

**MINUTES**  
**STATE BUILDING COMMISSION**  
**March 9, 2023**

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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 11:01 a.m.

Speaker Sexton stated that the next order of business was the election of Vice -Chairman. Speaker Sexton nominated Lieutenant Governor Randy McNally. The Commission voted and approved Lieutenant Governor McNally as the Vice-Chairman. Lieutenant Governor McNally 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  
Jason Mumpower, Comptroller of the Treasury  
Jim Bryson, Commissioner, Department of Finance and Administration

**MEMBERS ABSENT**

Chairman Bill Lee, Governor

**ORGANIZATION**

- Department of General Services
- Department of Military
- Tennessee Board of Regents
- University of Tennessee
- State Building Commission

**PRESENTER**

Commissioner Christi Branscom  
Commissioner BG Warner Ross  
Chancellor Dr. Flora Tydings  
State Architect Ann McGauran  
State Architect Ann McGauran

**OTHER PARTICIPANTS**

Dr. Kelli Chaney, President of TCAT Knoxville  
Dr. Chris Whaley, President of Roane State Community College  
Alan Thomas, Vice President of Business and Finance, Middle Tennessee State University  
Chuck Griffin, Barber McMurry Architects  
Eric Scowden, Goodwyn Mills Cawood, Inc.

## CONSENT AGENDA

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

1. Agency: **Middle Tennessee State University**  
Project Title: ADA Compliance  
SBC Project No: 366/009-15-2019  
Requested Action: Approval of a revision in project funding and to utilize the Job Order Contract for a portion of the work
  
2. Agency: **Tennessee Board of Regents / Chattanooga State Community College**  
Project Title: Master Plan  
SBC Project No: 166/012-01-2022  
Requested Action: Approval to award a contract to the best evaluated proposer
  
3. Agency: **Tennessee Board of Regents / Northeast State Community College**  
Project Title: Master Plan  
SBC Project No: 166/038-01-2022  
Requested Action: Approval to award a contract to the best evaluated proposer
  
4. Agency: **Tennessee Board of Regents / Roane State Community College**  
Project Title: Fentress County Higher Education Center  
SBC Project No: 166/027-01-2022  
Requested Action: Approval of a revision in scope and to utilize Construction Manager/General Contractor alternative delivery method
  
5. Agency: **University of Tennessee – Chattanooga**  
Project Title: Chattanooga State Office Bldg (CSOB) Building System Upgrades  
SBC Project No: 540/005-01-2021  
Requested Action: Approval of a revision in project budget and funding
  
6. Agency: **University of Tennessee – Chattanooga**  
Project Title: East Campus Utility Expansion  
SBC Project No: 540/005-04-2019  
Requested Action: Approval of a revision in project budget and funding
  
7. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: ARP – NETREC Improvements  
SBC Project No: 540/001-05-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
8. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: East TN Animal & Environmental Unit Improvements  
SBC Project No: 540/001-01-2021  
Requested Action: Approval of a revision in project funding

9. Agency: **University of Tennessee – Knoxville**  
Project Title: Classroom Upgrades (22/23)  
SBC Project No: 540/009-41-2022  
Requested Action: Approval of a revision in project funding
10. Agency: **University of Tennessee – Knoxville**  
Project Title: Knoxville Master Plan  
SBC Project No: 540/009-13-2021  
Requested Action: Approval of a Master Plan amendment
11. Agency: **University of Tennessee – Martin**  
Project Title: Athletic Facilities Improvements  
SBC Project No: 540/011-02-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
12. Agency: **Department of Military**  
Project Title: TEMA Building 130 Renovation  
SBC Project No: 361/067-01-2023  
Requested Action: Approval of a project and proceeding with the process to select a designer
13. Agency: **Department of Environment & Conservation**  
Project Title: Fueling Infrastructure Upgrades & Training Facilities  
SBC Project No: 126/000-01-2016  
Requested Action: Approval of a revision in project budget, funding and scope
14. Agency: **Department of Veterans Services**  
Project Title: Middle Tennessee State Veterans Cemetery Gravesite Improvements  
SBC Project No: 682/004-02-2022  
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
15. Agency: **Department of General Services**  
Project Title: TPAC Annual Maintenance Grant  
SBC Project No: 529/075-02-2017  
Requested Action: Approval of a contract amendment

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

**Requested Action:**       **Approval of an amendment to the contract**

**Project Title:**           Real Estate Master Plan

**Project Description:**    Development of real estate master plan and all required related work

**SBC Number:**           529/000-03-2019

**Total Project Budget:**   \$3,000,000.00

**Source of Funding:**     \$3,000,000.00        19/20    Misc Op Funds        (A)

**Comment:**                The agreement for the current real estate master plan consultant will be amended to increase the maximum liability of the contract for additional scope for the Department of Children's Services

**Previous Action:**        10/10/2019   SBC   Approved project and issuing an RFQ for real estate master plan consultant  
                                  01/09/2020   SBC   Approved awarding a contract to best evaluated proposer for real estate master plan consultant (Ernst & Young)  
                                  12/10/2020   SBC   Approved an amendment to contract  
                                  08/12/2021   SBC   Approved awarding a new contract to a previously selected consultant (Ernst & Young)  
                                  10/13/2022   SBC   Approved an amendment to contract

**Minutes:**                 03/09/2023   SBC   Approved an amendment to contract

DEPARTMENT OF MILITARY

TEMA Middle Region, Nashville, Davidson County, Tennessee

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

**Project Title:**            TEMA Main Warehouse & Middle Regional Coordination Center

**Project Description:**    Construction of a new TEMA warehouse and a new regional coordination center and all required related work.

**SBC Number:**            361/107-01-2023

**Total Project Budget:**   \$59,320,000.00

**Source of Funding:**     \$59,320,000.00            22/23        CurrFunds-CapImp        (A)

**Comment:**                This is a portion of the FY 22/23 line-item project in the capital budget (Finance and Administration Projects \$472,520,000).

Project provides a new combined logistics and warehouse facility with climate-controlled material, equipment and vehicle staging/storage, and dedicated spaces for offices, training, and meetings under the jurisdiction of the Department of Military.

The use of CM/GC delivery method is requested because the project requires construction team involvement for design alternatives, advice regarding budget, and schedule implications of various design solutions. Contractors experienced with preconstruction services, budgeting, and scheduling will be pursued.

**Minutes:**                 03/09/2023    SBC    Approved project, to select a designer, and utilizing CM/GC alternative delivery method

DEPARTMENT OF MILITARY

**Bid Activity Report**

- 1) **Jackson Airport Armory**, Jackson  
(Army Aviation Storage Facility 3 Tarmac Repair)  
SBC Project No. 361/042-01-2020  
Bid Date: 02/23/2023  
Target: \$4,993,000.00  
MACC: \$5,243,000.00  
SBC Action: Referred to ESC with authority to act

TENNESSEE BOARD OF REGENTS

**Roane State Community College, Harriman, Roane County, Tennessee \*\***

**Requested Action:**           **Approval of the Early Design Phase** as presented by Barber McMurry Architects

**Project Title:**               Knox County Campus Expansion

**Project Description:**       Purchase land and construct a new higher education campus in Knoxville, including site development, utilities parking and landscaping. The new facility will house allied health and related programs for RSCC and TCAT Knoxville.

**SBC Number:**               166/027-02-2021

**Total Project Budget:**     \$75,000,000.00

<b>Current Funding:</b>	\$67,500,000.00	22/23	CurrFunds-CapImp	(A)
	1,000,000.00	21/22	CurrFunds-CapImp	(A)
	4,000,000.00		Land Donation	(O)
	2,500,000.00		Plant Funds (Non-Aux)	(A)

**Comment:**                 This project is on schedule and in budget with construction anticipated to start summer of 2023.

**Previous Action:**

07/22/2021	SBC	Approved project and use of CM/GC
07/22/2021	ESC	Approved designer selection (Barber McMurry Architects, LLC)
12/20/2021	SBC	Approved a revision in project budget
06/21/2022	SBC	Approved CM/GC selection (Johnson & Galyon, Inc.)
07/13/2022	SBC	Approved a revision in project funding

**Minutes:**                 03/09/2023    SBC    Chancellor Tydings recognized Dr. Kelli Chaney, President of TCAT Knoxville and Dr. Chris Whaley, President of Roane State Community College. Chancellor Tydings introduced Chuck Griffin with Barber McMurry Architects. Mr. Griffin stated that the project is in budget and on schedule.

The Commission approved EDP as presented by Barber McMurry Architects.

\*\* Work will be done in Knox County

TENNESSEE BOARD OF REGENTS

**Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee**

**Requested Action:**           **Approval of the Early Design Phase** as presented by Goodwyn Mills Cawood

**Project Title:**                Student Athlete Performance Center

**Project Description:**       Construct a new Student Athlete Performance Center Building including athletic offices, locker rooms, training areas, and support spaces. Site improvements include utilities, new entry drive, and parking. Renovate Floyd Stadium including seating reconfigurations and A/V improvements. To facilitate the desired location of the building, relocating the Murphy Center loading dock and demolition of the upper deck on the north side of Floyd Stadium and existing weight room structure may be required.

**SBC Number:**                166/009-02-2021

**Total Project Budget:**   \$66,000,000.00

**Current Funding:**         \$61,000,000.00    TSSBA (Student Fees)    (A)  
                                      5,000,000.00        Gifts                       (O)

**Comment:**                 This project is on schedule and in budget with construction anticipated to start summer of 2023.

**Previous Action:**         10/14/2021    SBC    Approved project and use of CM/GC  
                                      10/25/2021    ESC    Approved designer selection (Goodwyn, Mills, and Cawood, Inc.)  
                                      05/12/2022    SBC    Approved awarding a contract to the best evaluated proposer for a CM/GC (The Parent Company)

Chancellor Tydings recognized Mr. Alan Thomas, Vice President of Business and Finance with Middle Tennessee State University. Mr. Thomas stated that President McPhee apologized for being unable to attend.

Mr. Thomas introduced Mr. Eric Scowden with Goodwyn Mills Cawood, Inc. Mr. Scowden stated that the project is in budget and on schedule to be completed early January 2025.

The Commission approved EDP as presented by Goodwyn Mills Cawood, Inc..



UNIVERSITY OF TENNESSEE

**Bid Activity Report**

- 1) **University of Tennessee - Knoxville**, Knoxville  
(Administration Garage Repairs)  
SBC Project No. 540/009-31-2021  
Bid Date: 02/28/2023  
Target: \$1,900,000.00  
MACC: \$2,090,000.00  
SBC Action: Referred to ESC with authority to act

STATE BUILDING COMMISSION

**Minutes of Meeting of State Building Commission**

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

**Report of Items Approved by Office of the State Architect**

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

1)	<b>State Procurement Agency:</b> University of TN <b>Location:</b> Knoxville, Tennessee <b>Project Title:</b> Window Replacement & Masonry Repairs (20/21) <b>SBC Project No:</b> 540/009-01-2021 <b>Designer:</b> Lindsay & Maples, Architects	<b>User Agency:</b> UT Knoxville <b>Approval Date:</b> 02/21/2023 <b>Contractor:</b> Williams Restoration Waterproofing
	<b>Construction Completion %:</b> 88% <b>Change Order No.</b> 2 <b>Change Order Amount:</b> \$8,461.56 <b>Change Order Percentage:</b> .61% <b>Cumulative Percentage:</b> (89.15%)	<b>Targeted Substantial Completion:</b> 03/11/2023 <b>Comment: Hidden Conditions/Value Added</b> This change order addresses the need to recondition steel lintels and increase the area of graffiti control coating which are identified as hidden conditions and value added respectively.
	<b><u>Approved Project Funding</u></b> <b>Original Bid Target:</b> \$650,000.00 <b>Base Contract Amount:</b> \$1,377,745.00 <b>Contingency:</b> \$65,000.00	<b><u>After This Change Order</u></b> <b>Revised Contract Amount:</b> \$149,461.56 <b>Remaining Undedicated Funds:</b> \$4,530,000.00
2)	<b>State Procurement Agency:</b> University of Tennessee <b>Location:</b> Knoxville, Tennessee <b>Project Title:</b> Haslam Business – Sales Lab <b>SBC Project No:</b> 540/009-37-2021 <b>Designer:</b> Brewer, Ingram & Fuller Architects, Inc.	<b>User Agency:</b> UT Knoxville <b>Approval Date:</b> 02/17/2023 <b>Contractor:</b> Southern Constructors, Inc.
	<b>Construction Completion %:</b> 100% <b>Change Order No.</b> 3 <b>Change Order Amount:</b> (\$500.00) <b>Change Order Percentage:</b> (.28%) <b>Cumulative Percentage:</b> 29.96%	<b>Targeted Substantial Completion:</b> 08/14/2022 <b>Comment: Cost Efficiencies</b> This change order is for a credit to the project for an unused allowance which is identified as a cost efficiency.
	<b><u>Approved Project Funding</u></b> <b>Original Bid Target:</b> \$296,000.00 <b>Base Contract Amount:</b> \$175,750.00 <b>Contingency:</b> \$30,000.00	<b><u>After This Change Order</u></b> <b>Revised Contract Amount:</b> \$228,411.66 <b>Remaining Undedicated Funds:</b> \$92,000.00

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Perimeter Road Design & Construction  
**SBC Project No:** 166/001-10-2018 **Approval Date:** 02/02/2023  
**Designer:** Hethcoat & Davis Inc. **Contractor:** Beech Construction Services Inc  
**Construction Completion %:** 56% **Targeted Substantial Completion:** 05/15/2023  
**Change Order No.** 3 **Comment: Unavoidable Delays/Added Scope**  
**Change Order Amount:** \$35,164.28 This change order addresses the need to increase the contract time due to delivery delays for an electronic, access-control device which is identified as an unavoidable delay. This change order also addresses the need to provide a new chain link fence, an electronically operated gate including an intercom, access card reader and fiber optic communication line all of which are identified as added scope. This change order adds 104 days to the project.  
**Change Order Percentage:** 23.36%  
**Cumulative Percentage:** 25.66%
- Approved Project Funding**  
**Original Bid Target:** \$150,554.80  
**Base Contract Amount:** \$150,554.80  
**Contingency:** \$57,445.20
- After This Change Order**  
**Revised Contract Amount:** \$189,193.35  
**Remaining Undedicated Funds:** \$30,966.20
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Correction  
**Location:** Nashville, Tennessee  
**Project Title:** BAS-HVAC DSNF-TPW Systems Upgrades  
**SBC Project No:** 140/001-01-2015 **Approval Date:** 02/17/2023  
**Designer:** SSR, Inc. **Contractor:** S.M. Lawrence  
**Construction Completion %:** 70% **Targeted Substantial Completion:** 03/14/2023  
**Change Order No.** 11 **Comment: Codes**  
**Change Order Amount:** \$11,047.36 This change order addresses the need to add 3 fire damper monitor modules and adds 62 days to the project.  
**Change Order Percentage:** 1.67%  
**Cumulative Percentage:** 18.03%
- Approved Project Funding**  
**Original Bid Target:** \$725,000.00  
**Base Contract Amount:** \$659,597.00  
**Contingency:** \$87,000.00
- After This Change Order**  
**Revised Contract Amount:** \$778,498.89  
**Remaining Undedicated Funds:** \$1,292,556.75
- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Transportation  
**Location:** Nashville, Tennessee  
**Project Title:** Region 3 Headquarters Buildings Reroof  
**SBC Project No:** 243/020-03-2020 **Approval Date:** 01/27/2023  
**Designer:** Hurst-Rosche **Contractor:** FTM Contracting  
**Construction Completion %:** 0% **Targeted Substantial Completion:** 05/09/2023  
**Change Order No.** 2 **Comment: Other – External Factors**  
**Change Order Amount:** \$513,578.00 This change order modifies the contract documents by establishing an allowance for material price increases due to COVID-19 related supply chain issues and price escalation and adds 353 days to the project.  
**Change Order Percentage:** 27.90%  
**Cumulative Percentage:** 27.90%
- Approved Project Funding**  
**Original Bid Target:** \$2,400,000.00  
**Base Contract Amount:** \$1,840,500.00  
**Contingency:** \$240,000.00
- After This Change Order**  
**Revised Contract Amount:** \$2,354,078.00  
**Remaining Undedicated Funds:** \$332,643.00

## Initial and Revised Approvals of Capital Projects

- Reported the following two capital improvements with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Kingsport, Tennessee  
**Project Title:** Warriors' Path State Park  
**Project Description:** Construct a new skiff launch and all required related work.  
**SBC Project No.** 126/096-01-2023  
**Total Project Budget:** \$24,650.00  
**Source of Funding:** Gift-in-Place (O)  
**Approval:** Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect  
**Approval Date:** 03/09/2023
  - 2) **State Procurement Agency:** STREAM / Department of Correction  
**Location:** Only, Tennessee  
**Project Title:** New TCIX Agricultural Storage Shed  
**Project Description:** Construct an agricultural storage shed and all required related work.  
**SBC Project No.** 142/005-01-2023  
**Total Project Budget:** \$30,000.00  
**Source of Funding:** \$ 7,000.00 22/23 TDOC Op Funds (CEI) (A)  
\$23,000.00 22/23 TBR Correctional Education Initiative Funds (A)  
**Approval:** Approved project utilizing Agency Resources and Central Procurement Office contracts to perform the work  
**Approval Date:** 03/09/2023
- Reported the following two 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 – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Dougherty Restroom Renovations  
**Project Description:** Renovation of restrooms in Dougherty Hall including all related work to complete the project.  
**SBC Project No.** 540/009-07-2023  
**Total Project Budget:** \$255,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing Campus Consultant (Sanders Pace Architecture, Inc.) for design and Campus Resources and System Procurement for construction  
**Approval Date:** 02/22/2023
  - 2) **State Procurement Agency:** Tennessee Board of Regents / Motlow State Community College  
**Location:** Lynchburg, Tennessee  
**Project Title:** Nisbett Gym Floor Replacement  
**Project Description:** Replace Nisbett gym floor.  
**SBC Project No.** 166/021-01-2023  
**Total Project Budget:** \$285,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Procurement for construction  
**Approval Date:** 02/22/2023

### Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Statewide, Tennessee  
**Project Title:** Statewide Facilities Maintenance Shops Eyewash Station Upgrades  
**Project Description:** Upgrade eyewash stations and associated infrastructure to meet current code and federal regulations and all required related work.  
**SBC Project No.** 361/000-02-2022  
**Total Project Budget:** \$1,455,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved utilizing Central Procurement Office contracts for construction  
**Approval Date:** 02/21/2023

### Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** East Tennessee State University  
**Location:** Statewide, Tennessee  
**Project Title:** Campus Consultants  
**Project Description:** Professional service consultants for Architecture and MEP Engineering.  
**SBC Project No.** 369/000-01-2021  
**Total Project Budget:** \$900,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved an amendment extending the term  
**Approval Date:** 02/22/2023

### Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
  - 1) **State Procurement Agency:** University of Tennessee – Chattanooga  
**Location:** Chattanooga, Tennessee  
**Project Title:** Innovation and Advanced Manufacturing Application Center (I-AMAC)  
**SBC Project No.** 540/005-06-2020  
**Designer:** Tinker Ma, Inc.  
**Amount:** \$11,959.80  
**Explanation:** This ASR is for design services involving construction materials testing, inspections and required designer oversight which is identified as a basic project requirement necessary for the successful execution of the project.  
**Approval Date:** 01/31/2023  
**OSA Receipt Date:** 01/31/2023

- 2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Walters Renovation – Cinema Studies  
**SBC Project No.** 540/009-20-2021  
**Designer:** The Architecture Collaborative, LLC  
**Amount:** \$27,594.00  
**Explanation:** This ASR is for furniture and equipment design services including equipment layout and specifications.  
**Approval Date:** 02/07/2023  
**OSA Receipt Date:** 02/07/2023
- 3) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Smyrna, Tennessee  
**Project Title:** VTS Smyrna Building 200 Re-Roof and Facility Update  
**SBC Project No.** 361/079-01-2021  
**Designer:** Tinker Ma, Inc.  
**Amount:** \$3,840.00  
**Explanation:** This ASR is for a topographic survey considered necessary for the successful execution of the project.  
**Approval Date:** 02/01/2023  
**OSA Receipt Date:** 02/01/2023

- **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 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 11:27 a.m.

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MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:**           **Approval of a revision in project funding and to utilize the Job Order Contract for a portion of the work**

**Project Title:**               ADA Compliance

**Project Description:**       Funds are provided for capital maintenance activities, including facility assessments, associated with compliance with the Americans with Disabilities Act and other disabilities-related issues.

**SBC Number:**               366/009-15-2019

**Total Project Budget:**     \$510,000.00

**Current Project Budget:**   \$315,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$170,000.00	\$ 0.00	\$170,000.00	19/20	CurrFunds-CapMaint (ADA)	(A)
	0.00	145,000.00	145,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Funding:</b>	<b>\$170,000.00</b>					
<b>Change in Funding:</b>		<b>\$145,000.00</b>				
<b>Revised Funding:</b>			<b>\$315,000.00</b>			

**Comment:**                   This additional funding will allow for the renovation of a non-ADA compliant wheelchair ramp and entrance at the Keathley University Center. Utilization of the SBC approved MTSU Job Order Contract (DPR Construction) is requested because of the simplicity of this portion of the work. The anticipated construction cost is \$130,000.00.

**Previous Action:**

09/12/2019	SBC	Approved project and to select a designer
11/25/2019	ESC	Approved designer selection (The Architect Workshop)
04/20/2020	ESC	Approved utilizing JOC for a portion of the work

**Minutes:**                   03/09/2023     SBC     Approved a revision in project funding and utilizing the Job Order Contract for a portion of the work

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

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

**Project Title:** Master Plan

**Project Description:** Develop a Master Plan.

**SBC Number:** 166/012-01-2022

**Total Project Budget:** \$150,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$130,000.00	\$20,000.00	\$150,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Funding:</b>	<b>\$130,000.00</b>				
<b>Change in Funding:</b>		<b>\$20,000.00</b>			
<b>Revised Funding:</b>			<b>\$150,000.00</b>		

**Comment:** This request increases the budget from \$130,000.00 to \$150,000.00 in order to award a contract. Two proposals were received on December 20, 2022. The Notice of Intent to award was sent on February 3, 2023 naming DLR Group Inc. as the best evaluated proposer. There were no protests received during the protest period.

**Previous Action:** 05/12/2022 SBC Approved project and issuing an RFP

**Minutes:** 03/09/2023 SBC Approved a revision in project budget and funding in order to award a contract to the best evaluated proposer (DLR Group, Inc.)



TENNESSEE BOARD OF REGENTSNortheast State Community College, Blountville, Sullivan County, Tennessee

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

**Project Title:** Master Plan

**Project Description:** Develop Master Plan.

**SBC Number:** 166/038-01-2022

**Total Project Budget:** \$150,000.00

**Source of Funding:** \$150,000.00 Plant Funds (Non-Aux) (A)

**Comment:** Two proposals were received on December 20, 2022. The Notice of Intent to award was sent on February 3, 2023 naming Dober Lidsky Mathey, Inc. as the best evaluated proposer. There were no protests received during the protest period.

**Previous Action:** 05/12/2022 SBC Approved project and issuing an RFP

**Minutes:** 03/09/2023 SBC Approved awarding a contract to the best evaluated proposer (Dober Libsky Mathey, Inc.)

TENNESSEE BOARD OF REGENTS**Roane State Community College, Harriman, Roane County, Tennessee** \*\*

<b>Requested Action:</b>	<b>Approval of a revision in scope and to utilize Construction Manager/General Contractor alternative delivery method</b>		
<b>Project Title:</b>	Fentress County Higher Education Center		
<b>Project Description:</b>	Construct a new facility in Fentress County to support RSCC Allied Health programs and TCAT Oneida <del>Welding, Automotive and Diesel Technology, and Farm Operations Technology</del> <i>Allied Health, Building Construction, and Manufacturing Technology</i> programs. Project includes all related work.		
<b>SBC Number:</b>	166/027-01-2022		
<b>Total Project Budget:</b>	\$25,000,000.00		
<b>Source of Funding:</b>	\$25,000,000.00	22/23	CurrFunds-CapImp (A)
<b>Comment:</b>	<p>The scope description is being modified as the Farm Operations program will remain at another location. The new programs are the next highest priorities for this campus location. These programs are listed in the Master Plan as most in demand for TCAT Oneida.</p> <p>The CM/GC delivery method is being requested due to the complexity of the project and the essential need for contractor input on market costs and construction alternatives. Contractors with proven experience in budgeting, scheduling, and constructing with similar facilities will be sought. The specific challenges of this project are the construction of high-bay technology labs, allied health labs, and construction of a completely new higher education campus.</p>		
<b>Previous Action:</b>	07/13/2022	SBC	Approved project and to select a designer
	08/19/2022	ESC	Approved designer selection (Upland Design Group, Inc.)
<b>Minutes:</b>	03/09/2023	SBC	Approved a revision in scope and utilizing CM/GC alternative delivery method

\*\* Work will be done in Fentress County

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Chattanooga State Office Bldg (CSOB) Building System Upgrades

**Project Description:** This project will replace and upgrade the cooling tower and emergency power system in the CSOB. These changes will include structural and roofing needs associated with the cooling tower, while rectifying the out of date emergency distribution system.

**SBC Number:** 540/005-01-2021

**Total Project Budget:** \$1,500,000.00

<b>Source of Funding:</b>	<b>Original</b>	<b>Change</b>	<b>Revised</b>		
	\$ 995,000.00	\$505,000.00	\$1,500,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$ 995,000.00</b>				
<b>Change in Funding:</b>		<b>\$505,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$1,500,000.00</b>		

**Comment:** This request increases the budget from \$995,000.00 to \$1,500,000.00. The increase is primarily driven by recent unawarded bid activity within the current market conditions and the workforce demand in the Chattanooga area, and is the result of further investigation by the designer.

**Previous Action:**

04/08/2021	SBC	Approved project and to select a designer
04/19/2021	ESC	Approved designer selection (West, Welch, Reed Engineers, Inc.)
12/08/2022	SBC	Approved a revision in project budget and funding

**Minutes:** 03/09/2023 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** East Campus Utility Expansion

**Project Description:** This project will complete electrical distribution sectionalizing and east campus mechanical distribution loop. Replaces Brock distribution feed and associated heat exchangers and pumps. Replaces existing primary electrical cable, switches and transformers. Replaces buried 7200 Volt cable, transformers and building service panels at Boling Apartments, and the 12 KV line switches at Johnson-Obear and Lockmiller II Apartments. Connects the James R. Mapp and 540 McCallie Ave buildings to the campus primary electrical distribution system. Associated metering and SCADA programming will also be done.

**SBC Number:** 540/005-04-2019

**Total Project Budget:** \$7,970,000.00

<b>Source of Funding:</b>	<b>Original</b>	<b>Change</b>	<b>Revised</b>			
	\$6,190,000.00	\$ 0.00	\$6,190,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
	580,000.00	0.00	580,000.00		Plant Funds (Aux-Housing)	(A)
	0.00	1,200,000.00	1,200,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$6,770,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,200,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$7,970,000.00</b>			

**Comment:** This request increases the budget from \$6,770,000.00 to \$7,970,000.00 to replace damaged underground utilities that were discovered during the original construction activity of the project. The increase is based on the designer's estimate.

**Previous Action:** 08/08/2019 SBC Approved project and to select a designer  
08/22/2019 ESC Approved designer selection (West Welch Reed Engineers, Inc.)

**Minutes:** 03/09/2023 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Greeneville, Greene County, Tennessee

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

**Project Title:** ARP – NETREC Improvements

**Project Description:** Improvements of the Northeast Tennessee AgResearch and Education Center (NETREC) include construction of new facilities, both renovation and demolition of existing facilities, and site infrastructure to support ongoing research in beef cattle in cow-calf production and crop production to help growers diversify operations. Includes all related work to complete the project.

**SBC Number:** 540/001-05-2023

**Total Project Budget:** \$6,000,000.00

**Source of Funding:** \$6,000,000.00 Federal Funds (ARP) (F)

**Comment:** The existing greenhouse/headhouses will be razed. New structures include a greenhouse/headhouse, a backgrounding barn, and commodity building. An existing tobacco barn will also be renovated.

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

The Tennessee Historical Commission (THC) has determined that the demolition or disposal of the Old Hothouse/Greenhouse (1937) and New Hothouse/Greenhouse (1965) does adversely affect these State-owned resources and the THC encourages consultation with their office to explore alternatives that would avoid, minimize, or mitigate the adverse effect. The complex is eligible for listing in the National Register of Historic Places under Criterion A. These greenhouses are considered contributing to this eligible complex. If demolition cannot be avoided, we request that these buildings be fully documented and photographed prior to demolition to mitigate the adverse effect. Mitigating actions are underway.

**Minutes:** 03/09/2023 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Walland, Blount County, Tennessee

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

**Project Title:** East TN Animal & Environmental Unit Improvements

**Project Description:** This project will construct new space for robotic milking equipment, workroom, and office. Renovated portions of the existing free stall barn include concrete flooring, relocation of gates, stalls, doors, and exits.

**SBC Number:** 540/001-01-2021

**Total Project Budget:** \$2,885,000.00

<b>Source of Funding:</b>	<b>Original</b>	<b>Change</b>	<b>Revised</b>		
	\$2,885,000.00	(\$550,000.00)	\$2,335,000.00	Plant Funds (Non-Aux)	(A)
	0.00	550,000.00	550,000.00	Federal Funds (ARP)	(F)
<b>Original Project Budget:</b>	<b>\$2,885,000.00</b>				
<b>Change in Funding:</b>		<b>\$0.00</b>			
<b>Revised Project Budget:</b>			<b>\$2,885,000.00</b>		

**Comment:** The change in funding accounts for the originally planned purchase of the robotic milking equipment that was needed prior to the formal award of the federal funds. The timing of the project was necessary due to the urgency of the research.

This request provides funding through the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026.

**Previous Action:**

04/08/2021	SBC	Approved project and to select a designer and utilizing a previously selected consultant (JGM Dairy Design Engineers)
04/19/2021	ESC	Approved designer selection (Sparkman & Associates Arch, Inc.)
08/12/2021	SBC	Approved a revision in project budget and funding
10/14/2021	SBC	Approved EDP as recommended by the State Architect
01/24/2022	ESC	Approved a revision in project budget and funding to award a contract to Wright Construction

**Minutes:** 03/09/2023 SBC Approved a revision in project funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee**Requested Action:** Approval of a revision in project funding**Project Title:** Classroom Upgrades (22/23)**Project Description:** Upgrades for classroom technology, finishes, furnishings, building systems, safety improvements, and includes all related work to complete the project.**SBC Number:** 540/009-41-2022**Total Project Budget:** \$5,000,000.00**Current Project Funding:** \$3,110,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,510,000.00	\$1,600,000.00	\$3,110,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<b>\$1,510,000.00</b>			
<b>Change in Funding:</b>		<b>\$1,600,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$3,110,000.00</b>	

**Comment:** This request is for work in the Haslam College of Business classrooms.

**Previous Action:** 11/10/2022 SBC Approved project and to select a designer and utilizing Campus Resources and System Procurement for a portion of the work

11/21/2022 ESC Approved designer selection (Randolph Architecture, LLC)

**Minutes:** 03/09/2023 SBC Approved a revision in project funding

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

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

**Project Title:**            Knoxville Master Plan

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

**SBC Number:**            540/009-13-2021

**Total Project Budget:**   \$2,200,000.00

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

**Comment:**                This request is to amend the 2016 Master Plan to accommodate the construction of the new Melrose Hall Replacement Building. The Master Plan amendment was approved by THEC on February 8, 2023.

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

**Minutes:**                03/09/2023    SBC    Approved Master Plan amendment



UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin, Weakley County, Tennessee

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

**Project Title:** Athletic Facilities Improvements

**Project Description:** Improvements of the playing surfaces including updating fields and track surfaces along with other site amenities. Includes all related work to complete the project.

**SBC Number:** 540/011-02-2023

**Total Project Budget:** \$3,520,000.00

**Source of Funding:** \$2,975,000.00 Plant Funds (Aux-Athletics) (A)  
\$ 545,000.00 Gifts (O)

**Comment:** This is a FY 22/23 **disclosed** project in the capital budget (Baseball and Track Improvements \$6,950,000.00). The project title and description have been modified for clarity. The scope was altered, removing the baseball buildings upgrades and adding the soccer field. Fields included are for baseball, track, and soccer.

**Minutes:** 03/09/2023 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYJoint Forces Headquarters, Nashville, Davidson County, Tennessee

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

**Project Title:** TEMA Building 130 Renovation

**Project Description:** Complete mechanical, electrical, plumbing, architectural renovation, and all required related work.

**SBC Number:** 361/067-01-2023

**Total Project Budget:** \$2,160,000.00

**Source of Funding:** \$2,160,000.00      22/23      CurrFunds-CapImp      (A)

**Comment:** This is a portion of a FY 22/23 line-item project in the capital budget (Finance and Administration Projects \$472,520,000).

Facility was constructed in 1955 and a majority of electrical, plumbing, and architectural components date to that period. Project will upgrade interior finishes and make repairs to the interior as needed. HVAC systems will be replaced with energy efficient components, and management controls installed. Electric service will be updated and interior/exterior lighting will be replaced with energy efficient fixtures and lighting controls. Plumbing fixtures will be updated and bathrooms will be updated to meet ADA standards.

The building will be used for TEMA's vehicle maintenance, communications and radiological shops, and facilities maintenance requirements.

**Minutes:** 03/09/2023      SBC      Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

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

**Project Title:** Fueling Infrastructure Upgrades & Training Facilities

**Project Description:** Upgrades of fueling infrastructure and installation of mock infrastructure for training purposes at ~~three~~ one state park.

**SBC Number:** 126/000-01-2016

**Total Project Budget:** \$1,337,000.00

**Project Expenditures:** \$ 435,267.39

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,337,000.00	\$(901,732.61)	\$435,267.39	UST Trust Settlement Fund (R)
<b>Original Project Budget:</b>	<b>\$1,337,000.00</b>			
<b>Change in Funding:</b>		<b>\$(901,732.61)</b>		
<b>Revised Project Budget:</b>			<b>\$435,267.39</b>	

**Comment:** The project budget is being reduced from \$1,337,000.00 to \$435,267.39 due to the scope decreasing from three to one park and the work for Montgomery Bell State Park being complete. The existing fueling infrastructures at Fall Creek Falls and Pickwick Landing state parks could not be upgraded within the budget as originally intended. The increased cost was fully understood after the construction documents were complete.

**Previous Action:**

05/12/2016	SBC	Approved project and to select designer
07/25/2016	ESC	Approved designer selection (Triad Environmental Consultants)
08/10/2017	SBC	Approved utilizing Best Value
06/14/2018	SBC	Approved a revision in project budget and funding

**Minutes:** 03/09/2023 SBC Approved a revision in project budget, funding, and scope

DEPARTMENT OF VETERANS SERVICES

Middle Tennessee, Nashville, Davidson County, Tennessee

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

**Project Title:**               Middle Tennessee State Veterans Cemetery Gravesite Improvements

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

**SBC Number:**               682/004-02-2022

**Total Project Budget:**     \$9,000,000.00

**Current Project Funding:**   \$ 900,000.00

**Source of Funding:**       \$ 900,000.00           22/23           CurrFunds-CapImp       (A)

**Comment:**                 This project is on schedule and in budget with construction anticipated to start early 2024 pending approval of federal grant funding.

**Previous Action:**         09/08/2022     SBC   Approved project and to select a designer  
                                   09/21/2022     ESC   Approved designer selection (TLM Associates, Inc.)  
                                   01/12/2023     SBC   Approval of a revision in project budget and funding

**Minutes:**                 03/09/2023     SBC   Approved EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICESTennessee Performing Arts Center, Nashville, Davidson County, Tennessee**Requested Action:** Approval of a contract amendment**Project Title:** TPAC Annual Maintenance Grant**Project Description:** Grant to provide maintenance assistance.**SBC Number:** 529/075-02-2017**Total Project Budget:** \$1,286,180.00

<b>Source of Funding:</b>	\$ 300,000.00	17/18	CurrFunds-CapMaint	(A)
	300,000.00	18/19	CurrFunds-CapMaint	(A)
	300,000.00	19/20	CurrFunds-CapMaint	(A)
	150,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	236,180.00	21/22	CurrFunds-CapMaint	(A)

**Comment:** Due to continuing supply chain issues, the equipment has been on back order and is not available during the current contract period.

This amendment will extend the agreement to March 31, 2024.

<b>Previous Action:</b>	08/10/2017	SBC	Approved grant
	09/13/2018	SBC	Approved a revision in project funding and scope
	08/22/2019	ESC	Approved a revision in project budget and funding
	12/10/2020	SBC	Approved a revision in project budget, scope, and funding
	11/10/2021	SBC	Approved a revision in project budget and scope
	08/11/2022	SBC	Approved a contract amendment extending the term

**Minutes:** 03/09/2023 SBC Approved a contract amendment extending the term

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State