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

MEMBERS PRESENT

Vice-Chairman Cameron Sexton, Speaker of the House of Representatives
Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Butch Eley, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION                      PRESENTER

- Tennessee Board of Regents          Chancellor Dr. Flora Tydings
- State Building Commission          State Architect Ann McGauran
CONSENT AGENDA

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

1. Agency: East Tennessee State University
   Project Title: Campus Master Plan
   SBC Project No: 369/000-02-2021
   Requested Action: Approval to award a contract to the best evaluated proposer

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

3. Agency: University of Tennessee – Martin
   Project Title: Elam Center Arena Lighting Upgrade
   SBC Project No: 540/011-03-2020
   Requested Action: Approval of a revision in project budget and funding in order to award a contract

4. Agency: University of Tennessee – Martin
   Project Title: Blaylock Outdoor Classroom
   SBC Project No: 540/011-01-2021
   Requested Action: Approval of a revision in project budget and funding

5. Agency: University of Tennessee – Knoxville
   Project Title: ROTC Armed Forces Memorial
   SBC Project No: 540/009-34-2021
   Requested Action: Approval of the Early Design Phase as recommended by the State Architect

6. Agency: Tennessee Board of Regents / TN College of Applied Technology
   Project Title: Tennessee College of Applied Technology Improvements
   SBC Project No: 166/000-04-2013
   Requested Action: Approval of a revision in project budget and funding

7. Agency: Tennessee Board of Regents / TN College of Applied Technology
   Project Title: Bedford County Higher Education Center
   SBC Project No: 166/086-01-2021
   Requested Action: Approval of a revision in project budget and funding

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

9. Agency: Tennessee Board of Regents / Tennessee Technological University
   Project Title: Several Buildings Waterproofing & Exterior Repairs
   SBC Project No: 166/011-06-2016
   Requested Action: Approval of a revision in project budget and funding
10. Agency: **Tennessee Board of Regents / Nashville State Community College**  
    Project Title: Madison Teaching Facility  
    SBC Project No: 166/034-02-2016  
    Requested Action: Approval of a revision in project funding

11. Agency: **Tennessee Board of Regents / Roane State Community College**  
    Project Title: Cumberland County Science Lab  
    SBC Project No: 166/027-01-2021  
    Requested Action: Approval of a revision in project scope, budget, and funding

12. Agency: **Tennessee Board of Regents / Southwest Tennessee Community College**  
    Project Title: Emergency Union Campus Elevator Replacements  
    SBC Project No: 166/033-01-2022  
    Requested Action: Approval of a revision in project budget and funding

13. Agency: **Tennessee Board of Regents / Volunteer State Community College**  
    Project Title: Wood Dining Operational Enhancements  
    SBC Project No: 166/025-03-2021  
    Requested Action: Approval of a revision in project scope, budget, and funding

14. Agency: **Department of Military**  
    Project Title: VTS Smyrna Building 541 Facility Update  
    SBC Project No: 361/079-01-2022  
    Requested Action: Approval of a project and proceeding with the process to select a designer

15. Agency: **Department of Military**  
    Project Title: VTS Smyrna Building 200 Re-Roof and Facility Update  
    SBC Project No: 361/079-01-2021  
    Requested Action: Approval of a revision in project scope, budget, and funding

16. Agency: **Department of Military**  
    Project Title: Sparta Readiness Center Structural Repairs  
    SBC Project No: 361/087-01-2021  
    Requested Action: Approval of a revision in project scope, budget, and funding

17. Agency: **Department of Environment & Conservation**  
    Project Title: Paris Landing State Park Inn Replacement  
    SBC Project No: 126/075-01-2017  
    Requested Action: Approval of a revision in project funding

18. Agency: **Department of General Services**  
    Project Title: New State Museum  
    SBC Project No: 529/050-01-2015  
    Requested Action: Approval of a revision in project funding
TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology, Megasite, Fayette/Haywood County, Tennessee

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

Project Title: Blue Oval City TCAT Campus

Project Description: Design and construct a new campus at the Memphis Regional Megasite. The initial facility will provide training focused on electric vehicle and battery manufacturing and repair with the curriculum concentrating on mechatronics engineering and auto mechanics, as well as additional programs and training to support associated industries.

SBC Number: 166/000-04-2021

Total Project Budget: $40,000,000.00

Source of Funding: $40,000,000.00 21/22 CurrFunds-CapImp (A)

Comment: Seven proposals were received on February 18, 2022. The Notice of Intent to award was sent on February 25, 2022, naming Montgomery Martin Contractors, LLC as the best evaluated proposer. The protest period will expire on March 7, 2022.

Previous Action: 11/10/2021 SBC Approved project and use of CM/GC

12/21/2021 ESC Approved designer selection (archimania)

Minutes: 03/10/2022 SBC Chancellor Tydings stated that no protests were received.

The Commission approved awarding a contract to the best evaluated proposer for CM/GC (Montgomery Martin Contractors, LLC).
Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on February 10, 2022.

Report of Items Approved by Office of the State Architect

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

1) **State Procurement Agency:** TN Board of Regents
   **Location:** Nashville, Tennessee
   **Project Title:** McMinnville Ag. Ctr. Multiple Bldg Repairs
   **SBC Project No:** 166/001-07-2019
   **Designer:** Hefferlin-Kronenberg Arch, PLLC
   **Contractor:** Polk & Associates Construction, Inc.
   **Construction Completion %:** 19%
   **Change Order No.:** 5
   **Change Order Amount:** $31,770.58
   **Change Order Percentage:** 9.63%
   **Cumulative Percentage:** 20.67%
   **Approval Date:** 01/28/2022
   **Targeted Substantial Completion:** 08/22/2022
   **Comment:** Hidden Conditions/Added Scope
   This change order addresses the need to replace the metal parapet cap and repair the membrane roof which are identified as added scope and hidden conditions respectively.
   **Approved Project Funding**
   - **Original Bid Target:** $450,000.00
   - **Base Contract Amount:** $330,000.00
   - **Contingency:** $40,000.00
   - **Revised Contract Amount:** $398,202.09
   - **Remaining Undedicated Funds:** $91,797.91

2) **State Procurement Agency:** TN Board of Regents
   **Location:** McMinnville, Tennessee
   **Project Title:** MEP System Upgrades
   **SBC Project No:** 166/001-09-2018
   **Designer:** I.C. Thomasson Assoc.
   **Construction Completion %:** 62%
   **Change Order No.:** 4
   **Change Order Amount:** $1,286.20
   **Change Order Percentage:** .57%
   **Cumulative Percentage:** 15.70%
   **Targeted Substantial Completion:** 12/29/2021
   **Comment:** Added Scope
   This change order addresses the need to add an occupancy sensor in the Head House and to remove an occupancy sensor from the lab.
   **Approved Project Funding**
   - **Original Bid Target:** $227,337.00
   - **Base Contract Amount:** $227,337.00
   - **Contingency:** $49,663.00
   - **Revised Contract Amount:** $263,014.67
   - **Remaining Undedicated Funds:** $13,985.33
3) State Procurement Agency: TN Board of Regents
User Agency: Tennessee State University
Location: McMinnville, Tennessee
Project Title: MEP System Upgrades
SBC Project No: 166/001-09-2018
Approval Date: 02/15/2022
Designer: I.C. Thomasson Assoc.
Contractor: CHC Mechanical Contractors, Inc.
Construction Completion %: 92%
Change Order No: 5
Change Order Amount: $7,619.21
Change Order Percentage: 3.35%
Cumulative Percentage: 19.04%
Targeted Substantial Completion: 12/29/2021
Comment: Hidden Conditions/Added Scope
This change order addresses the need to replace in operable HVAC components identified as hidden conditions and to provide and additional occupancy sensor identified as added scope.

Approved Project Funding
Original Bid Target: $227,337.00
Base Contract Amount: $227,337.00
Contingency: $49,663.00

Change Order Amount: $7,619.21
Change Order Percentage: 3.35%
Cumulative Percentage: 19.04%

4) State Procurement Agency: STREAM
User Agency: Dept of Environment & Conservation
Location: Wartburg, Tennessee
Project Title: Frozen Head State Park Stonecipher Kelly House Repairs
SBC Project No: 126/039-01-2018
Approval Date: 02/15/2022
Designer: Elisabeth Eason
Contractor: King Construction Group
Construction Completion %: 25%
Change Order No: 4
Change Order Amount: $94,591.42
Change Order Percentage: 11.99%
Cumulative Percentage: 44.74%
Targeted Substantial Completion: 09/12/2022
Comment: Hidden Conditions
This change order addresses the need to remediate foundation soil. This change order adds 159 days to the project.

Approved Project Funding
Original Bid Target: $1,060,000.00
Base Contract Amount: $789,000.00
Contingency: $106,000.00

Change Order Amount: $94,591.42
Change Order Percentage: 11.99%
Cumulative Percentage: 44.74%

5) State Procurement Agency: STREAM
User Agency: Department of Education
Location: Knoxville, Tennessee
Project Title: TSD 420 & 421 Windows and HVAC Upgrades
SBC Project No: 168/007-01-2019
Approval Date: 02/09/2022
Designer: Sparkman & Associates Architects, Inc.
Contractor: Fuel Tank Maintenance Co, LLC
Construction Completion %: 96%
Change Order No: 7
Change Order Amount: $0.00
Change Order Percentage: 0%
Cumulative Percentage: 15.13%
Targeted Substantial Completion: 04/23/2022
Comment: Unavoidable Delays
This change order addresses the need to add 75 days to the project schedule.

Approved Project Funding
Original Bid Target: $1,576,035.82
Base Contract Amount: $1,491,000.00
Contingency: $183,964.18

Change Order Amount: $0.00
Change Order Percentage: 0%
Cumulative Percentage: 15.13%
<table>
<thead>
<tr>
<th>Project No.</th>
<th>Status</th>
<th>Work Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>368/031-01-2018</td>
<td>30% complete</td>
<td>Renovation of latrines at Milan Barracks</td>
</tr>
<tr>
<td>529/000-04-2016</td>
<td>95% complete</td>
<td>Security upgrades at Statewide locations</td>
</tr>
</tbody>
</table>

### Initial and Revised Approvals of Capital Projects

- Reported the following two capital projects with total project cost of $100,000 - $500,000 in accordance with Item 2.04(A)(2) of the SBC By-Laws, Policy & Procedures:

1. **State Procurement Agency:** Middle Tennessee State University  
   **Location:** Murfreesboro, Tennessee  
   **Project Title:** Foundation House ADA Renovations  
   **Project Description:** Minor renovations to the MTSU Foundation House including ADA improvements to bathrooms, entrance, circulation, and all related work.  
   **SBC Project No.:** 366/009-01-2022  
   **Total Project Budget:** $225,000.00  
   **Source of Funding:** Plant Funds (Non-Aux) (A)  
   **Approval Date:** 02/22/2022
2) **State Procurement Agency:** Austin Peay State University  
Location: Clarksville, Tennessee  
Project Title: Track Resurfacing  
Project Description: Resurface running track and apply markings according to NCAA rules and regulations, and all related work.  
SBC Project No.: 373/003-02-2022  
Total Project Budget: $164,000.00  
Source of Funding: Gift (O)  
Approval: Approved project utilizing Campus Procurement for the work  
Approval Date: 02/17/2022

**Report of Items Submitted to the SBC**

- **Designer Additional Services** for when an individual project exceeds 20% of the designer’s fee for basic services, or when an individual additional services approval amount exceeds $100,000 (in accordance with Item 6.08 of the SBC By-Laws, Policy & Procedures)

1) **State Procurement Agency:** University of Tennessee – Knoxville  
Location: Knoxville, Tennessee  
Project Title: Conference Center Upgrades  
SBC Project No.: 540/009-01-2020  
Designer: Dollar & Ewers Architecture  
Amount: $10,000.00  
Explanation: This ASR is for a feasibility study concerning canopy and entrance restoration.  
Approval Date: 02/08/2022  
OSA Receipt Date: 02/09/2022

2) **State Procurement Agency:** University of Tennessee – Knoxville  
Location: Knoxville, Tennessee  
Project Title: Walters Life Science Improvements  
SBC Project No.: 540/009-15-2019  
Designer: Sparkman & Associates Architects, Inc.  
Amount: $3,884.00  
Explanation: This ASR is for the work relating to the modification or addition of electrical, plumbing and FF&E items.  
Approval Date: 02/08/2022  
OSA Receipt Date: 02/09/2022

3) **State Procurement Agency:** University of Tennessee – Knoxville  
Location: Knoxville, Tennessee  
Project Title: Andy Holt Tower Renovations  
SBC Project No.: 540/009-23-2021  
Designer: Brewer, Ingram & Fuller Architects  
Amount: $53,280.00  
Explanation: This ASR is for FF&E and graphics consulting services.  
Approval Date: 02/02/2022  
OSA Receipt Date: 02/02/2022
4) **State Procurement Agency:** University of Tennessee Health Science Center  
**Location:** Memphis, Tennessee  
**Project Title:** Dentistry Faculty Practice/Research Building  
**SBC Project No.:** 540/013-01-2016  
**Designer:** Fleming Associates Architects, PC  
**Amount:** $4,025.00  
**Explanation:** This ASR is for submittal review for owner-provided equipment.  
**Approval Date:** 02/02/2022  
**OSA Receipt Date:** 02/02/2022

5) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Statewide, Tennessee  
**Project Title:** ADA Upgrades – West Tennessee  
**SBC Project No.:** 126/000-01-2019  
**Designer:** Ross Witt Architecture, pllc  
**Amount:** $46,480.00  
**Explanation:** This ASR is for design alternates provided during the design and bidding phases.  
**Approval Date:** 01/28/2022  
**OSA Receipt Date:** 01/28/2022

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the “Transportation Reporting Act of 2001”.
- **Annual Report of the Tennessee Residence Commission** (in accordance with T.C.A. §4-23-203(b))
- **Annual Report of the State Capitol Commission** (in accordance with T.C.A. §4-8-304)
- **Annual Report of the Facilities Revolving Fund** (in accordance with Item 14.01B(4)(b) of the SBC By-Laws, Policy & Procedures)

**Other Business**

There being no further business, the meeting adjourned at 11:08 a.m.

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

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

Project Title: Campus Master Plan

Project Description: This project will provide a new Campus Master Plan for East Tennessee State University.

SBC Number: 369/000-02-2021

Total Project Budget: $500,000.00

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

Comment: Three proposals were received on January 26, 2022. The Notice of Intent to award was sent on February 3, 2022 naming Clark Nexsen, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 12/20/2021 SBC Approved project and issuing an RFQ for master planning services

Minutes: 03/10/2022 SBC Approved awarding a contract to the best evaluated proposer (Clark Nexsen, Inc.)
UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Art and Architecture Improvements

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

SBC Number: 540/009-21-2019

Total Project Budget: $2,350,000.00

Source of Funding:  

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
<th>Plant Funds (Non-Aux)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,318,000.00</td>
<td>$1,032,000.00</td>
<td>$2,350,000.00</td>
<td></td>
</tr>
</tbody>
</table>

Original Project Budget: $1,318,000.00

Change in Funding: $1,032,000.00

Revised Project Budget: $2,350,000.00

Comment: This request increases the budget from $1,318,000.00 to $2,350,000.00 due to adding the remaining building restrooms and additional offices to the project.

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

Minutes:
03/10/2022 SBC Approved a revision in project budget and funding
University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Elam Center Arena Lighting Upgrade

Project Description: This project will replace the existing metal halide high bay and incandescent lights in the Elam Center arena with new energy efficient LED high bay lights. This will include new wiring and conduit as required to support the replacement of the lights.

SBC Number: 540/011-03-2020

Total Project Budget: $920,000.00

Source of Funding: | Original | Change | Revised |
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<tr>
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<tbody>
<tr>
<td></td>
<td>$760,000.00</td>
<td>$160,000.00</td>
<td>$920,000.00</td>
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</table>

Plant Funds (Non-Aux) (A)

Original Project Budget: $760,000.00
Change in Funding: $160,000.00
Revised Project Budget: $920,000.00

Comment: This request increases the budget from $760,000.00 to $920,000.00. Two bids were received on February 8, 2022. An increase in funding is needed to award a contract to Wade Electric Co, Inc. for the base bid. There will be no additional designer fees. This increase is primarily due to lighting equipment and wiring cost within the current market conditions.

Previous Action:
- 03/12/2020 SBC Approved project and to select a designer
- 03/23/2020 ESC Approved designer selection (DePouw Engineering, LLC)

Minutes:
- 03/10/2022 SBC Approved a revision in project budget and funding in order to award a contract (Wade Electric Co, Inc.)
**University of Tennessee, Martin, Weakley County, Tennessee**

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

**Project Title:** Blaylock Outdoor Classroom

**Project Description:** This project will construct the Blaylock Inspirational Oracle (BIO) outdoor classroom. The space will accommodate classes and receptions. It will also include a plaza with large water feature and seating areas.

**SBC Number:** 540/011-01-2021

**Total Project Budget:** $1,890,000.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
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<th>Gifts</th>
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<td>Original Project Budget</td>
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<td>$560,000.00</td>
<td>$1,890,000.00</td>
<td>(O)</td>
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<tr>
<td>Change in Funding</td>
<td>$560,000.00</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Revised Project Budget</td>
<td>$1,890,000.00</td>
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</table>

**Comment:** This increases the budget from $1,330,000 to $1,890,000. The increase is due to the project bidding over the bid target and the need to value engineer and rebid.

**Previous Action:**
- 03/11/2021 SBC Approved project utilizing Campus Consultant (TLM & Associates, Inc.) for design
- 08/12/2021 SBC Approved a revision in budget and funding and EDP as recommended by the State Architect

**Minutes:** 03/10/2022 SBC Approved a revision in project budget and funding
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: ROTC Armed Forces Memorial

Project Description: Construct a memorial on the Pedestrian Mall listing University of Tennessee Armed Forces who lost their lives in military conflict. The project includes all related work to complete the project.

SBC Number: 540/009-34-2021

Total Project Budget: $118,000.00

Source of Funding: $118,000.00 Gifts (O)

Previous Action: 11/22/2021 ESC Approved project utilizing Campus Consultant (Hedstrom Landscape Architecture) for design and Campus Resources and System Procurement for construction

Minutes: 03/10/2022 SBC Approved the Early Design Phase as recommended by the State Architect
Statewide, Tennessee

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

Project Title: Tennessee College of Applied Technology Improvements

Project Description: Provide equipment and program expansion and improvements at TCATs statewide as associated with the TCAT Master Plan.

SBC Number: 166/000-04-2013

Total Project Budget: $97,154,921.00

Source of Funding:

<table>
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<tr>
<th>Original</th>
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<tr>
<td>14,500,000.00</td>
<td>(3,000,000.00)</td>
<td>11,500,000.00</td>
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</tbody>
</table>

15/16 CurrFunds-CapImp (A)
2015 GOBonds-CapImp (A)
Plant Funds (Non-Aux) (A)
17/18 CurrFunds-CapImp (A)
ECD Grant (CDBG) (O)
18/19 CurrFunds-CapImp (A)

Original Project Budget: $100,154,921.00
Change in Funding: ($3,000,000.00)
Revised Project Budget: $97,154,921.00

Comment: Funds designated for the purchase and renovation of the TCAT Shelbyville County building are being moved into the Bedford County Higher Education Center project (166/086-01-2021). Funding will be sufficient for the remaining work in the project. This is a Statewide Project with four Designers planning multiple projects across the State. Among the 4 Designers, thirty-five individual fee calculations comprise the total fee. The fee and other line items are being adjusted to reflect current obligations and potential needs for future Design Services.

Previous Action:
07/11/2013 SBC Approved fully planning a project and to select a designer
07/30/2013 ESC Approved designer selections (West TN – Braganza Design Group
East TN – Hefferlin + Kronenberg)
03/12/2015 SBC Approved a revision in scope, funding and to select middle TN designer
04/20/2015 ESC Approved designer selection (Middle TN - Johnson Crabtree Arch)
07/09/2015 SBC Approved a revision in funding
05/12/2016 SBC Approved EDP (TCATs Nashville, Paris, Dickson, and Crossville)
01/12/2017 SBC Approved EDP (TCAT Chattanooga)
07/13/2017 SBC Approved a revision in project budget and funding
11/09/2017 SBC Approved a revision in project budget and funding
03/08/2018 SBC Approved selection of an additional designer for upper East TN
03/19/2018 ESC Designer selected for upper East TN (Reedy & Sykes/Shaw & Shanks)
07/12/2018 SBC Approved EDP (TCAT Shelbyville) and revision in budget & funding
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/17/2018</td>
<td>ESC  Designer selected for TCAT Morristown (Tuck Hinton Architects)</td>
</tr>
<tr>
<td>02/14/2019</td>
<td>SBC  Approved use of CM/GC for Morristown</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>SBC  Approved award of CM/GC (Denark Construction) for Morristown</td>
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<tr>
<td>08/08/2019</td>
<td>SBC  Approved EDP (TCAT Jacksboro)</td>
</tr>
<tr>
<td>09/12/2019</td>
<td>SBC  Approved 4 EDPs (TACTs Crossville, Livingston, Morristown, and Newbern)</td>
</tr>
<tr>
<td>11/14/2019</td>
<td>SBC  Approved EDP (TCAT Crump)</td>
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<tr>
<td>12/12/2019</td>
<td>SBC  Approved EDP (TCAT Memphis)</td>
</tr>
</tbody>
</table>

Minutes: 03/10/2022  SBC  Approved a revision in project budget and funding
TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology, Shelbyville, Bedford County, Tennessee

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

Project Title: Bedford County Higher Education Center

Project Description: Build a new state of the art technical educational facility in Bedford County including site development, utilities, parking, and landscaping. In addition to expanding teaching space for programs currently taught at the existing TCAT Shelbyville location, space will be added for new high demand technical training programs plus teaching space for other higher education partners.

SBC Number: 166/086-01-2021

Total Project Budget: $45,400,000.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
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| Original Project Budget: | $42,400,000.00 |
| Change in Funding:       | $3,000,000.00 |
| Revised Project Budget:  | $45,400,000.00 |

Comment: Funds designated for the purchase and renovation of the TCAT Shelbyville County building in the TCAT Improvements project (166/000-04-2013) are being moved to this project to complete the work. The funds are needed to meet the designer’s and CM/GC estimate for the additional site development costs.

Previous Action:
- 07/22/2021 SBC Approved project and use of CM/GC
- 07/22/2021 ESC Approved designer selection (Bauer Askew Architecture)
- 11/10/2021 SBC Approved award for CM/GC (Messer Construction Company)

Minutes:
- 03/10/2022 SBC Approved a revision in project budget and funding
TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Tornado Repairs and Replacement

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

SBC Number: 166/001-01-2020

Total Project Budget: $13,800,000.00

Current Project Funding: $11,812,492.33

Source of Funding:

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| Original Project Budget: $10,099,097.84 |
| Change in Funding: $1,713,394.49 |
| Revised Project Budget: $11,812,492.33 |

Comment: Insurance proceeds are being added for the Greenhouse Building 503, Pavilion 506, and the General Services Roof. The campus is adding grant funds to cover escalation for enhancements to Greenhouse 503. Pricing is currently being finalized to cover escalation for the Ag Education Building 504. The Hoop Houses are the only remaining facilities that are being considered for reconstruction.

Previous Action:

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

Minutes: 03/10/2022 SBC Approved a revision in project budget and funding
TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Several Buildings Waterproofing & Exterior Repairs

Project Description: Clean, tuckpoint, caulk, repair, and waterproof brick walls, brick patios, window sills, stone caps, concrete expansion joints and seating areas. Repair stone fencing and coping on buildings. Install shelf angles, flashings and weeps, and remove and replace brick as required.

SBC Number: 166/011-06-2016

Total Project Budget: $3,873,600.00

Source of Funding:

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16/17 CurrFunds-CapMaint (A/R)
17/18 CurrFunds-CapMaint (MP) (A)
Plant Funds (Non-Aux) (A)

Original Project Budget: $3,573,600.00
Change in Funding: $300,000.00
Revised Project Budget: $3,873,600.00

Comment: Additional funds are being added to the project to meet the designer's estimate to replace some of the windows in Memorial Gym. There is no increase in designer fees. This is the final phase and will complete the project.

Previous Action:
07/14/2016 SBC Approved project
07/25/2016 ESC Approved designer (Richard C. Rinks and Associates)
10/13/2016 SBC Approved a revision in budget and funding
07/13/2017 SBC Approved a revision in budget and funding
08/10/2017 SBC Approved a revision in budget and funding

Minutes: 03/10/2022 SBC Approved a revision in project budget and funding
Nashville State Community College, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Madison Teaching Facility

Project Description: Construct a facility, including site work in Madison TN for a new teaching facility.

SBC Number: 166/034-02-2016

Total Project Budget: $20,000,000.00

Source of Funding: $20,000,000.00 Plant Funds (Non-Aux) (A)

Comment: Funds are being moved from Administration & Miscellaneous to construction in order to modify a storm water line.

Previous Action:
- 12/08/2016 SBC Approved project
- 01/23/2017 ESC Approved designer selection (Gilbert McLaughlin Casella Architects)
- 06/19/2017 SBC Approved utilization of CM/GC and revised budget and funding
- 08/10/2017 SBC Approved CM/GC (Hoar Construction, LLC)
- 09/14/2017 SBC Approved EDP
- 12/14/2017 SBC Approved a revision in budget and funding
- 06/13/2019 SBC Approved a revision in budget and funding
- 11/14/2019 SBC Approved EDP
- 06/19/2020 SBC Approved a revision in budget and funding

Minutes:
- 03/10/2022 SBC Approved a revision in project funding
Roane State Community College, Harriman, Roane County, Tennessee

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

Project Title: Cumberland County Science Lab

Project Description: Construct 2 additional classrooms and Chemistry/Biology Lab at the Cumberland County campus. Expand a Nursing Lab adjacent to the classrooms.

SBC Number: 166/027-01-2021

Total Project Budget: $2,180,000.00

Source of Funding:

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<td>350,000.00</td>
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Change in Funding: $130,000.00

Revised Project Budget: $2,180,000.00

Comment: Additional funds are being added to expand an existing healthcare lab for Nursing directly adjacent to the current addition. Completing this work at the same time will be more cost efficient. This will complete the work.

Previous Action:

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<th>Action Description</th>
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<td>07/22/2021</td>
<td>ESC</td>
<td>Approved designer selection (Upland Design Group, Inc.)</td>
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Minutes:

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<th>Agency</th>
<th>Action Description</th>
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<tr>
<td>03/10/2022</td>
<td>SBC</td>
<td>Approved a revision in project scope, budget, and funding</td>
</tr>
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</table>
Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: Emergency Union Campus Elevator Replacements

Project Description: Replace two elevators in the Parrish Building on the Union Campus.

SBC Number: 166/033-01-2022

Total Project Budget: $562,500.00

Source of Funding: | Original | Change | Revised |
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<td>Plant Funds (Non-Aux)</td>
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<td>$200,000.00</td>
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Original Project Budget: $362,500.00
Change in Funding: $200,000.00
Revised Project Budget: $562,500.00

Comment: The campus is adding funds to meet the designer’s estimate. Additional funds are needed because of increased construction costs and lead times, necessity for a general contractor to complete the work, and code-related mechanical, electrical, and sprinkler items not originally anticipated.

Previous Action: 02/28/2022 ESC Approved project and utilizing consultant (brg3s, Inc.) for design

Minutes: 03/10/2022 SBC Approved a revision in project budget and funding
Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Wood Dining Operational Enhancements

Project Description: Update interior finishes, flooring, lighting, and seating areas in Wood Building to maximize capacity while social distancing. Serving and preparation areas would be updated to ensure safety and CDC guidelines are maintained. Make exterior updates and add outdoor seating.

SBC Number: 166/025-03-2021

Total Project Budget: $3,900,000.00

Source of Funding:

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<td>$2,000,000.00</td>
<td>$1,900,000.00</td>
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Plant Funds (Non-Aux) (A)

Original Project Budget: $2,000,000.00
Change in Funding: $1,900,000.00
Revised Project Budget: $3,900,000.00

Comment: Exterior updates include moving HVAC units, updating underground utilities, and adding an ADA ramp. Funds are being added to this project due to recent market price increases, unforeseen upgrades to kitchen equipment and HVAC system, additional exterior scope, and anticipated costs escalations. Rising costs in the marketplace include increases in materials, labor, and supply chain distribution.

Previous Action:

- 07/22/2021 SBC Approved project
- 09/21/2021 ESC Approved designer selection (ProjX LLC)

Minutes:

- 03/10/2022 SBC Approved a revision in project scope, budget, and funding
Volunteer Training Site Smyrna, Smyrna, Rutherford County, Tennessee

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

Project Title: VTS Smyrna Building 541 Facility Update

Project Description: Replace doors, door hardware, and windows; masonry repairs; exterior and interior facility updates; site grading; and all required related work.

SBC Number: 361/079-01-2022

Total Project Budget: $580,000.00

Source of Funding: $580,000.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded.

Minutes: 03/10/2022 SBC Approved project and to select a designer
Volunteer Training Site Smyrna, Smyrna, Rutherford County, Tennessee

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

Project Title: VTS Smyrna Building 200 Re-Roof and Facility Update

Project Description: Replace roof system, doors, and windows; perform repairs to structural masonry, exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/079-01-2021

Total Project Budget: $2,415,000.00

Current Project Funding: $213,311.00

Source of Funding: Original | Change | Revised  
--- | --- | ---  
$138,311.00 | $75,000.00 | $213,311.00  
Federal Funds (NGB) (F)

Original Project Budget: $138,311.00
Change in Funding: $75,000.00
Revised Project Budget: $213,311.00

Comment: The total project budget is being increased from $2,340,000 to $2,415,000. An increase in funding is needed to evaluate the extent of the building’s structural masonry damage and needed repairs. The structural masonry damage was due to settlement caused by site drainage issues that will be addressed in this project. The project description has been modified for clarity.

This project is 100% federally funded.

Previous Action:  
07/11/2019 SBC Approved project and to select a designer  
07/22/2019 ESC Approved designer selection (Tinker Ma, Inc)

Minutes: 03/10/2022 SBC Approved a revision in project scope, budget, and funding
Readiness Center, Sparta, White County, Tennessee

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

Project Title: Sparta Readiness Center Structural Repairs

Project Description: Replace damaged masonry walls and roofing system; installation of expansion and control joints; installation of an underground collection system; and all required related work.

SBC Number: 361/087-01-2021

Total Project Budget: $185,000.00

Source of Funding:

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Original Project Budget: $170,000.00
Change in Funding: $15,000.00
Revised Project Budget: $185,000.00

Comment: The total project budget is being increased from $170,000 to $185,000. An increase in funding is needed to evaluate the extent of the building's structural masonry damage and needed repairs. This project addresses damage from the March 2020 tornado event. The project description has been modified for clarity.

Previous Action:
08/23/2021 ESC Approved project and to select a designer
09/20/2021 ESC Approved designer selection (Hurst-Rosche, Inc)

Minutes:
03/10/2022 SBC Approved a revision in project scope, budget, and funding
Paris Landing State Park, Buchanan, Henry County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Paris Landing State Park Inn Replacement

Project Description: Demolish existing inn, construct new inn to include guestrooms, conference and meeting space, restaurant, and all required related work.

SBC Number: 126/075-01-2017

Total Project Budget: $43,911,307.00

Source of Funding:

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<td>19/20</td>
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<td>CurrFunds-CapImp(A)</td>
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Comment: A revision in project funding is requested in order to move funds to Contingency.

Previous Action:

- 09/14/2017 SBC Approved project and to select a designer utilizing CM/GC
- 10/23/2017 ESC Approved designer selection (Goodwyn Mills & Cawood, Inc)
- 02/08/2018 SBC Approved revision in funding and award CM/GC (Doster)
- 07/12/2018 SBC Approved the EDP as presented by Goodwyn Mills and Cawood, Inc.
- 07/11/2019 SBC Approved a revision in project budget and funding
- 09/12/2019 SBC Approved a revision in the EDP
- 04/09/2020 SBC Approved a revision in project budget and funding
- 10/08/2020 SBC Approved a revision in project funding

Minutes: 03/10/2022 SBC Approved a revision in project funding
DEPARTMENT OF GENERAL SERVICES

Bill Haslam Center, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: New State Museum

Project Description: Complete design and construction of the new Tennessee State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

SBC Number: 529/050-01-2015

Total Project Budget: $153,000,000.00

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Original Project Budget: $153,000,000.00

Change in Funding: $0.00

Revised Project Budget: $153,000,000.00

Comment: This replaces some of the bridge funding with additional gift funding received from the museum foundation of $2,400,000.00.

Previous Action:
05/13/2015 SBC Referred to ESC with authority to act
05/26/2015 ESC Approved project and RFQ for PM services
07/09/2015 SBC Referred to ESC with authority to act
07/20/2015 ESC Approved revised funding; using CMGC; award to Compass Partners as PMaA
08/24/2015 ESC Approved issuing RFQ for Exhibit Designer
08/24/2015 ESC Approved selected designer (EOA Architects)
10/13/2015 SBC Referred CMGC contract award to ESC
10/22/2015 ESC Approved award to Turner Construction as CM/GC
10/22/2015 ESC Approved award to Gallagher & Associates as Exhibit Designer
11/12/2015 SBC Approved issuing RFP for Exhibit Fabricator Services and referring award of contract to ESC with authority to act
03/10/2016 SBC Approved contract award to Design & Production Inc for Exhibit Fabricator Services
03/30/2016 SBC Approved Early Design Phase
07/14/2016 SBC Referred to ESC with authority to act
07/25/2016 ESC Approved a revision in funding
03/09/2016 SBC Referred to ESC with authority to act
03/23/2017 ESC Approved a revision in funding and GMP
02/08/2018 SBC Approved a revision in project funding
The breakdown of the $17,700,000.00 FRF G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

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The breakdown of the $14,700,000 G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

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Approved:

Tre Hargett  
Secretary, State Building Commission  
Secretary of State