

MINUTES
STATE BUILDING COMMISSION
May 9, 2024

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

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

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

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- State Building Commission

PRESENTER

President Randy Boyd
Chancellor Dr. Flora Tydings
Assistant State Architect Alan Robertson

OTHER PARTICIPANTS

Executive Director Dick Tracy	Tennessee Board of Regents
Peter Ludman	Cope Associates Architecture
Chuck Miller	Anecdote, PLC
Walter Smith	The Orcutt/Winslow LLLP
Roy Garcia	Goodwyn Mills Cawood LLC

Assistant State Architect Robertson reported that there were no requests for public comment.

CONSENT AGENDA

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

1. Agency: **University of Memphis**
Project Title: Public-Private Partnership for Park Avenue Campus Student Housing
SBC Project No: 367/072-01-2023
Requested Action: Approval of a revision to the Predevelopment Agreement for Public-Private Partnership

2. Agency: **University of Tennessee – Knoxville**
Project Title: Steam Plant Boiler Replacement
SBC Project No: 540/009-42-2022
Requested Action: Approval of a revision in project budget and funding

3. Agency: **University of Tennessee – Knoxville**
Project Title: Emergency Generators Replacement
SBC Project No: 540/009-12-2019
Requested Action: Approval to cancel the project

4. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Chattanooga**
Project Title: New Academic Building
SBC Project No: 166/012-03-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

5. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Jackson**
Project Title: New Truck Driving Building and Renovations
SBC Project No: 166/058-03-2023
Requested Action: Approval of a revision in scope and the Early Design Phase as recommended by the State Architect

6. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Newbern**
Project Title: New Academic Building and Additions
SBC Project No: 166/076-01-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

7. Agency: **Tennessee Board of Regents / Southwest Tennessee Community College**
Requested Action: Approval to waive advertisement
Transaction No.: 22-09-009
Location: Shelby County – 34.25 +/- acres – 2324 Point Church Avenue and 3833 Mountain Terrace Street, Memphis, TN

8. Agency: **Department of Treasury**
Project Title: State Architect Signage Improvements Phase 2
SBC Project No: 900/000-01-2018
Requested Action: Approval of a revision in project funding and to amend a contract

9. Agency: **Department of Agriculture**
Project Title: Martha Sundquist State Forest Bridge Replacements
SBC Project No: 100/010-02-2020
Requested Action: Approval of a revision in project budget and funding to award a contract

10. Agency: **Department of Agriculture**
Project Title: East TN Nursery Seedling Drainage System Upgrades
SBC Project No: 100/010-02-2021
Requested Action: Approval of a revision in project budget and funding to award a contract

11. Agency: **Department of Safety & Homeland Security**
Project Title: Emergency Greeneville TACN Communication Tower Replacement
SBC Project No: 502/001-03-2024
Requested Action: Approval of a project and utilizing a previously selected vendor for design and construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Cope Architecture

Project Title: Neyland Stadium South Renovations

Project Description: This project will provide premium seating enhancements, renovations of the south ground and concourse levels and includes addressing life safety issues, improvements to the west bowl seating, and demolition of south hall, along with updating utilities. New amenities will include gates, videoboards, and specialty patron features. This is a phased project with planning for the total project included in the first phase.

SBC Number: 540/009-02-2017

Total Project Budget: \$337,000,000.00

Source of Funding:	\$279,300,000.00	TSSBA	(A)
	\$ 21,600,000.00	Plant Funds (Aux-Athletics)	(A)
	\$ 36,100,000.00	Gifts	(O)

Comment: This project is on schedule and within budget and is currently in multiple phases of design and construction. This presented phase is partially in construction for infrastructure items while the main components are in design.

Previous Action:

02/09/2017	SBC	Referred to ESC with authority to act
02/27/2017	ESC	Approved project and to select a programmer and consultant throughout design and construction phases
08/10/2017	SBC	Approved project and proceeding with the process to select a designer
11/20/2017	ESC	Approved designer selection (Cope Associates Architecture)
12/14/2017	SBC	Approved a revision in project budget, funding, and to utilize CM/GC alternative delivery method
06/14/2018	SBC	Approved CM/GC award to The Christman Company
07/11/2019	SBC	Approved a revision in funding
06/10/2021	SBC	Approved a revision in scope and EDP presentation
09/09/2021	SBC	Approved a revision in scope
05/12/2022	SBC	Approved a revision in scope and partial EDP
09/08/2022	SBC	Approved a revision in budget and funding
11/10/2022	SBC	Approved a revision in funding allocation and EDP presentation

Minutes: 05/09/2024 SBC President Boyd presented Peter Ludman with Cope Architecture. Mr. Ludman gave the presentation stating that the project is in budget and on schedule.

The Commission approved the EDP as presented by Cope Architecture.

UNIVERSITY OF TENNESSEE

Disposal – Lease (Land) Amendment

Requested Action: Approval of an amendment to Ground Lease

Transaction Description: Trans. No. 22-12-001

● **Proposed Amendment**

- **Location:** University of Tennessee - Knoxville
Knoxville, Knox County, TN – 3.4 +/- acres – Three (3) sites including those in Phase I at the NW quadrant of Andy Holt Ave. @ 20th Street, and along northern side Caledonia Avenue between 1900 – 1974 Caledonia Avenue; and the Phase II site at SE quadrant of Volunteer Blvd. @ Lake Loudoun Blvd.
- **Term:** A term of 40 years commencing upon the Effective Date of the ground lease for the Phase I sites, unless sooner terminated, or until the Tenant's tax-exempt bonds funding the project are fully repaid (not to exceed 50 years); and a term of 40 years commencing upon the Effective Date of the First Amendment to Ground Lease for the Phase II site, unless sooner terminated, or until the Tenant's tax-exempt bonds funding the project are fully repaid (not to exceed 50 years)

● **Current Lease**

- **Location:** University of Tennessee - Knoxville
Knoxville, Knox County, TN – 2.29 +/- acres – Two (2) sites including those in Phase I at the NW quadrant of Andy Holt Ave. @ 20th Street, and along northern side Caledonia Avenue between 1900 – 1974 Caledonia Avenue
- **Tenant:** Provident Group – UTK Properties, LLC
- **Term:** A term of 40 years commencing upon the Effective Date of the ground lease for the Phase I sites, unless sooner terminated, or until the Tenant's tax-exempt bonds funding the project are fully repaid (not to exceed 50 years)
- **Costs:** Ground Rents to UTK will be the surplus cash flow from the project revenues remaining after payment of all project expenses, debt service, and required reserves

Comment: The University proposes to amend the Ground Lease to add approximately 1,000 additional on-campus beds on the Lake Loudoun site on UTK's campus, referred to as "Phase II." As with Phase I, the University anticipates annual rental income from Tenant in the form of the cash flow surplus of the project once all project expenses, debt service, and required reserves are funded from the project's gross revenues. The University will contribute \$1,500,000 to the cost of construction for a food service operation in the housing facility to be operated by the University's food service vendor.

At the end of the term, the Phase I and Phase II student housing project improvements will become the property of the University. The University has a right to buy out Phase I and/or Phase II of the Ground Lease and project improvements at any time during the term after the first five (5) years of each respective term for the cost of the full repayment of the outstanding indebtedness to the bondholders and pro-rata management fees for lease years 6-10. The proposed amendment was anticipated in the Original Ground Lease and SBC-approved RFP process.

Previous Action: 12/12/2022 SBC Approved issuing an RFP for Public Private Partnership
05/11/2023 SBC Approved awarding to best evaluated proposer (RISE Real Estate)
for Public Private Partnership
06/08/2023 SBC Approved Pre-Development Services Agreement
12/14/2023 SBC Approved disposal by ground lease with waiver of advertisement and
appraisal

Minutes: 05/09/2024 SBC Approved an amendment to ground lease

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action:	Approval of a revision in project budget		
Project Title:	New Tucker Stadium West		
Project Description:	Demolition of the existing west side of Tucker Stadium and construct a new West Side Stadium with a focus on the TTU community's game day experience, premium seating, and game day operations. The project includes surrounding site work consistent with the University's Master Plan and campus goals to create space for an enhanced tailgate experience, pedestrian plaza, and entry plaza. Each level of the stadium includes premium seating options, enhanced concessions, and open views to Overall Field.		
SBC Number:	166/011-01-2022		
Total Project Budget:	\$57,204,000.00		
Current Project Funding:	\$ 6,900,000.00		
Source of Funding:	\$ 6,900,000.00	Plant Funds (Aux-Dining)	(A)
Comment:	This request increases the total project budget from \$29,900,000.00 to \$57,204,000.00. The revised budget is based on the designer's and CM/GC's schematic design phase estimates. Overall market cost escalations are the primary driver for the budget increase. Four value engineering exercises revealed the project could not be completed within the original budget without severely impacting the athletic program. Premium and grandstand seating have been expanded to generate additional revenues. Realizing the importance of this project to Cookeville and the Upper Cumberland region, the City of Cookeville is contributing \$4,000,000.00 over ten years and Putnam County is contributing \$2,000,000.00 over twenty years. The contributions will be paid in equal annual installments. An early demolition package has been released for bidding as the campus intends to proceed with demolition in advance of the project.		
Previous Action:	07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
	07/25/2023	ESC	Approved designer selection (WOLD I HFR Design)
	02/09/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (The Christman Company)
Minutes:	05/09/2024	SBC	Commissioner Bryson asked for an explanation of the significant increase in total project budget and about the impact of the increase on repayment of any bond funds to be used in the project. Chancellor Tydings stated that the budget is anticipated to be funded with \$42,200,000 of TSSBA bond funds, \$10,000,000 of Campus Plant Funds which are in hand, and \$5,000,000 of gift funds. Chancellor Tydings asked Executive Director Dick Tracy to speak to the budget increase. Mr. Tracy relayed that the project budget was known to be too low when the project was initially brought forward, but until further design was

completed, the parties could not determine what the appropriate budget for the scope should be. Now that design is further along, it has been determined that the proposed project budget is the cost of completing the project scope. Inflation and market escalations are a portion of the increase as they relate to the current cost of the work.

The Commission approved a revision in project budget.

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Anecdote, PLC

Project Title: Southern Regional Technology Center

Project Description: Construction of a shared Health Sciences and Industrial Technologies Center on the Columbia Campus and all related work.

SBC Number: 166/015-01-2022

Total Project Budget: \$53,712,000.00

Source of Funding:	\$49,181,800.00	22/23	CurrFunds-CapImp	(A)
	3,500,000.00	23/24	CurrFunds-CapImp	(A)
	1,030,200.00		Gifts	(O)

Comment: The project is on schedule and in budget with construction anticipated to start fall of 2024.

Previous Action:	07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
	08/19/2022	ESC	Approved designer selection (Tuck Hinton Architects, PLC)
	06/08/2023	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction, LLC)
	02/08/2024	SBC	Approved a revision in project budget and funding

Minutes: 05/09/2024 SBC Chancellor Tydings recognized President Janet Smith in the audience and presented Chuck Miller with Anecdote, PLC. Mr. Miller gave the presentation stating that the project is in budget and on schedule.

The Commission approved the EDP as presented by Anecdote, PLC.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Hartsville, Hartsville, Trousdale County, Tennessee

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

Project Title: New Admin & Academic Bldg. and New Technical Bldg.

Project Description: Construct a new administrative and academic building and a new technical building. Project includes parking, site, and infrastructure improvements.

SBC Number: 166/050-01-2023

Total Project Budget: \$38,750,000.00

Source of Funding: \$38,750,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project is on schedule and in budget with construction anticipated to start fall of 2024.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023 ESC Approved designer selection (The Orcutt/Winslow LLLP)
02/26/2024 ESC Approved awarding a contract to the best evaluated proposer for a CM/GC (Reeves Young, LLC)

Minutes: 05/09/2024 SBC Chancellor Tydings recognized President May Wright in the audience and presented Walter Smith with The Orcutt/Winslow LLLP. Mr. Smith gave the presentation stating that the project is in budget and on schedule.

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

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ McMinnville, McMinnville, Warren County, Tennessee **

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

Project Title: Coffee County Facility

Project Description: Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements.

SBC Number: 166/068-02-2023

Total Project Budget: \$25,000,000.00

Source of Funding: \$25,000,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project is on schedule and in budget with construction anticipated to start fall of 2024.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023 ESC Approved designer selection (Goodwyn Mills Cawood, LLC)
04/11/2024 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (Batten Shaw Construction)

Minutes: 05/09/2024 SBC Chancellor Tydings recognized President Melody Edmonds in the audience and presented Roy Garcia with Goodwyn Mills Cawood, LLC. Mr. Garcia gave the presentation stating that the project is in budget and on schedule.

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

** Work to be done in Coffee County

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on April 11, 2024.

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*)

- | | |
|--|---|
| <p>1) State Procurement Agency: University of TN
Location: Clinton, Tennessee
Project Title: JICS Roof Replacement
SBC Project No: 540/009-01-2022
Designer: Community Tectonics Architects</p> <p>Construction Completion %: 75%
Change Order No. 5
Change Order Amount: \$63,869.52
Change Order Percentage: 7.90%
Cumulative Percentage: 32.41%</p> <p><u>Approved Project Funding</u>
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$808,725.00
Contingency: \$200,000.00</p> | <p>User Agency: University of Tennessee</p> <p>Approval Date: 04/04/2024
Contractor: Eskola, LLC</p> <p>Targeted Substantial Completion: 05/17/2024
Comment: Value Added
This change order addresses the need to replace base flashing and wall flashing at the clerestory roofs which is identified as a value-added change request. This change order adds 21 days to the project schedule.</p> <p><u>After This Change Order</u>
Revised Contract Amount: \$1,070,848.74
Remaining Undedicated Funds: \$1,239,000.00</p> |
| <p>2) State Procurement Agency: University of TN
Location: Knoxville, Tennessee
Project Title: Arena Renovations and Systems Improvements
SBC Project No: 540/009-07-2017
Designer: Studio Four Design</p> <p>Construction Completion %: 96%
Change Order No. 4
Change Order Amount: \$529,632.69
Change Order Percentage: 7.92%
Cumulative Percentage: 17.74%</p> <p><u>Approved Project Funding</u>
Original Bid Target: \$3,853,000.00
Base Contract Amount: \$6,683,500.00
Contingency: \$385,300.00</p> | <p>User Agency: UT Knoxville</p> <p>Approval Date: 04/04/2024
Contractor: Merit Construction</p> <p>Targeted Substantial Completion: 01/02/2024
Comment: Codes/Added Scope
This change order addresses a request by the State Fire Marshal that the existing fire alarm pull stations at the public entrance be removed which is identified as a code-related request and the replacement of building signage which is identified as added scope.</p> <p><u>After This Change Order</u>
Revised Contract Amount: \$7,869,321.04
Remaining Undedicated Funds: \$3,680,000.00</p> |

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Southwest TN Community College
Location: Memphis, Tennessee
Project Title: Union & Macon Cove Plumbing Updates
SBC Project No: 166/033-01-2018 **Approval Date:** 04/08/2024
Designer: A2H, Inc. **Contractor:** A & B Construction Co., Inc.
Construction Completion %: 18% **Targeted Substantial Completion:** 07/20/2024
Change Order No. 5 **Comment: Hidden Conditions**
Change Order Amount: \$718.55 This change order addresses the need to replace plumbing piping and to add an isolation valve including investigating the piping condition in the vicinity which is identified as a hidden condition. This change order adds 5 days to the project schedule.
Change Order Percentage: 0.13%
Cumulative Percentage: 10.43%
Approved Project Funding
Original Bid Target: \$600,000.00 **After This Change Order**
Base Contract Amount: \$548,564.00 **Revised Contract Amount:** \$605,777.82
Contingency: \$60,000.00 **Remaining Undedicated Funds:** \$57,462.27
- 4) **State Procurement Agency:** Middle TN State Univ. **User Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Multiple Buildings Elevator Modernization
SBC Project No: 366/009-05-2021 **Approval Date:** 04/12/2024
Designer: McFarlin, Huitt Panvini **Contractor:** Kerry G. Campbell, Inc.
Construction Completion %: 87% **Targeted Substantial Completion:** 03/26/2024
Change Order No. 9 **Comment: Hidden Conditions/Added Scope**
Change Order Amount: \$7,836.08 This change order addresses the need to modify the elevator pit slab which is identified as a hidden condition and to install new flooring at the 3rd floor elevator sill which is identified as added scope. This change order adds 4 days to the project schedule.
Change Order Percentage: 0.67%
Cumulative Percentage: 10.04%
Approved Project Funding
Original Bid Target: \$2,575,000.00 **After This Change Order**
Base Contract Amount: \$1,174,670.00 **Revised Contract Amount:** \$1,292,634.40
Contingency: \$257,500.00 **Remaining Undedicated Funds:** \$7,535.60
- 5) **State Procurement Agency:** Middle TN State Univ. **User Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Multiple Buildings Elevator Modernization
SBC Project No: 366/009-05-2021 **Approval Date:** 04/19/2024
Designer: McFarlin, Huitt Panvini **Contractor:** Kerry G. Campbell, Inc.
Construction Completion %: 87% **Targeted Substantial Completion:** 03/26/2024
Change Order No. 10 **Comment: Codes**
Change Order Amount: \$15,100.49 This change order addresses the need to replace sprinkler control valves and cable/conduit which are identified as code-required. This change order adds 2 days to the project schedule.
Change Order Percentage: 1.29%
Cumulative Percentage: 11.33%
Approved Project Funding
Original Bid Target: \$2,575,000.00 **After This Change Order**
Base Contract Amount: \$1,174,670.00 **Revised Contract Amount:** \$1,307,734.89
Contingency: \$257,500.00 **Remaining Undedicated Funds:** \$132,435.11

6) State Procurement Agency:	STREAM	User Agency:	Department of General Services
Location:	Nashville, Tennessee		
Project Title:	Office Consolidation – TDOE/TDH		
SBC Project No:	529/078-01-2021	Approval Date:	04/17/2024
Designer:	HMK Architects PLLC	Contractor:	Grace Construction
Construction Completion %:	100%	Targeted Substantial Completion:	03/21/2024
Change Order No.	2	Comment: Hidden Conditions	
Change Order Amount:	\$17,529.70	This change order addresses the need to replace carpet which is identified as a hidden condition.	
Change Order Percentage:	3.35%		
Cumulative Percentage:	10.20%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$1,075,000.00	Revised Contract Amount:	\$576,486.71
Base Contract Amount:	\$523,116.00	Remaining Undedicated Funds:	\$659,384.00
Contingency:	\$107,500.00		

Initial and Revised Approvals of Capital Projects

- Reported the following five 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 Space Institute
Location: Tullahoma, Tennessee
Project Title: UTSI CSTAR Building Upgrades
Project Description: Upgrades to the Center for Space Transportation and Research (CSTAR) building including envelope and system repairs, interior finishes, data, and security improvements and all related work to complete the project.

SBC Project No. 540/020-03-2022
Total Project Budget: \$540,000.00
Project Expenditures: \$ 29,096.89
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved cancellation of the project
Approval Date: 04/22/2024
- 2) State Procurement Agency:** University of Tennessee Space Institute
Location: Knoxville, Tennessee
Project Title: UTSI CSTAR Building Demolition (23/24)
Project Description: Demolish the Center for Space Transportation and Research (CSTAR) Building including all related work.

SBC Project No. 540/020-01-2024
Total Project Budget: \$149,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Consultant for design (Derthick Henley & Wilkerson Architects, PLLC)
Approval Date: 04/22/2024

- 3) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: ETSU Sodexo Food Service Improvements (23/24)
Project Description: Convert the “Subway” in ETSU Parking Garage to a Sodexo branded salad and sandwich shop. Work also includes conversion of the ETSU “Treehouse” sandwich shop into a convenience store.
SBC Project No. 369/005-04-2024
Total Project Budget: \$990,000.00
Source of Funding: Gift-In-Place (Contract) (O)
Approval: Approved project and accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
Approval Date: 04/22/2024
- 4) **State Procurement Agency:** STREAM / Department of Correction
Location: Tiptonville, Tennessee
Project Title: NWCX Industry Building Roof Replacement
Project Description: Replacement of storm-damaged roofing on Industry Building G, including all required related work.
SBC Project No. 142/016-01-2020
Total Project Budget: \$250,000.00
Project Expenditures: \$ 13,548.41
Source of Funding: \$ 1,465.41 04/05 CFCM SA (R)
\$ 115.00 19/20 Agency Op Funds (A)
\$ 11,968.00 Insurance Proceeds (O)
Approval: Approved cancellation of the project
Approval Date: 04/18/2024
- 5) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Andrew Jackson State Office Building Electrical Distribution System Repairs
Project Description: Emergency Project – Repair electrical distribution system at Andrew Jackson State Office Building (Nashville, TN).
SBC Project No. 529/073-02-2012
Total Project Budget: \$750,000.00
Project Expenditures: \$ 0.00
Source of Funding: 12/13 FRF CurrFunds-CapMaint (E&C) (A)
Approval: Approved cancellation of the project
Approval Date: 04/23/2024

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Neyland Thompson Sports Center Renovation
Project Description: Renovation of the Neyland Thompson Sports Complex to provide administrative offices and support areas. Includes envelope improvements and all related work to complete the project.
SBC Project No. 540/009-31-2022
Total Project Budget: \$4,100,000.00
Current Project Funding: \$1,020,000.00
Source of Funding: Plant Funds (Aux-Athletics) (A)
Approval: Approved utilizing System Procurement for a portion of the work
Approval Date: 04/18/2024

Approvals of Contract Amendments

- 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: Memphis, Tennessee
Project Title: National Civil Rights Museum Grant
Project Description: Annual grant to provide maintenance support.
SBC Project No. 529/000-01-2020
Total Project Budget: \$1,350,000.00
Source of Funding:

\$ 300,000.00	19/20	CurrFunds-CapMaint	(A)
\$ 150,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
\$ 300,000.00	21/22	CurrFunds-CapMaint	(A)
\$ 300,000.00	22/23	CurrFunds-CapMaint	(A)
\$ 300,000.00	23/24	CurrFunds-CapMaint	(A)

Approval: Approved a revision in project budget and funding and an amendment to the grant agreement (increases budget by \$300,000.00)
Approval Date: 04/22/2024

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer’s fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton State Park ADA Renovations
SBC Project No. 126/051-01-2022
Designer: DKRS Architecture, PLLC
Amount: \$20,400.00
Explanation: This ASR is for an additional survey of a site location which is considered inherent to the successful execution of the project as related to establishing a potential alternative scope location.

Approval Date: 03/23/2024
OSA Receipt Date: 03/25/2024

 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Jamestown, Tennessee
Project Title: Pickett CCC Memorial State Park ADA Upgrades
SBC Project No. 126/078-01-2022
Designer: Sparkman & Associates Architects, Inc.
Amount: \$5,340.00
Explanation: This ASR is for a geotechnical investigation which is considered inherent to the successful execution of the project.

Approval Date: 03/27/2024
OSA Receipt Date: 03/27/2024

 - 3) **State Procurement Agency:** STREAM / Department of Veterans Services
Location: Knoxville, Tennessee
Project Title: ETSVC Paving and Sidewalk Repairs
SBC Project No. 682/001-02-2022
Designer: S & ME, Inc.
Amount: \$11,500.00
Explanation: This ASR is for a geotechnical investigation which is considered inherent to the successful execution of the project.

Approval Date: 04/04/2024
OSA Receipt Date: 04/04/2024

Other Business

There being no further business, the meeting adjourned at 11:30 a.m.

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

Requested Action:	Approval of a revision to the Predevelopment Agreement 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		
Potential Liability:	\$1,852,582.00		
Comment:	This agreement engages the developer to perform Architecture and Engineering activities, including surveys, environmental testing, geotechnical analysis, renderings, permits, and legal consulting leading to the development of the overall project. The best-evaluated proposer (Annex Group, LLC) is an affiliate of the company named in the agreement (Union Development Holdings, LLC). This revision increases the obligation from \$ 1,167,493 to \$ 1,852,582 (a \$ 685,089 increase) and adds utility disconnects, asbestos abatement, and completion of construction documents to the agreement.		
Previous Action:	05/11/2023	SBC	Approved issuing an RFP for Public Private Partnership
	11/09/2023	SBC	Approved awarding to the best-evaluated proposer for Public Private Partnership (The Annex Group)
	12/14/2023	SBC	Approved the Predevelopment Agreement for Public-Private Partnership
Minutes:	05/09/2024	SBC	Approved a revision to the Predevelopment Agreement for Public Private Partnership

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Steam Plant Boiler Replacement

Project Description: Replacement of Boiler No. 1 and associated systems. Project includes all related work.

SBC Number: 540/009-42-2022

Total Project Budget: \$6,150,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,000,000.00	\$ 0.00	\$3,000,000.00	22/23	CurrFunds-CapMaint (MP)	(A)
	0.00	3,150,000.00	3,150,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$3,000,000.00					
Change in Funding:		\$3,150,000.00				
Revised Project Budget:			\$6,150,000.00			

Comment: This request increases the budget from \$3,000,000.00 to \$6,150,000.00. The primary cost drivers are due to original planning estimates being created around previous installation costs for projects of the same scope. The revised budget is based upon the designer's schematic design estimate.

Previous Action: 12/12/2022 SBC Approved project and to select a designer
 12/15/2022 SBC Approved designer selection (CMTA, Inc.)
 02/03/2023 SBC Approved reallocation

Minutes: 05/09/2024 SBC Approved a revision in project budget and funding

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

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

Project Title: Emergency Generators Replacement

Project Description: This project will provide larger emergency generators for several research facilities including Plant Biotechnology, Hesler Biology, Dabney/Buehler, Dougherty Engineering, Senter Hall, Jessie Harris, JIAMS, Brehm Animal Science, Food Science, and Food Safety.

SBC Number: 540/009-12-2019

Total Project Budget: \$4,000,000.00

Project Expenditures: \$ 34,244.04

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$4,000,000.00	(\$3,965,755.96)	\$34,244.04	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$4,000,000.00			
Change in Funding:		(\$3,965,755.96)		
Revised Project Budget:			\$34,244.04	

Comment: This project is no longer needed due to the campus refocusing their priorities into other projects.

Previous Action: 08/08/2019 SBC Approved project to select a designer
 08/22/2019 SBC Approved designer selection (Engineering Services Group, Inc.)

Minutes: 05/09/2024 SBC Approved cancellation of the project

TENNESSEE BOARD OF REGENTS

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

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

Project Title: New Academic Building

Project Description: Construct a new academic building and expand parking areas. Project includes site and infrastructure improvements and demolition of vacated buildings and abandoned utilities.

SBC Number: 166/012-03-2023

Total Project Budget: \$15,000,000.00

Source of Funding: \$15,000,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project is on schedule and in budget with construction anticipated to start fall of 2024.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
 07/25/2023 ESC Approved designer selection (Artech Design Group, Inc.)
 08/10/2023 SBC Approved a revision in scope
 03/25/2024 ESC Approved awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction, LLC)

Minutes: 05/09/2024 SBC Approved the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Jackson, Jackson, Madison County, Tennessee

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

Project Title: New Truck Driving Building and Renovations

Project Description: Construct a new truck driving *and multipurpose* buildings, renovate and repurpose existing spaces, and expand parking areas. Project includes site and infrastructure improvements.

SBC Number: 166/058-03-2023

Total Project Budget: \$7,800,000.00

Source of Funding: \$7,800,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project is on schedule and in budget with construction anticipated to start fall of 2024.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023 ESC Approved designer selection (Urban Arch Associates, P.C.)

Minutes: 05/09/2024 SBC Approved a revision in scope and the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Newbern, Newbern, Dyer County, Tennessee

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

Project Title: New Academic Building and Additions

Project Description: Construct new academic building and additions to existing facilities. Project includes expanding parking areas and site and infrastructure improvements.

SBC Number: 166/076-01-2023

Total Project Budget: \$10,500,000.00

Source of Funding: \$10,500,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project is on schedule and in budget with construction anticipated to start fall of 2024.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative deliver method
 07/25/2023 ESC Approved designer selection (Haizlip Studio, PLLC)
 01/22/2024 ESC Approved awarding a contract to the best evaluated proposer for a CM/GC (Batten Shaw Construction)

Minutes: 05/09/2024 SBC Approved EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS**Disposal – Fee****Requested Action:** **Approval to waive advertisement****Transaction Description:** Transaction No. 22-09-009

- **Location:** Southwest Tennessee Community College (SWCC)
Shelby County – 34.25+/-acres – 2324 Point Church Avenue and 3833 Mountain Terrace Street, Memphis, TN
- **Grantee:** Libertas School of Memphis (Libertas)
- **Estimated Sale Price:** Fair Market Value

Comment: Libertas, a public charter school, desires to purchase this facility to expand enrollment opportunities for the students they serve. Libertas will allow SWCC to continue to offer classes at this location until a more favorable location can be leased. Because of the public purpose to be served by Libertas as a result of this sale and the willingness of Libertas to allow SWCC to remain rent free in the space until a new location is found, waiver of advertisement is requested.

Date of Last Transfer:	June 17, 1983
Previous Owner:	Frayser Baptist Schools, Inc.
Original Cost to State:	\$813,000.00
Square Footage Improvements:	33,938

Previous Action: 02/26/2024 Approved disposal in fee**Minutes:** 05/09/2024 Approved waiving advertisement

DEPARTMENT OF TREASURYStatewide, Tennessee

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

Project Title: State Architect Signage Improvements Phase 2

Project Description: Exterior signage improvements at statewide facilities.

SBC Number: 900/000-01-2018

Total Project Budget: \$1,500,000.00

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

Comment: A reallocation in funding is requested to move \$200,000.00 from Construction Cost to Consultant in order to complete the development of the signage standards and continued oversight of signage projects.

The agreement for the current contract be amended to extend the contract from July 31, 2024 through July 31, 2025. This will add a sixth year to this contract.

Previous Action:

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

Minutes: 05/09/2024 SBC Approved a revision in project funding and to amend a contract

DEPARTMENT OF AGRICULTURE

Division of Forestry, Statewide, Tennessee

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

Project Title: East TN Nursery Seedling Drainage System Upgrades

Project Description: Upgrades to drainage system for seedling compartments and all required related work.

SBC Number: 100/010-02-2021

Total Project Budget: \$3,178,549.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,200,000.00	\$ 0.00	\$2,200,000.00	21/22	CurrFunds-CapMaint (MP)	(A)
	0.00	978,549.00	978,549.00	17/18	CurrFunds-CapMaint (MP)	(R)

Original Project Funding: **\$2,200,000.00**

Change in Funding: **\$978,549.00**

Revised Project Funding: **\$3,178,549.00**

Comment: Three bids were received on February 20, 2024. This request increases the budget from \$2,200,000.00 to \$3,178,549.00 in order to award a contract to HL Management Service LLC dba HL Construction in the amount of \$2,254,590.00. Limited competition in prefabricated structures and limited interest from only local contractors is resulting in increased costs. There will be no additional designer fees.

Previous Action: 07/22/2021 SBC Approved project and to select a designer
 07/22/2021 ESC Approved designer selection (AECOM Technical Services, Inc.)

Minutes: 05/09/2024 SBC Approved a revision in project budget and funding to award a contract

DEPARTMENT OF SAFETY & HOMELAND SECURITYStatewide, Tennessee

Requested Action: Approval of a project and utilizing a previously selected vendor for design and construction

Project Title: Emergency – Greeneville TACN Communication Tower Replacement

Project Description: Replacement of a communication tower at the Viking Mountain Road (Viking Mountain) site to address complete communication transmission and all required related work.

SBC Number: 502/001-03-2024

Total Project Budget: \$2,734,286.00

Source of Funding: \$2,734,286.00 23/24 TDOS Op Funds (A)

Comment: The Greeneville Tennessee Advanced Communications Network (TACN) communication tower at the Viking Mountain site sustained severe damaged due to significant winter weather events in mid-January into early-February 2024. This tower serves various critical service communication needs in Greeneville, Greene County, that urgently need to be restored. This request is to utilize Motorola Solutions, Inc. for design and construction based on their previous and current involvement with TACN and ability to complete the restoration work most efficiently.

Minutes: 05/09/2024 SBC Approved project and utilizing a previously selected vendor for design and construction

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State