

**MINUTES**  
**STATE BUILDING COMMISSION**  
**May 11, 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. Lieutenant Governor Randy McNally called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

**MEMBERS PRESENT**

Vice-Chairman Randy McNally, Lieutenant Governor  
Cameron Sexton, Speaker of the House of Representatives  
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  
David Lillard, State Treasurer

**ORGANIZATION**

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

**PRESENTER**

President Randy Boyd  
Executive Director Dick Tracy  
Executive Vice President Raaj Kurapati  
Executive Director Brian Wilson  
State Architect Ann McGauran

## CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**  
Project Title: Commissioning Services  
SBC Project No: 364/000-01-2022  
Requested Action: Approval to award a contract to the best evaluated proposer
  
2. Agency: **University of Memphis**  
Project Title: Safety and Security Enhancements  
SBC Project No: 367/007-01-2023  
Requested Action: Approval of a revision in the project budget, funding, and scope and utilizing System Procurement for a portion of the work
  
3. 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 to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
  
4. Agency: **University of Tennessee Health Science Center**  
Project Title: GMP Facility Expansion  
SBC Project No: 540/013-03-2019  
Requested Action: Approval to cancel the project
  
5. Agency: **University of Tennessee – Knoxville**  
Project Title: College of Business  
SBC Project No: 540/009-01-2023  
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
  
6. Agency: **University of Tennessee – Knoxville**  
Project Title: Library Storage Building  
SBC Project No: 540/009-14-2022  
Requested Action: Approval of a revision in project scope, budget and funding
  
7. Agency: **Department of Correction**  
Project Title: WTSP Life Safety Upgrades  
SBC Project No: 142/022-01-2018  
Requested Action: Approval of a revision in project budget and funding
  
8. Agency: **Department of Transportation**  
Project Title: I-24 Nickajack Welcome Center and Scenic Overlook  
SBC Project No: 242/010-01-2013  
Requested Action: Approval to cancel a project

9. Agency: **Department of Transportation**  
Project Title: Region 3 Aerial Survey and Wireless Communications Buildings  
SBC Project No: 243/020-01-2020  
Requested Action: Approval of a revision in project budget

UNIVERSITY OF TENNESSEE

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

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

**Project Title:** Energy & Enviro. Science Research Bldg. (Ellington)

**Project Description:** The site for this new project is the current location of the Ellington Plant Science Building which will be demolished. The new building will house teaching laboratories, research/public service labs, offices, classrooms, 500-seat teaching and learning center with appropriate support space, and *dining venue*. Included will be a new Surge Building constructed on the Ag Campus. In FY 12-13, \$2M was approved for planning. In FY 18-19, \$4M was approved for planning and construction of a new surge building.

**SBC Number:** 540/001-04-2013

**Total Project Budget:** \$102,300,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 4,000,000.00	\$ 0.00	\$4,000,000.00	18/19	CurrFunds-CapImp	(A)
	81,500,000.00	0.00	81,500,000.00	19/20	CurrFunds-CapImp	(A)
	12,650,000.00	0.00	12,650,000.00		Plant Funds (Non-Aux)	(A)
	2,850,000.00	0.00	2,850,000.00		Gifts	(O)
	0.00	1,300,000.00	1,300,000.00		Plant Funds (Aux-Dining)	(A)
<b>Original Project Budget:</b>	<b>\$101,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,300,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$102,300,000.00</b>			

**Comment:** This request adds scope for a dining venue, increasing the budget from \$101,000,000.00 to \$102,300,000.00.

**Previous Action:**

12/12/2013	SBC	Approved project, budget, scope, source(s), process to select designer and utilize CM/GC alternative delivery method
10/11/2018	SBC	Approved a revision in project budget and funding
10/29/2018	ESC	Approved designer selection
02/14/2019	SBC	Approved CM/GC contract award to The Christman Company
07/11/2019	SBC	Approved a revision in project budget and funding, and the EDP as recommended by State Architect (surge building only)
07/25/2019	ESC	Approved a revision in funding
02/13/2020	SBC	Approved revision in project budget and funding
03/12/2020	SBC	Approved EDP presentation
02/22/2021	ESC	Approved a Guaranteed Maximum Price (GMP) to perform the work

**Minutes:** 05/11/2023 SBC Approved a revision in project scope, budget, and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:**      **Approval to award to the best evaluated proposer for Public-Private Partnership**

**Project Title:**            P3 Development

**Project Description:**    Development of three sites on the UT Knoxville campus to build multi-use student housing facilities and the construction of a new indoor infield practice facility through a Public Private Partnership.

**SBC Number:**            540/009-44-2022

**Comment:**                Five proposals were received on February 3, 2023. The Notice of Intent to award was sent on April 3, 2023, naming Rise Real Estate as the best evaluated proposer as a result of the RFP for public-private partnership. No protests were received in the protest period.

**Previous Action:**        12/12/2022    SBC    Approved issuing an RFP for Public Private Partnership

**Minutes:**                05/11/2023    SBC    Approved awarding to the best evaluated proposer (Rise Real Estate) for Public Private Partnership

UNIVERSITY OF TENNESSEE

**Bid Activity Report**

- 1) **University of Tennessee – Chattanooga**  
(Chattanooga State Office Bldg (CSOB) Building System Upgrades)  
SBC Project No. 540/005-01-2021  
Bid Date: 04/25/2023  
Target: \$1,246,870  
MACC: \$1,371,870  
SBC Action: Referred to ESC with authority to act
  
- 2) **University of Tennessee Health Science Center, Knoxville**  
(Audiology and Speech Pathology)  
SBC Project No. 540/013-06-2021  
Bid Date: 04/20/2023  
Target: \$4,924,000  
MACC: \$5,416,000  
SBC Action: Referred to ESC with authority to act

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

**Requested Action:**           **Approval to cancel a project**

**Project Title:**               Agriculture Food Science Research Facility

**Project Description:**       Construct an Agriculture Food Science Research Facility.

**SBC Number:**               166/001-12-2018

**Original Project Budget:**   \$10,850,000.00

**Project Expenditures:**     \$ 490,609.36

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$10,850,000.00	(\$10,359,390.64)	\$490,609.36	Federal Funds (USDA) (F)
<b>Original Project Budget:</b>	<b>\$10,850,000.00</b>			
<b>Change in Funding:</b>		<b>(\$10,359,390.64)</b>		
<b>Revised Project Budget:</b>			<b>\$490,609.36</b>	

**Comment:**                   This project is being cancelled and a new project will be brought forward with a scope that is appropriate to the current needs of the campus.

**Previous Action:**

12/13/2018	SBC	Approved project
01/28/2019	ESC	Approved designer selection (Tuck Hinton Architects)
11/14/2019	SBC	Approved utilizing Best Value
12/12/2019	SBC	Approved revision in project budget
02/13/2020	SBC	Approved EDP and revision in project funding
02/11/2021	SBC	Approved a revision in project budget and funding

**Minutes:**                   05/11/2023   SBC   Commissioner Bryson asked if the \$500,000 was spent on design services. Mr. Dick Tracy replied "yes".

The Commission approved the cancellation of the project.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

**Project Title:**            Agriculture Food and Animal Science Facility

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

**SBC Number:**            166/001-02-2023

**Total Project Budget:**   \$32,250,000.00

**Source of Funding:**     \$32,250,000.00            Federal Funds (ARP)     (F)

**Comment:**                This is a new facility 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 Construction Manager/General Contractor alternative delivery method is requested to assist in project budgeting and scheduling to meet the terms of the grant agreement.

This project was included in the 2016 Master Plan amendment that was approved by THEC on December 6, 2018.

**Minutes:**                 05/11/2023    SBC    Approved project, to select a designer, and utilizing the CM/GC alternative delivery method



TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

**Project Title:**            Agriculture Environmental Science Facility

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

**SBC Number:**            166/001-03-2023

**Total Project Budget:**   \$28,000,000.00

**Source of Funding:**     \$18,000,000.00    22/23    CurrFunds-CapImp        (A)  
   \$10,000,000.00                                    Federal Funds (USDA)    (F)

**Comment:**                This adds a portion of a FY22/23 line-item in the capital budget (TSU Strategic Initiative). The Construction Manager/General Contractor alternative delivery method is requested to assist in project budgeting and the need to coordinate work around the new agriculture food and animal science facility construction.

**Minutes:**                05/11/2023    SBC        Commissioner Bryson stated that the \$28 million is coming out of the strategic initiative funding and asked how much would be left in that funding after this project. Mr. Tracy replied that only \$18 million is being used for this project. He stated that other approved projects include \$29 million renovation for Boswell and Davis Buildings, \$3 million for the Gentry Building Roof and funds for the master planner. The facilities assessment is scheduled to be complete in June by the master planners. This will help TBR prioritize the TSU needs for deferred maintenance which will be the priority for the remaining funding. On the capital outlay side, the campus is considering adding TSU Strategic Initiative funding to the Engineering building which was funded for \$60 million in the budget last year. They are also considering renovating the library. These are the only two projects being considered for capital outlay. Everything else is for the capital maintenance. TBR has also expended some money for the secondary electrical improvements on campus which are part of the initiative for completing deferred maintenance items. Commissioner Bryson asked if there is still north of \$200 million left to be allocated. Mr. Tracy replied "yes". Commissioner Bryson confirmed that there are a few other things to come out of it and Mr. Tracy replied "yes". Commissioner Bryson stated that there is still a good bit of funding available. Commissioner Bryson confirmed that the master plan would be complete in June. Mr. Tracy replied that the master planner's current task is to access all the ENG spaces for deferred maintenance. After accessing all the buildings, the master planner in coordination with TSU and TBR will come up with a priority list of projects. TBR does not have the master planner looking at any of the

capital improvement's side for outlay type projects which will come later. They are currently focusing on the deferred maintenance side.

Lieutenant Governor McNally asked where this project is located. Mr. Tracy replied that it is on the north side of the campus, across the street from the indoor practice facility. The site is near the farm facility and close to the Ag facilities that are on the campus.

The Commission approved the project, to select a designer, and utilizing the CM/GC alternative delivery method.

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:**      **Approval to issue a Request for Proposal for Public-Private Partnership**

**Project Title:**              Public-Private Partnership for Park Avenue Campus Student Housing

**Project Description:**      Development of student housing facilities on the Park Avenue campus.

**SBC Number:**              367/072-01-2023

**Comment:**                  To meet student housing needs, this RFP will seek to engage a developer to design, build, finance, and maintain a minimum of 500 apartment style student housing beds on the Park Avenue campus of The University of Memphis. This development will deliver housing to meet the expanding housing needs of the University and prepare the campus for taking other residence halls offline in the future for renovation or replacement. UofM will provide student housing programming and assignments. The proposals will be evaluated based on experience with similar projects, financial capability, and project approach (including proposed program, site plan, schedule, and operating and financial plan). The University will return to request approval for subsequent agreements.

**Minutes:**                      05/11/2023      SBC      Approved issuing a Request for Proposal for Public Private Partnership

DEPARTMENT OF GENERAL SERVICES

RS Gass State Lab, Nashville, Davidson County, Tennessee

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

**Project Title:**               RS Gass State Lab Replacement Facility

**Project Description:**       Construction of a replacement central lab facility and all required related work.

**SBC Number:**               529/023-01-2022

**Total Project Budget:**     \$200,000,000.00

**Source of Funding:**       \$200,000,000.00           Federal Funds (ARP)       (F)

**Comment:**                   Three proposals were received on April 4, 2023 for the RS Gass State Lab Replacement Facility. The Notice of Intent to award was sent on April 28, 2023 naming Turner Construction Company as the best evaluated proposer. The protest period expired on May 5, 2023 and no protests were received.

**Previous Action:**           10/13/2022   SBC   Approved project, to select a designer, and utilizing the CM/GC alternative delivery method  
                                  10/24/2022   ESC   Approved designer selection (Earl Swensson Associates, Inc.)

**Minutes:**                    05/11/2023   SBC   Approved awarding a contract to the best evaluated proposer for CM/GC (Turner Construction Company)

DEPARTMENT OF GENERAL SERVICES

Legislative/War Memorial Plaza, Nashville, Davidson County, Tennessee

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

**Project Title:** Legislative Plaza Renovations

**Project Description:** Renovations to Legislative Plaza office space, entrances, building systems, conference center, State War Museum, and Capitol Visitor Center; repairs to the Motlow Tunnel and parking garage; renovations to War Memorial Plaza; and all required related work.

**SBC Number:** 529/045-01-2022

**Total Project Budget:** \$189,000,000.00

<b>Source of Funding:</b>	\$ 6,000,000.00	21/22	FRF CurrFunds-CapImp	(A)
	183,000,000.00	22/23	FRF CurrFunds-CapImp	(A)

**Comment:** Three proposals were received for the project on April 5, 2023. The Notice of Intent to award was sent on April 18, 2023 naming Skanska USA as the best evaluated proposer. No protests were received in the protest period which ended April 25, 2023.

**Previous Action:**

05/12/2022	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
05/23/2022	ESC	Approved designer selection (EOA Architects, PLLC)
07/13/2022	SBC	DGS deferred the item to a later meeting
08/11/2022	SBC	Approved a revision in project funding

**Minutes:** 05/11/2023 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Skanska USA)

STATE BUILDING COMMISSION

**Minutes of Meeting of State Building Commission**

- 1) Approved the Minutes of the State Building Commission meeting held on April 13, 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) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Updates to Gentry Center  
**SBC Project No:** 166/001-10-2019 **Approval Date:** 04/17/2023  
**Designer:** Melvin Gill Architect **Contractor:** Sunago Builders, Inc.  
**Construction Completion %:** 94% **Targeted Substantial Completion:** 01/27/2023  
**Change Order No.** 13 **Comment: Hidden Conditions**  
**Change Order Amount:** \$577.50 This change order addresses the need to replace a door.  
**Change Order Percentage:** .15%  
**Cumulative Percentage:** 10.4%  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$383,214.00  
**Base Contract Amount:** \$383,214.00 **Revised Contract Amount:** \$423,068.71  
**Contingency:** \$66,786.00 **Remaining Undedicated Funds:** \$14,466.29
- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Chatt State Community College  
**Location:** Chattanooga, Tennessee  
**Project Title:** CAT Building Renovations  
**SBC Project No:** 166/012-01-2021 **Approval Date:** 04/13/2023  
**Designer:** Tinker Ma, LLC **Contractor:** J&J Contractors, Inc.  
**Construction Completion %:** 33% **Targeted Substantial Completion:** 09/03/2023  
**Change Order No.** 8 **Comment: Added Scope**  
**Change Order Amount:** \$44,326.81 This change order addresses additions to the electrical  
**Change Order Percentage:** 3.31% scope of work and adds 35 days to the project schedule.  
**Cumulative Percentage:** 10.27%  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$1,445,000.00  
**Base Contract Amount:** \$1,340,500.00 **Revised Contract Amount:** \$1,478,167.69  
**Contingency:** \$145,000.00 **Remaining Undedicated Funds:** \$121,832.31

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Nashville State Community College  
**Location:** Nashville, Tennessee  
**Project Title:** Emergency Chiller Repair  
**SBC Project No:** 166/034-02-2021 **Approval Date:** 04/25/2023  
**Designer:** I.C. Thomasson, Inc. **Contractor:** Matrix Mechanical Solutions LLC  
**Construction Completion %:** 95% **Targeted Substantial Completion:** 04/29/2023  
**Change Order No.** 3 **Comment: Hidden Conditions**  
**Change Order Amount:** \$52,418.61 This change order addresses the need to replace existing non-functioning actuators and valves and adds 30 days to the project schedule.  
**Change Order Percentage:** 13.87%  
**Cumulative Percentage:** 22.03% **After This Change Order**  
**Approved Project Funding**  
**Original Bid Target:** \$445,000.00  
**Base Contract Amount:** \$377,921.00 **Revised Contract Amount:** \$461,189.97  
**Contingency:** \$18,000.00 **Remaining Undedicated Funds:** \$1,810.03
- 4) **State Procurement Agency:** East TN State Univ **User Agency:** East TN State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Multiple Building Exterior Improvements  
**SBC Project No:** 369/005-03-2021 **Approval Date:** 04/18/2023  
**Designer:** Thompson & Litton, Inc **Contractor:** BurWil Construction Company, Inc.  
**Construction Completion %:** 98% **Targeted Substantial Completion:** 07/28/2023  
**Change Order No.** 5 **Comment: Added Scope**  
**Change Order Amount:** \$174,897.21 This change order addresses the need to replace storefront windows.  
**Change Order Percentage:** 9.133%  
**Cumulative Percentage:** 11.892% **After This Change Order**  
**Approved Project Funding**  
**Original Bid Target:** \$2,000,000.00  
**Base Contract Amount:** \$1,915,000.00 **Revised Contract Amount:** \$2,142,739.27  
**Contingency:** \$200,000.00 **Remaining Undedicated Funds:** \$221,065.94
- 5) **State Procurement Agency:** Austin Peay State Univ **User Agency:** Austin Peay State University  
**Location:** Clarksville, Tennessee  
**Project Title:** Sundquist Science Complex Exhaust System Controls  
**SBC Project No:** 373/003-02-2021 **Approval Date:** 03/29/2023  
**Designer:** HNA **Contractor:** Xenergy  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 08/31/2023  
**Change Order No.** 1 **Comment: Added Scope**  
**Change Order Amount:** \$118,640.41 This change order addresses the need to connect new fume hoods to an existing exhaust system and adds 366 days to the project schedule.  
**Change Order Percentage:** 10.22%  
**Cumulative Percentage:** 10.22% **After This Change Order**  
**Approved Project Funding**  
**Original Bid Target:** \$1,200,000.00  
**Base Contract Amount:** \$1,161,000.00 **Revised Contract Amount:** \$1,279,640.41  
**Contingency:** \$120,000.00 **Remaining Undedicated Funds:** \$222,817.00

- 6) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation  
**Location:** Kingsport, Tennessee  
**Project Title:** Warriors' Path State Park Deferred Maintenance  
**SBC Project No:** 126/096-01-2016 **Approval Date:** 04/11/2023  
**Designer:** Reedy & Sykes **Contractor:** Preston Construction  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 03/14/2023  
**Change Order No.** 16 **Comment: Codes/Omission**  
**Change Order Amount:** \$0.00 This change order addresses the need to add 67 days to the project schedule which are due to code regulations and a designer omission.  
**Change Order Percentage:** 0% **After This Change Order**  
**Cumulative Percentage:** 12.188%  
**Approved Project Funding**  
**Original Bid Target:** \$5,200,750.00  
**Base Contract Amount:** \$4,935,000.00 **Revised Contract Amount:** \$5,536,464.96  
**Contingency:** \$454,250.00 **Remaining Undedicated Funds:** \$225,730.17
- 7) **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:** 04/25/2023  
**Designer:** SSR, Inc. **Contractor:** S.M. Lawrence  
**Construction Completion %:** 93.37% **Targeted Substantial Completion:** 03/14/2023  
**Change Order No.** 12 **Comment: Hidden Conditions**  
**Change Order Amount:** \$3,774.88 This change order addresses the need to replace an exhaust fan.  
**Change Order Percentage:** 0.57% **After This Change Order**  
**Cumulative Percentage:** 18.60%  
**Approved Project Funding**  
**Original Bid Target:** \$725,000.00  
**Base Contract Amount:** \$659,597.00 **Revised Contract Amount:** \$782,273.77  
**Contingency:** \$87,000.00 **Remaining Undedicated Funds:** \$1,292,556.75
- 8) **State Procurement Agency:** STREAM **User Agency:** Department of Correction  
**Location:** Nashville, Tennessee  
**Project Title:** DSNF Life Safety Upgrades  
**SBC Project No:** 142/011-01-2017 **Approval Date:** 04/05/2023  
**Designer:** DeBerry/Edmonds **Contractor:** Anderson Piping Company, Inc.  
**Construction Completion %:** 92% **Targeted Substantial Completion:** 05/28/2023  
**Change Order No.** 6 **Comment: Unavoidable Delays**  
**Change Order Amount:** \$0.00 This change order addresses the need to add 60 days to the project schedule.  
**Change Order Percentage:** 0% **After This Change Order**  
**Cumulative Percentage:** 26.49%  
**Approved Project Funding**  
**Original Bid Target:** \$5,091,496.00  
**Base Contract Amount:** \$4,298,000.00 **Revised Contract Amount:** \$5,436,593.00  
**Contingency:** \$494,710.00 **Remaining Undedicated Funds:** \$25,162.00



- 9) **State Procurement Agency:** STREAM **User Agency:** Department of Education  
**Location:** Knoxville, Tennessee  
**Project Title:** Tennessee School for the Deaf Student Cottages Replacement  
**SBC Project No:** 168/007-01-2017 **Approval Date:** 03/29/2023  
**Designer:** Lewis Group Architects **Contractor:** Blaine Construction  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 12/16/2022  
**Change Order No.** 5 **Comment: Cost Efficiencies**  
**Change Order Amount:** (\$2,590,723.66) This change order is for a credit to the project for unused funds.  
**Change Order Percentage:** (13.15%)  
**Cumulative Percentage:** (12.97%)  
**Approved Project Funding**  
**Original Bid Target:** \$19,000,000.00  
**Base Contract Amount:** \$19,707,121.95 **Revised Contract Amount:** \$17,151,166.24  
**Contingency:** \$950,000.00 **Remaining Undedicated Funds:** \$3,140,637.80
- 10) **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:** 04/11/2023  
**Designer:** Hurst-Rosche **Contractor:** FTM Contracting  
**Construction Completion %:** 49.42% **Targeted Substantial Completion:** 05/09/2023  
**Change Order No.** 3 **Comment: Hidden Conditions/Unavoidable Delays**  
**Change Order Amount:** \$4,397.51 This change order addresses the need to add 21 days to the project schedule which is classified as an unavoidable delay and addresses the need to replace a section of roof deck which is classified as a hidden condition.  
**Change Order Percentage:** 0.24%  
**Cumulative Percentage:** 28.14%  
**Approved Project Funding**  
**Original Bid Target:** \$2,400,000.00  
**Base Contract Amount:** \$1,840,500.00 **Revised Contract Amount:** \$2,358,475.51  
**Contingency:** \$240,000.00 **Remaining Undedicated Funds:** \$332,643.00
- 11) **State Procurement Agency:** STREAM **User Agency:** Department of Military  
**Location:** Knoxville, Tennessee  
**Project Title:** Knoxville-Sutherland RC Renovation  
**SBC Project No:** 361/047-01-2016 **Approval Date:** 03/29/2023  
**Designer:** Design House 1411 **Contractor:** Jenkins & Stiles, LLC  
**Construction Completion %:** 89% **Targeted Substantial Completion:** 05/20/2023  
**Change Order No.** 9 **Comment: Schedule Modifications**  
**Change Order Amount:** \$57,710.96 This change order addresses the need to add 54 days to the project schedule and the cost of this delay.  
**Change Order Percentage:** 1.36%  
**Cumulative Percentage:** 21.71%  
**Approved Project Funding**  
**Original Bid Target:** \$5,581,000.00  
**Base Contract Amount:** \$4,257,700.00 **Revised Contract Amount:** \$5,181,928.46  
**Contingency:** \$279,050.00 **Remaining Undedicated Funds:** \$815,904.00

- 12) **State Procurement Agency:** STREAM **User Agency:** Department of Military  
**Location:** Milan, Tennessee  
**Project Title:** Milan Barracks Latrines Renovation  
**SBC Project No:** 368/031-01-2018 **Approval Date:** 04/11/2023  
**Designer:** Gresham Smith & Partners **Contractor:** Herron Construction
- Construction Completion %:** 98% **Targeted Substantial Completion:** 03/20/2023  
**Change Order No.** 6 **Comment: Schedule Modifications**  
**Change Order Amount:** \$0.00 This change order addresses the need to add 94 days to  
**Change Order Percentage:** 0% the project schedule.  
**Cumulative Percentage:** 21.19%
- Approved Project Funding**  
**Original Bid Target:** \$950,000.00 **After This Change Order**  
**Base Contract Amount:** \$832,813.00 **Revised Contract Amount:** \$1,016,227.76  
**Contingency:** \$95,000.00 **Remaining Undedicated Funds:** \$66,338.62
- 13) **State Procurement Agency:** STREAM **User Agency:** Department of Military  
**Location:** Milan, Tennessee  
**Project Title:** VTS-Milan Sanitary Sewer  
**SBC Project No:** 368//031-04-2018 **Approval Date:** 03/29/2023  
**Designer:** Goodwyn Mills Cawood **Contractor:** Marbury Construction Co LLC  
**Construction Completion %:** 98% **Targeted Substantial Completion:** 05/11/2023  
**Change Order No.** 4 **Comment: Schedule Modifications**  
**Change Order Amount:** \$0.00 This change order addresses the need to add 335 days  
**Change Order Percentage:** 0% to the project schedule.  
**Cumulative Percentage:** 22.8%
- Approved Project Funding**  
**Original Bid Target:** \$1,136,860.75 **After This Change Order**  
**Base Contract Amount:** \$1,136,860.75 **Revised Contract Amount:** \$1,396,438.75  
**Contingency:** \$416,089.25 **Remaining Undedicated Funds:** \$278,605.16

### Initial and Revised Approvals of Capital Projects

- 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:** Austin Peay State University  
**Location:** Clarksville, Tennessee  
**Project Title:** Pan Hellenic Memorial Plaza  
**Project Description:** Construction Pan Hellenic Memorial Plaza, and all related work.  
**SBC Project No.** 373/003-03-2023  
**Total Project Budget:** \$176,000.00  
**Source of Funding:** \$ 51,000.00 Gift (O)  
 \$125,000.00 Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing an Agency Consultant (Lyle Cook Martin Architects) for design  
**Approval Date:** 04/18/2023

- 2) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Nashville, Tennessee  
**Project Title:** Emergency – Berry Field Building 757 Aircraft Hanger Door Repairs  
**Project Description:** Repair aircraft hanger door systems and components; and all required related work.  
**SBC Project No.** 361/104-01-2023  
**Total Project Budget:** \$742,500.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved project and utilizing Central Procurement Office contracts for the work  
**Approval Date:** 04/21/2023

### 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:** STREAM / Department of Military  
**Location:** Statewide, Tennessee  
**Project Title:** BUILDER Sustainment Management System Consultant  
**Project Description:** Consultant to assist the agency with infrastructure assessment services and project planning efforts.  
**SBC Project No.** 361/000-01-2021  
**Total Project Budget:** \$2,500,000.00  
**Current Project Funding:** \$1,042,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved a revision in project funding (increased by \$292,000.00)  
**Approval Date:** 04/21/2023
- Reported the following approval of a capital grant amendment in accordance with Item 2.04(C)(3) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** TPAC Annual Maintenance Grant  
**Project Description:** Grant to provide maintenance assistance.  
**SBC Project No.** 529/000-04-2022  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Approval:** Approved an amendment to the grant agreement (added time)  
**Approval Date:** 04/18/2023

**Approvals of Acquisitions and Disposals of State Property**

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Tennessee Technological University  
**Transaction Description:** Transaction No. 20-05-006  
**Location:** Putnam County – 0.85 ± acres – 520 E. 11<sup>th</sup> Street and 1108 N. Washington Avenue, Cookeville, TN  
**Owner(s):** Tennessee Technological University Foundation  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved acquisition in fee with waiver of advertisement  
**Approval Date:** 04/24/2023

**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:** STREAM / Department of Environment & Conservation  
**Location:** Wartburg, Tennessee  
**Project Title:** Frozen Head State Park Campground Improvements  
**SBC Project No.** 126/039-01-2022  
**Designer:** Reedy & Sykes Architecture and Design  
**Amount:** \$20,700.00  
**Explanation:** This ASR is for a site survey required for the successful execution of the project.  
**Approval Date:** 04/17/2023  
**OSA Receipt Date:** 04/17/2023

**Other Business**

There being no further business, the meeting adjourned at 11:13 a.m.

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TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Commissioning Services

**Project Description:** Provide commissioning services

**SBC Number:** 364/000-01-2022

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

**Source of Funding:** \$1,500,000.00                      Various Project Funds                      (A)

**Comment:** Three proposals were received on March 21, 2023. The Notice of Intent to award was sent on April 17, 2023 naming Smith Seckman Reid, Inc. as the best evaluated proposer. No protests were received during the protest period.

**Previous Action:** 12/12/2022    SBC    Approved procurement and issuing an RFQ for Commissioning Services

**Minutes:** 05/11/2023    SBC    Approved awarding a contract to the best evaluated proposer (Smith Seckman Reid, Inc.)

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:**           **Approval of a revision in the project budget, funding, and scope and utilizing System Procurement for a portion of the work**

**Project Title:**                Safety and Security Enhancements

**Project Description:**       Install fences, cameras, gates, lighting, and other related items.

**SBC Number:**                367/007-01-2023

**Total Project Budget:**     \$3,653,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,000,000.00	\$1,653,000.00	\$3,653,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<b>\$2,000,000.00</b>			
<b>Change in Funding:</b>		<b>\$1,653,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$3,653,000.00</b>	

**Comment:**                    The total project budget is being increased from \$2,000,000.00 to \$3,653,000.00 due to an increase in the amount of fencing and lighting improvements for the project. System procurement is requested for the fencing portion of the work.

**Previous Action:**           01/12/2023   SBC   Approved project and to select a designer  
                                   01/22/2023   ESC   Approved designer selection (Canup Engineering, Inc.)

**Minutes:**                    05/11/2023   SBC   Approved a revision in the project budget, funding, and scope and utilizing System Procurement for a portion of the work

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

<b>Requested Action:</b>	<b>Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor</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 Automotive and Diesel Technology, Allied Health, Building Construction, and Manufacturing Technology 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>	One proposal was received on April 11, 2023. The Notice of Intent to award was sent on April 21, 2023, naming Denark Construction, Inc. as the best evaluated proposer.		
<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.)
	03/09/2023	SBC	Approved a revision in scope and utilizing CM/GC alternative delivery method
<b>Minutes:</b>	05/11/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Denark Construction, Inc.)

\*\* Work will be done in Fentress County

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby County, Tennessee**Requested Action:** Approval to cancel the project**Project Title:** GMP Facility Expansion**Project Description:** This project will renovate the south bay of the existing building and will include all new mechanical, electrical and plumbing. The GMP process/functions will be located in modular PODs.**SBC Number:** 540/013-03-2019**Original Project Budget:** \$10,000,000.00**Project Expenditures:** \$ 89,114.59

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$10,000,000.00	(\$10,000,000.00)	\$ 0.00	TSSBA	(A)
	0.00	89,114.59	89,114.59	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$10,000,000.00</b>				
<b>Change in Funding:</b>		<b>(\$ 9,910,885.41)</b>			
<b>Revised Project Budget:</b>			<b>\$89,114.59</b>		

**Comment:** This project is no longer needed.**Previous Action:** 09/12/2019 SBC Approved project and to select System Programming Consultant and to select a designer**Minutes:** 05/11/2023 SBC Approved cancellation of the project



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

<b>Requested Action:</b>	<b>Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor</b>		
<b>Project Title:</b>	College of Business		
<b>Project Description:</b>	Construction of an additional facility in the College of Business to accommodate program growth. The new building site requires the demolition of Dunford, Greve, and Henson Halls. The project also includes renovation and leasing for temporary surge space.		
<b>SBC Number:</b>	540/009-01-2023		
<b>Total Project Budget:</b>	\$227,350,000.00		
<b>Current Project Funding:</b>	\$100,000,000.00		
<b>Source of Funding:</b>	\$100,000,000.00	Plant Funds (Non-Aux)	(A)
<b>Comment:</b>	Three proposals were received on March 21, 2023. The Notice of Intent to award was sent on April 12, 2023 naming Blaine Construction Corporation as the best evaluated proposer. No protests were received in the protest period.		
<b>Previous Action:</b>	01/12/2023	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method
	01/23/2023	ESC	Approved designer selection (McCarty Holsaple McCarty Architects, Inc.)
<b>Minutes:</b>	05/11/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Blaine Construction Corporation)

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

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

**Project Title:** Library Storage Building

**Project Description:** ~~Renovation of the UT Warehouse~~ Construction of a new building located on the Middlebrook Pike property to provide a storage facility for library archival and special collection materials. Includes all related work to complete the project.

**SBC Number:** 540/009-14-2022

**Total Project Budget:** \$13,000,000.00

<b>Source of Funding:</b>	<b>Original</b>	<b>Change</b>	<b>Revised</b>	
	\$10,000,000.00	\$3,000,000.00	\$13,000,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<b>\$10,000,000.00</b>			
<b>Change in Funding:</b>		<b>\$3,000,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$13,000,000.00</b>	

**Comment:** This request increases the budget from \$10,000,000.00 to \$13,000,000.00 revising the scope to reflect the new location and construction of a new building instead of renovating the existing structure. The Master Plan amendment was approved by the SBC on April 13, 2023.

**Previous Action:** 04/14/2022 SBC Approved project and to select a designer  
04/25/2022 ESC Approved designer selection (Sparkman & Associates Architects, Inc.)

**Minutes:** 05/11/2023 SBC Approved a revision in project scope, budget, and funding

DEPARTMENT OF CORRECTION

**West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee**

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

**Project Title:**                WTSP Life Safety Upgrades

**Project Description:**        Upgrade fire alarm, smoke evacuation and building automation systems, and all required related work.

**SBC Number:**                142/022-01-2018

**Total Project Budget:**     \$9,470,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$ 0.00	\$1,278,536.34	\$1,278,536.34	05/06	CurrFunds-CapMaint (SA)	(R)
	0.00	1,157,682.76	1,157,682.76	06/07	CurrFunds-CapMaint (SA)	(R)
	0.00	63,780.90	63,780.90	07/08	CurrFunds-CapMaint (SA)	(R)
	4,470,000.00	0.00	4,470,000.00	18/19	CurrFunds-CapMaint (SA)	(A)
	2,500,000.00	0.00	2,500,000.00	21/22	CurrFunds-CapMaint (SA)	(A)

**Original Project Budget:**   **\$6,970,000.00**

**Change in Funding:**                               **\$2,500,000.00**

**Revised Project Budget:**   **\$9,470,000.00**

**Comment:**                    The total project budget is increasing from \$6,970,000.00 to \$9,470,000.00 to account for remaining fire alarm systems replacement scope within Phase 2 of the project, to align the budget with current construction costs, and code requirements that will complete all design components. The Designer's fee will be increased as a part of this revision.

**Previous Action:**            07/12/2018   SBC   Approved project and to select a designer  
                                       08/20/2018   ESC   Approved designer selection (Smith Seckman Reid, Inc.)  
                                       07/22/2021   SBC   Approved a revision in project scope and funding

**Minutes:**                     05/11/2023   SBC   Approved a revision in project budget and funding

DEPARTMENT OF TRANSPORTATION

**Region 2 – Nickajack Welcome Center, Jasper, Marion County, Tennessee**

**Requested Action:**           **Approval to cancel a project**

**Project Title:**               I-24 Nickajack Welcome Center and Scenic Overlook

**Project Description:**       Demolish the existing Welcome Center buildings and re-construct a new westbound Welcome Center. Project to include the Visitor Center, vending and storage buildings, picnic facilities, parking, walkways, wastewater treatment and all related utilities. TDOT will bid and manage the construction for the roadway, site work and demolition work.

**SBC Number:**               242/010-01-2013

**Total Project Budget:**     \$3,500,000.00

**Project Expenditures:**     \$           0.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>		
	\$3,150,000.00	(\$3,150,000.00)	\$0.00		Federal Funds (F)
	190,000.00	(190,000.00)	0.00	13/14	State Highway Funds (A)
	160,000.00	(160,000.00)	0.00		Blind Services (O)
<b>Original Project Budget:</b>	<b>\$3,500,000.00</b>				
<b>Change in Funding:</b>		<b>(\$3,500,000.00)</b>			
<b>Revised Project Budget:</b>			<b>\$0.00</b>		

**Comment:**                   Cancellation is requested by the Agency due to the project’s age. The current facility will remain operational while the Agency reviews a future replacement facility.

**Previous Action:**         09/12/2013   SBC   Approved project, budget, scope, sources of funding and to select a designer

**Minutes**                    05/11/2023   SBC   Approved cancellation of the project

DEPARTMENT OF TRANSPORTATION

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

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

**Project Title:**               Region 3 Aerial Survey and Wireless Communications Buildings

**Project Description:**       Construction of a new facility to house TDOT's aerial survey and wireless communications operations, demolish an existing driver service center, and all required related work.

**SBC Number:**               243/020-01-2020

**Total Project Budget:**     \$3,965,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,990,000.00	\$ 0.00	\$2,990,000.00	19/20	TDOT Plant Construction Funds	(A)
	650,000.00	0.00	650,000.00	21/22	TDOT Plant Construction Funds	(A)
	0.00	325,000.00	325,000.00	22/23	TDOT Plant Construction Funds	(A)
<b>Original Project Budget:</b>	<b>\$3,640,000.00</b>					
<b>Change in Funding:</b>		<b>\$325,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$3,965,000.00</b>			

**Comment:**                   The total project budget is being increased from \$3,640,000.00 to \$3,965,000.00 due to changes to the water line servicing the site and programmatic changes related to providing necessary IT functions. The designer will be compensated as a result of these changes.

**Previous Action:**

01/09/2020	SBC	Approved project and to select designer, and utilizing Agency Resources for a portion of construction
01/28/2020	ESC	Approved designer selection (Orchard Hiltz & McCliment Inc. dba OHM Advisors)
01/14/2021	SBC	Approved a revision in project scope, the EDP as recommended by the State Architect, and utilizing Agency Resources for a portion of the work
09/09/2021	SBC	Approved a revision in project budget and funding in order to award a contract

**Minutes:**                   05/11/2023   SBC   Approved a revision in project budget

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State