, Tennessee
Project Title: Security Improvements
SBC Project No: 540/011-02-2020
Designer: Haizlip Studio
Construction Completion %: 100%
Change Order No. 1
Change Order Amount: \$11,919.88
Change Order Percentage: 16.44%
Cumulative Percentage: 16.44%

<u>Approved Project Funding</u>
Original Bid Target: \$150,000.00
Base Contract Amount: \$72,521.00
Contingency: \$15,000.00 | User Agency: UT Martin

Approval Date: 05/12/2025
Contractor: Smith-Doyle Contractors
Targeted Substantial Completion: 02/27/2025
Comment: Hidden conditions/Unavoidable delays/ Error/Value added
This change order addresses the need to replace doors, door hardware and door frames due to hidden conditions. The owner requested that additional door hardware be replaced as a value-added change. Due to a design error, the incorrect exit hardware was specified for a pair of existing doors. Due to an avoidable delay, 21 days are being added to the project schedule.

<u>After This Change Order</u>

Revised Contract Amount: \$84,440.88
Remaining Undedicated Funds: \$184,700.00 |

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|----|---|---|
| 3) | State Procurement Agency: University of TN
Location: Martin, Tennessee
Project Title: Athletic Facilities Improvements
SBC Project No: 540/011-02-2023
Designer: TLM Associates
Construction Completion %: 100%
Change Order No. 3
Change Order Amount: \$8,047.77
Change Order Percentage: 0.51%
Cumulative Percentage: 11.56%
<u>Approved Project Funding</u>
Original Bid Target: \$1,750,000.00
Base Contract Amount: \$1,564,069.00
Contingency: \$90,000.00 | User Agency: UT Martin

Approval Date: 05/01/2025
Contractor: Norwood Construction
Targeted Substantial Completion: 03/28/2025
Comment: Hidden Conditions/Design Modifications
This change order addresses the need modify the fencing type at the owner's request and to relocate electrical service due to hidden conditions.
<u>After This Change Order</u>

Revised Contract Amount: \$1,744,852.34
Remaining Undedicated Funds: \$1,481,648.00 |
| 4) | State Procurement Agency: TN Board of Regents
Location: Columbia, Tennessee
Project Title: Accessibility & Security Upgrades
SBC Project No: 166/015-01-2021
Designer: Hurst-Rosche, Inc.
Construction Completion %: 94%
Change Order No. 9
Change Order Amount: \$30,321.18
Change Order Percentage: 3.60%
Cumulative Percentage: 30.71%
<u>Approved Project Funding</u>
Original Bid Target: \$842,000.00
Base Contract Amount: \$842,000.00
Contingency: \$65,000.00 | User Agency: Columbia State Community College

Approval Date: N/A
Contractor: Drakes Creek Builders, LLC
Targeted Substantial Completion: 01/22/2025
Comment: Codes
This change order addresses the need to add HVAC system components. This change order adds 6 days to the project schedule.
<u>After This Change Order</u>

Revised Contract Amount: \$1,100,548.25
Remaining Undedicated Funds: \$351,357.76 |
| 5) | State Procurement Agency: TN Board of Regents
Location: Columbia, Tennessee
Project Title: Accessibility & Security Upgrades
SBC Project No: 166/015-01-2021
Designer: Hurst-Rosche, Inc.
Construction Completion %: 94%
Change Order No. 10
Change Order Amount: \$46,400.75
Change Order Percentage: 5.39%
Cumulative Percentage: 36.10%

<u>Approved Project Funding</u>
Original Bid Target: \$842,000.00
Base Contract Amount: \$842,000.00
Contingency: \$65,000.00 | User Agency: Columbia State Community College

Approval Date: 05/05/2025
Contractor: Drakes Creek Builders, LLC
Targeted Substantial Completion: 07/16/2025
Comment: Unavoidable delays/Omission
This change order addresses the need to add days and overhead cost to the project due to an unavoidable delay related to a separate project. Additionally, elevator elements were omitted and a toilet room needed to be relocated due existing conditions not being conducive to installing the toilet room per the documents. This change order adds 169 days to the project schedule.
<u>After This Change Order</u>

Revised Contract Amount: \$1,145,949.00
Remaining Undedicated Funds: \$432,949.67 |

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|---|---|---|--|
| 6) | State Procurement Agency:
Location:
Project Title:
SBC Project No:
Designer:
Construction Completion %:
Change Order No.
Change Order Amount:
Change Order Percentage:
Cumulative Percentage: | TN Board of Regents
Columbia, Tennessee
Pryor/Webster Bldg HVAC Updates
166/015-03-2021
Hurst-Rosche, Inc.
77%
8
\$616,203.91
21.87%
29.20% | User Agency: Columbia State Community College

Approval Date: 04/24/2025
Contractor: Rock City
Targeted Substantial Completion: 07/07/2025
Comment: Error/Omission
This change order addresses the need to provide a revised HVAC design solution which is identified as a design omission and the need to provide additional HVAC and related electrical infrastructure which is identified as a design error. This change order adds 67 days to the project schedule.
After This Change Order

Revised Contract Amount: \$3,642,302.80
Remaining Undedicated Funds: \$198,697.20 |
| Approved Project Funding
Original Bid Target:
Base Contract Amount:
Contingency: | | \$2,817,000.00
\$2,817,000.00
\$1,024,000.00 | |
| 7) | State Procurement Agency:
Location:
Project Title:
SBC Project No:
Designer:
Construction Completion %:
Change Order No.
Change Order Amount:
Change Order Percentage:
Cumulative Percentage:
Approved Project Funding
Original Bid Target:
Base Contract Amount:
Contingency: | TN Board of Regents
Columbia, Tennessee
Pryor/Webster Bldg HVAC Updates
166/015-03-2021
Hurst-Rosche, Inc.
0.32%
9
\$9,150.13
0.32%
29.62%
\$2,817,000.00
\$2,817,000.00
\$1,024,000.00 | User Agency: Columbia State Community College

Approval Date: 05/12/2025
Contractor: Rock City
Targeted Substantial Completion: 07/07/2025
Comment: Error
This change order addresses the need to provide three-way valves instead of the specified two-way valves.
After This Change Order

Revised Contract Amount: \$3,651,452.93
Remaining Undedicated Funds: \$172,874.59 |
| Approved Project Funding
Original Bid Target:
Base Contract Amount:
Contingency: | | \$2,817,000.00
\$2,817,000.00
\$1,024,000.00 | |
| 8) | State Procurement Agency:
Location:
Project Title:
SBC Project No:
Designer:
Construction Completion %:
Change Order No.
Change Order Amount:
Change Order Percentage:
Cumulative Percentage:
Approved Project Funding
Original Bid Target:
Base Contract Amount:
Contingency: | TN Board of Regents
Nashville, Tennessee
HVAC & Cooling Tower Repairs
166/034-02-2022
Gresham Smith
66%
9
\$63,874.67
16.04%
84.43%
\$820,000.00
\$398,200.00
\$60,000.00 | User Agency: Nashville State Community College

Approval Date: 05/01/2025
Contractor: Demand Mechanical
Targeted Substantial Completion: 06/29/2025
Comment: Added Scope
This change order addresses the need to provide structural steel supports for HVAC equipment and adds 30 days to the project schedule.
After This Change Order

Revised Contract Amount: \$734,416.52
Remaining Undedicated Funds: \$45,583.48 |
| Approved Project Funding
Original Bid Target:
Base Contract Amount:
Contingency: | | \$820,000.00
\$398,200.00
\$60,000.00 | |

- 9) **State Procurement Agency:** Austin Peay State Univ
Location: Clarksville, Tennessee
Project Title: Welcome Center Renovation
SBC Project No: 373/003-06-2022
Designer: WBA Architecture, PLLC
User Agency: Austin Peay State University
Approval Date: 04/15/2025
Contractor: Rock City Construction Company, LLC
Targeted Substantial Completion: 03/15/2025
Comment: Hidden Conditions/Codes/Error/Omission
This change order addresses the need to add additional electrical components due to a hidden condition and to add exterior electrical controllers and components as well as exterior seating components which were omitted from the design. Fire safety components needed to be added due to a local code requirement. A value-added change was requested due to a need to wrap new steel columns with drywall and to add additional drainage rock at an exterior drain.
After This Change Order
Revised Contract Amount: \$3,648,456.74
Remaining Undedicated Funds: \$335,728.43
- Construction Completion %:** 99%
Change Order No. 7
Change Order Amount: \$26,654.71
Change Order Percentage: 0.94%
Cumulative Percentage: 29.75%
- Approved Project Funding**
Original Bid Target: \$3,507,545.00
Base Contract Amount: \$2,812,000.00
Contingency: \$350,754.00
- 10) **State Procurement Agency:** STREAM
Location: Pikeville, Tennessee
Project Title: Fall Creek Falls State Park Country Bridge & Trail Upgrades
SBC Project No: 126/036-01-2022
Designer: AECOM
User Agency: Dept of Environment & Conservation
Approval Date: 05/14/2025
Contractor: Haren Construction Co., Inc.
Targeted Substantial Completion: 05/27/2025
Comment: Hidden Conditions
This change order addresses the need to provide site remediation due to erosion caused by a flood event.
After This Change Order
Revised Contract Amount: \$1,814,649.11
Remaining Undedicated Funds: \$567,580.89
- Construction Completion %:** 42%
Change Order No. 5
Change Order Amount: \$2,388.15
Change Order Percentage: 0.17%
Cumulative Percentage: 28.52%
- Approved Project Funding**
Original Bid Target: \$2,165,709.00
Base Contract Amount: \$1,412,000.00
Contingency: \$216,571.00

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| 11) | State Procurement Agency: STREAM
Location: Cookeville, Tennessee
Project Title: Cookeville Readiness Center HVAC & Facility Update
SBC Project No: 361/015-01-2023
Designer: Engineering Services Group, Inc. | User Agency: Department of Military

Approval Date: 05/19/2025
Contractor: Kerry G. Campbell, Inc. |
| | Construction Completion %: 91%
Change Order No. 4
Change Order Amount: \$246,134.82
Change Order Percentage: 15.79%
Cumulative Percentage: 18.96% | Targeted Substantial Completion: 08/21/2025
Comment: Value Added
This change order addresses the need to add HVAC components, interior paint, base molding, as well as exterior concrete work and both interior and exterior electrical work. The contractor's proposal for the work includes a credit to the project for window removal and ceiling demolition which is no longer needed. This change order adds 75 days to the project schedule. |
| | Approved Project Funding
Original Bid Target: \$1,730,000.00
Base Contract Amount: \$1,298,504.00
Contingency: \$173,000.00 | After This Change Order

Revised Contract Amount: \$1,544,638.82
Remaining Undedicated Funds: \$278,361.18 |
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- | | | |
|-----|---|---|
| 12) | State Procurement Agency: STREAM
Location: Jackson, Tennessee
Project Title: Jackson Rotary Aircraft Unheated Storage Bldg.
SBC Project No: 361/042-01-2023
Designer: M. Shanks Architects | User Agency: Department of Military

Approval Date: 05/05/2025
Contractor: Mid-South Business Construction, LLC |
| | Construction Completion %: 75%
Change Order No. 2
Change Order Amount: \$87,843.28
Change Order Percentage: 9.34%
Cumulative Percentage: 12.36% | Targeted Substantial Completion: 07/01/2025
Comment: Added Scope
This change order addresses the need to add lighting and electrical outlets. |
| | Approved Project Funding
Original Bid Target: \$1,050,000.00
Base Contract Amount: \$940,245.13
Contingency: \$52,500.00 | After This Change Order

Revised Contract Amount: \$1,056,433.54
Remaining Undedicated Funds: \$87,843.28 |

13)	State Procurement Agency:	STREAM	User Agency:	Department of General Services
	Location:	Nashville, Tennessee		
	Project Title:	TN Tower Office Space Consolidation – TDOT		
	SBC Project No:	529/079-02-2022	Approval Date:	05/05/2025
	Designer:	BHDG	Contractor:	Rock City Construction / Bulley
	Construction Completion %:	80%	Targeted Substantial Completion:	08/04/2025
	Change Order No.	6	Comment: Unavoidable Delays/Omission/Added Scope	
	Change Order Amount:	\$59,181.71	This change order adds an allowance of 79 days of General Conditions due to an unavoidable delay. Additional painting and the relocation of two sprinkler heads are being added per the owner’s request. Additionally, a wire mold raceway in one room was omitted from the design documents.	
	Change Order Percentage:	2.04%		
	Cumulative Percentage:	27.11%		
	<u>Approved Project Funding</u>			
	Original Bid Target:	\$5,000,000.00		
	Base Contract Amount:	\$2,895,000.00	Revised Contract Amount:	\$3,679,806.79
	Contingency:	\$500,000.00	Remaining Undedicated Funds:	\$4,586,717.84

Approvals of Acquisitions and Disposals of State Property

- Reported following two acquisitions of land (fee or easement) in accordance with Item 2.04(E)(I)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 24-10-020
Location: Fayette County – 25.89 +/- acres – 0 Hwy 18, Grand Junction, TN
Owner(s): Wolf River Conservancy
Estimated Purchase Price: Gift
Source of Funding: 24/25 Wetlands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of appraisal
Approval Date: 05/13/2025
 - 2) **State Procurement Agency:** University of Tennessee
Transaction Description: Transaction No. 25-02-006
Location: University of Tennessee
 Knoxville County – 0.83 acres – 2705 Riverside Drive, Knoxville, TN
Owner(s): Dr. Alan Solomon
Estimated Purchase Price: Gift
Source of Funding: Plant Funds (Non-Aux) (REM Fees) (A)
Approval: Approved acquisition in fee
Approval Date: 05/22/2025

- Reported following revision in source of funding for acquisitions of land (fee or easement) in accordance with Item 2.04(E)(1)(3) of the *SBC By-Laws, Policy & Procedures*:
 - State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 24-08-001
Location: Savage Gulf State Park (SGSP)
 Grundy County – 670.17 +/- acres – 0 Chatt McMinn Stage Road, Palmer, TN
Owner(s): TennGreen Land Conservancy, The Nature Conservancy, The Conservation Fund
Estimated Purchase Price: Fair Market Value
Source of Funding: 24/25 State Lands Acquisition Fund (A)
Approval: Approved a revision of source of funding and owner
Approval Date: 05/22/2025
- Reported following disposal easement in accordance with Item 2.04(E)(1)(5) of the *SBC By-Laws, Policy & Procedures*:
 - State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 25-02-001
Location: Yanahli Wildlife Management Area
 Maury County – 4.09± acres permanent easement and a 2.22 acre± temporary construction easement Howard Bridge Road and Fred White Rd, Columbia, TN
Grantee: Maury County Water Systems
Estimated Sale Price: Mutual Benefit
Source of Funding: Maury County Water Systems (REM Fee) (O)
Approval: Approved disposal by easement with waiver of appraisal
Approval Date: 05/22/2025

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*)
 - State Procurement Agency:** STREAM / Department of Military
Location: Milan, Tennessee
Project Title: VTS Milan Training Area Roads Remediation
SBC Project No. 368/031-01-2024
Designer: TLM Associates, Inc.
Amount: \$9,360.00
Explanation: This ASR is to for a geotechnical survey considered inherent to the successful execution of the project.
Approval Date: 04/23/2025
OSA Receipt Date: 04/23/2025

- **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

Secretary Hargett recognized former State Representative and Mayor of Cleveland, Kevin Brooks, who was present at the meeting.

There being no further business, the meeting adjourned at 11:16 a.m.

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

Requested Action: **Approval to award a contract to the best evaluated proposer for Job Order Contracting Services**

Project Title: Job Order Contracting

Project Description: Job Order Contracting to construct work on minor projects, as appropriate.

SBC Number: 366/009-01-2025

Comment: Six proposals were received on April 23, 2025. The Notice of Intent to award was sent on May 16, 2025 naming Grace Contracting, LLC. as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 03/13/2025 SBC Approved procurement and issuing an RFP

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved awarding a contract to the best evaluated proposer for Job Order Contracting Services (Grace Contracting, LLC)

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: North Whitney Avenue Parking Lot

Project Description: Install pavement, curb and gutter, sidewalks, stormwater management, lighting and landscaping for the gravel parking lot on N. Whitney Avenue, and all related work.

SBC Number: 364/011-04-2025

Total Project Budget: \$1,120,000.00

Source of Funding: \$1,120,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a December 5, 2024 **disclosed** project reported by TTU (Whitney Avenue Parking Lot).

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Track and Field Facility

Project Description: Construct a competition track and field facility with a multi-purpose artificial turf athletic field, complete with amenities including track and field lighting, press box, spectator seating, concessions, restrooms, and all related work.

SBC Number: 364/011-05-2025

Total Project Budget: \$5,440,000.00

Source of Funding: \$5,440,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a December 5, 2024 **disclosed** project reported by TTU.

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action:	Approval of proceeding with the process to select an additional consultant		
Project Title:	Campus Consultants		
Project Description:	Professional service consultants for Architecture, MEP Engineering, Civil Engineering, Structural Engineering, ADA, Environmental and Building Envelope, and Landscape Architect. Funding will be allocated from appropriate sources for specific services.		
SBC Number:	364/000-01-2023		
Total Project Budget:	\$1,500,000.00		
Source of Funding:	\$1,100,000.00	Plant Funds (Non-Aux)	(A)
	\$ 400,000.00	Various Project Funds	(A)
Comment:	An addition of one MEP consultant is requested due to increased demand and availability of existing consultants.		
Previous Action:	07/13/2023	SBC	Approved procurement and to select consultants
	07/24/2023	ESC	Approved Campus Consultants
	01/11/2024	SBC	Approved a revision in project budget and funding
Minutes:	06/12/2025	SBC	At a roll call vote all members voted aye and approved project and to select an additional consultant

Professional Consultant Contract Dates

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

<u>Specialty</u>	<u>Firm</u>	<u>Start Date</u>	<u>Current Expiration</u>	<u>Maturity Date</u>
ADA	The Architect Workshop, PLLC	9/1/2023	8/31/2026	8/31/2028
Architectural	Community Tectonics Architects, Inc.	9/1/2023	8/31/2026	8/31/2028
Architectural	Upland Design Group, Inc.	9/1/2023	8/31/2026	8/31/2028
Bldg. Envelope	Richard C. Rinks & Associates, Inc.	9/1/2023	8/31/2026	8/31/2028
Civil	Whittenburg Land Surveying, LLC d/b/a			
	Civil Engineering Surveying, LLC	9/1/2023	8/31/2026	8/31/2028
Environmental	Terracon Consultants, Inc.	9/1/2023	8/31/2026	8/31/2028
Landscape	Studio Topography, LLC	9/1/2023	8/31/2026	8/31/2028
MEP	CMTA, Inc.	9/1/2023	8/31/2026	8/31/2028
MEP	Maffett Loftis Engineering, LLC	9/1/2023	8/31/2026	8/31/2028
MEP	TBD	7/1/2025	8/31/2026	8/31/2028
Structural	Rodney L. Wilson Consulting, PLLC	9/1/2023	8/31/2026	8/31/2028

UNIVERSITY OF TENNESSEE

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

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

Project Title: CRC/MAST, BESS, & JARTU Improvements

Project Description: Funds are provided for replacement of air handling equipment, including variable air volume boxes and associated piping and controls. Funds support reconfiguration of mechanical room at CRC/MAST. Project includes all related work.

SBC Number: 540/001-04-2021

Total Project Budget: \$8,270,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$7,120,000.00	\$ 0.00	\$7,120,000.00	21/22	CurrFunds-CapMaint	(A)
	700,000.00	450,000.00	1,150,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$7,820,000.00					
Change in Funding:		\$450,000.00				
Revised Project Budget:			\$8,270,000.00			

Comment: This request increases the budget from \$7,820,000.00 to \$8,270,000.00 primarily due to campus requested changes to the originally designed mechanical system. The increase is based on a proposal submitted by the contractor.

This project impacts the Center for Renewable Carbon/Material Science and Technology Unit, Biosystems Engineering and Soil Sciences, and Johnson Animal Research and Teaching Unit.

Previous Action:	08/12/2021	SBC	Approved project and to select a designer
	08/23/2021	ESC	Approved designer selection (Barge Design Solutions, Inc.)
	03/25/2024	ESC	Approved a revision in project budget and funding in order to award a contract

Minutes:	06/12/2025	SBC	At a roll call vote all members voted aye and approved a revision in project budget and funding
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UNIVERSITY OF TENNESSEE

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

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

Project Title: Master Plan – Health Science Center (24/25)

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

SBC Number: 540/013-01-2025

Total Project Budget: \$750,000.00

Source of Funding: \$750,000.00 Plant Funds (Non-Aux) (A)

Comment: Six proposals were received on April 22, 2025. The Notice of Intent to award was sent on May 20, 2025 naming Ayers Saint Gross, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 03/13/2025 SBC Approved project and issuing an RFQ for master planning services

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved awarding a contract to the best evaluated proposer (Ayers Saint Gross, Inc.)

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

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

Project Title: UTK Andy Holt Tower HVAC Upgrades (24/25)

Project Description: Upgrades to the existing HVAC system and all related work to complete the project.

SBC Number: 540/009-08-2025

Total Project Budget: \$6,500,000.00

Source of Funding: \$6,500,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an April 29, 2025 UT disclosed project.

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

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: UTK Presidential Court Building Renovation (23/24)

Project Description: Renovation and abatement of the building to meet updated programmatic functions and renovation of Melrose Park to provide new greenspace and amenities and includes all related work.

SBC Number: 540/009-02-2024

Total Project Budget: \$40,455,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$26,827,375.00	\$1,750,500.00	\$28,577,875.00	Plant Funds (Non-Aux)	(A)
	10,126,625.00	1,750,500.00	11,877,125.00	Plant Funds (Aux-Dining)	(A)
Original Project Budget:	\$36,954,000.00				
Change in Funding:		\$3,501,000.00			
Revised Project Budget:			\$40,455,000.00		

Comment: This request increases the budget and funding from \$36,954,000.00 to \$40,455,000.00. This project increase is based upon several changes including replacing the walk-in coolers and freezers, several code-related requirements, additional education upgrades, and replacing the roof membrane in the Plaza level below the project area. This current increase is based upon the latest opinion of probable cost from the designer and the CM/GC at the schematic design phase.

Previous Action:	03/14/2024	SBC	Approved project, to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method
	03/25/2024	ESC	Approved designer selection (Earl Swensson Associates, Inc.)
	08/08/2024	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Blaine Construction Corp)
	09/12/2024	SBC	Approved a revision in project scope, budget, and funding

Minutes:	06/12/2025	SBC	At a roll call vote all members voted aye and approved a revision in project budget and funding
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UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: UTK TCE Research Lab Upgrades (24/25)

Project Description: Modifications to multiple campus labs to support new faculty hires for the Tickle College of Engineering (TCE). The project includes changes in finishes, casework, utilities, lab exhausts, and all related work.

SBC Number: 540/009-09-2025

Total Project Budget: \$1,770,000.00

Source of Funding: \$1,770,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an April 17, 2025 UT **disclosed** project. The project includes the following buildings: Science and Engineering Research Facility, Zeanah Engineering Complex, Senter Hall, Institute for Advanced Materials & Manufacturing, and the Dougherty Engineering Building.

 The Tennessee Historical Commission has determined that this project will not adversely affect the Dougherty Engineering Building and no further action is necessary.

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved project and to select a designer

DEPARTMENT OF MILITARY

Volunteer Training Site Tullahoma, Tullahoma, Coffee County, Tennessee

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

Project Title: VTS Tullahoma Dining Facility

Project Description: Construction of a dining facility and all required related work.

SBC Number: 361/093-01-2024

Total Project Budget: \$4,080,000.00

Current Project Funding \$ 240,411.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 133,028.00	\$107,383.00	\$240,411.00	Federal Funds (NGB) (F)
Original Project Funding:	\$ 133,028.00			
Change in Funding:		\$107,383.00		
Revised Project Funding:			\$240,411.00	

Comment: This request increases the budget from \$2,300,000.00 to \$4,080,000.00 due to unanticipated material and labor cost escalation. The designer fee will be adjusted accordingly. This project is 100% federally funded.

Previous Action: 06/13/2024 SBC Approved project and to select a designer
 08/19/2024 ESC Approved designer selection (Derthick, Henley & Wilkerson, Architects, PLLC)

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved a revision in project budget and funding

DEPARTMENT OF MILITARY

Jackson Army Aviation Support Facility, Jackson, Madison County, Tennessee

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

Project Title: Army Aviation Storage Facility Fuel Farm Storage Tanks

Project Description: Install two 10,000 gallon storage tanks including compatible secondary containment and all required related work.

SBC Number: 361/042-02-2022

Total Project Budget: \$1,490,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 790,000.00	\$700,000.00	\$1,490,000.00	Federal Funds (NGB)	(F)
Original Project Funding:	\$ 790,000.00				
Change in Funding:		\$700,000.00			
Revised Project Funding:			\$1,490,000.00		

Comment: This request increases the budget from \$790,000.00 to \$1,490,000.00 in order to comply with the Army Aviation Unified Facility Criteria federal regulation mandated by the National Guard Bureau in FY24 for the fuel tank installation. The project is currently in design development. The designer fee will be adjusted accordingly. This project is 100% federally funded.

Previous Action: 12/08/2022 SBC Approved project and to select a designer
 01/23/2022 ESC Approved designer selection (Allen & Hoshall Inc.)
 11/14/2024 SBC Approved a revision in project budget and funding

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved a revision in project budget and funding

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DEPARTMENT OF ENVIRONMENT & CONSERVATIONRocky Fork State Park, Rocky Fork, Unicoi County, Tennessee

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

Project Title: Rocky Fork State Park Visitor Center

Project Description: Construct a visitor center, maintenance building, picnic shelter, driveway, pedestrian bridge, road access, utility infrastructure, and all required related work.

SBC Number: 126/088-02-2017

Total Project Budget: \$6,083,524.79

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,068,524.79	\$ 0.00	\$1,068,524.79	13/14	CurrFunds-CapImp	(R)
	4,290,000.00	0.00	4,290,000.00	17/18	CurrFunds-CapImp	(A)
	0.00	1,351,350.00	1,351,350.00	24/25	TDEC Op Funds	(A)

Original Project Funding: **\$5,358,524.79**

Change in Funding: **\$1,351,350.00**

Revised Project Funding: **\$6,709,874.79**

Comment: Two bids were received on April 17, 2025. The additional funding is needed to award a contract to JE Green Company for the base bid only. The increase in cost is due to unanticipated material and labor cost escalation. This request increases the budget from \$5,358,524.79 to \$6,709,874.79. There will be no change in designer fee.

Previous Action:

07/13/2017	SBC	Approved project and to select designer using Best Value
07/27/2017	ESC	Approved designer selection (Reedy & Sykes Architecture & Design)
10/12/2023	SBC	Approved a revision in project budget, scope, and funding
09/12/2024	SBC	Approved a revision in scope and the EDP as recommended by the State Architect

Minutes:

06/12/2025	SBC	At a roll call vote all members voted aye and approved a revision in project budget and funding in order to award a contract (JE Green Company)
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DEPARTMENT OF TRANSPORTATION

Region 4 - Crockett County Maintenance Building, Alamo, Crockett County, Tennessee

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

Project Title: Region 4 New Crockett County Maintenance Building

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

SBC Number: 244/010-02-2023

Total Project Budget: \$1,310,000.00

Source of Funding: \$1,310,000.00 21/22 TDOT Plant Construction Funds (A)

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

Previous Action: 07/13/2023 SBC Approved project and utilizing Agency Consultant (Smith Seckman Reid, Inc.) for design

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved an EDP as recommended by the State Architect

DEPARTMENT OF TREASURYStatewide, Tennessee

Requested Action: Approval of a revision in funding and to amend the contract

Project Title: State Architect Signage Improvements Phase 2

Project Description: Exterior signage improvements at statewide facilities.

SBC Number: 900/000-01-2018

Total Project Budget: \$1,500,000.00

Source of Funding: \$1,500,000.00 13/14 CurrFunds-CapImp (A)

Comment: This request moves funding from Construction to Consultant to continue the development of the State's signage standards.

The current contract with Kerestes-Martin Associates, Inc (KMA) expires July 31, 2025. The current contract will be amended to extend the contract until the work is completed.

Previous Action:

09/13/2018	SBC	Approved project and issuing RFQ for Statewide Signage Consultant and utilizing CPO contract to perform the work.
06/13/2019	SBC	Approved awarding a contract for a signage consultant (Kerestes-Martin Associates, Inc.)
05/09/2024	SBC	Approved a revision in project funding and to amend a contract

Minutes: 06/12/2025 SBC At a roll call vote all members voted aye and approved a revision in funding and amending the contract

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State