

**MINUTES**  
**STATE BUILDING COMMISSION**  
**November 10, 2021**

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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 11:04 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- Department of Economic & Community Development
- Department of General Services
- State Building Commission

PRESENTER

President Randy Boyd  
Chancellor Dr. Flora Tydings  
Commissioner Bob Rolfe  
Executive Director Brian Wilson  
State Architect Ann McGauran

OTHER PARTICIPANTS

Clay Bright, former Commissioner, Department of Transportation, and new CEO of the West Tennessee Megasite Authority

## CONSENT AGENDA

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

1. Agency: **East Tennessee State University**  
Project Title: Buc Ridge Multiple Building Renovation  
SBC Project No: 369/005-09-2021  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
2. Agency: **University of Memphis**  
Project Title: STEM Research and Classroom Building  
SBC Project No: 367/007-06-2020  
Requested Action: Approval of a revision in project funding
  
3. Agency: **University of Memphis**  
Project Title: Athletic Facility Improvements  
SBC Project No: 367/072-02-2021  
Requested Action: Approval of a revision in project funding and proceeding with the process to select a designer for a portion of the work
  
4. Agency: **Austin Peay State University**  
Project Title: Fortera Stadium Turf Replacement  
SBC Project No: 373/003-08-2021  
Requested Action: Approval of a project utilizing Agency Resources for procurement
  
5. Agency: **Austin Peay State University**  
Project Title: Health Professions Building  
SBC Project No: 373/003-01-2021  
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
  
6. Agency: **University of Tennessee - Chattanooga**  
Project Title: Multiple Buildings Roof Replacements  
SBC Project No: 540/005-12-2021  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
7. Agency: **University of Tennessee - Knoxville**  
Project Title: Campus Master Plan Amendment  
SBC Project No: 540/009-12-2021  
Requested Action: Approval of a Master Plan amendment
  
8. Agency: **University of Tennessee – Knoxville**  
Project Title: Carousel Theatre Replacement  
SBC Project No: 540/009-08-2021  
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

9. Agency: **Tennessee Board of Regents / Tennessee State University**  
 Project Title: Tornado Repairs and Replacement  
 SBC Project No: 166/001-01-2020  
 Requested Action: Approval of a revision in project funding
  
10. Agency: **Tennessee Board of Regents / Walters State Community College**  
 Project Title: Sevier County Mechanical Upgrades  
 SBC Project No: 166/023-01-2019  
 Requested Action: Approval of a revision in project budget and funding in order to award a contract
  
11. Agency: **Tennessee Board of Regents / Tennessee College of Applied Technology - Knoxville**  
 Project Title: Training Facility and Renovations  
 SBC Project No: 166/060-01-2017  
 Requested Action: Approval of a revision in project budget and funding
  
12. Agency: **Tennessee Board of Regents / Pellissippi State Community College**  
 Project Title: Strawberry Plains ERC Renovation  
 SBC Project No: 166/032-04-2020  
 Requested Action: Approval of a revision in project budget and funding in order to award a contract
  
13. Agency: **Department of Military**  
 Project Title: New McMinnville National Guard Readiness Center  
 SBC Project No: 361/058-01-2018  
 Requested Action: Approval of a revision in project budget and funding in order to award a contract
  
14. Agency: **Department of Military**  
 Project Title: VTS Milan Environmental Assessment  
 SBC Project No: 368/031-02-2021  
 Requested Action: Approval of a project and utilizing a previously selected consultant
  
15. Agency: **Department of Environment & Conservation**  
 Project Title: Natchez Trace State Park Boat Ramp and Parking  
 SBC Project No: 126/057-01-2021  
 Requested Action: Approval of a project utilizing Agency Resources for design and construction
  
16. Agency: **Department of Environment & Conservation**  
 Project Title: State Park Master Plan  
 SBC Project No: 126/000-04-2021  
 Requested Action: Approval of a procurement and to issue a Request for Qualifications
  
17. Agency: **Department of Human Services**  
 Project Title: TRC Smyrna Campus Upgrades – Phase 2  
 SBC Project No: 442/006-01-2021  
 Requested Action: Approval of a project and proceeding with the process to select a designer

18. Agency: **Department of General Services**  
Project Title: New State Museum  
SBC Project No: 529/050-01-2015  
Requested Action: Approval of a revision in project funding
19. Agency: **Department of General Services**  
Project Title: TN Tower Office Space Consolidation – DGS  
SBC Project No: 529/079-04-2021  
Requested Action: Approval of a project utilizing a previously selected designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Haslam Field Expansion

**Project Description:** Renovate existing outdoor football practice field including additional exterior exercise and storage space, and fencing. Renovations also include interior training and equipment areas; staff offices; and indoor practice field HVAC. A new 1-story addition with an outdoor players' patio; locker room support areas; and a high-bay addition to the existing weight room. *Additional 2nd story offices and meeting rooms.*

**SBC Number:** 540/009-08-2016

**Total Project Budget:** \$30,000,000.00

<b>Source of Funding:</b>	<b>Original</b>	<b>Change</b>	<b>Revised</b>		
	\$ 5,000,000.00	\$5,000,000.00	\$10,000,000.00	TSSBA (Gifts)	(A)
	12,600,000.00	(4,749,000.00)	7,851,000.00	Plant Funds (Aux-Athletics)	(A)
	4,000,000.00	8,149,000.00	12,149,000.00	Gifts	(O)
<b>Original Project Budget:</b>	<b>\$21,600,000.00</b>				
<b>Change in Funding:</b>		<b>\$8,400,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$30,000,000.00</b>		

**Comment:** This request increases the budget from \$21,600,000 to \$30,000,000 adding scope for HVAC and additional meeting and office space. The increase covers the additional scope along with reconfiguration of the locker room, support area, and recovery space. This is based on the designer and CM/GC's estimate and accounts for escalation due to the current market conditions.

<b>Previous Action:</b>	06/09/2016	SBC	Approved project and to select a designer
	09/12/2019	SBC	Approved revision in project budget and scope
	09/23/2019	ESC	Approved designer selection (Johnson Architecture, Inc.)
	12/16/2019	ESC	Approved utilizing System Procurement for a portion of the work
	06/11/2020	SBC	Approved utilizing Campus Resources and System Procurement for a portion of the work
	11/12/2020	SBC	Referred to ESC with authority to act
	11/23/2020	ESC	Approved revision in budget, scope, and funding, and utilizing CM/GC alternative delivery method
	01/14/2021	SBC	Approved CM/GC contract award to Rouse Construction Company

**Minutes:** 11/10/2021 SBC Approved a revision in project budget, scope, and funding

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology, Megasite, Fayette/Haywood 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:** Blue Oval City TCAT Campus

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

**SBC Number:** 166/000-04-2021

**Total Project Budget:** \$40,000,000.00

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

**Comment:** This is a FY 21/22 line-item in the capital budget as amended (Tennessee Board of Regents – Construction of TCAT at the Initial Megasite Property). The CM/GC delivery method is being requested due to the complexity of the project and the need for contractor input on market costs and construction alternatives. Contractors with proven experience in budgeting, scheduling, and constructing similar facilities will be sought. Equipment will be purchased outside of the project.

**Minutes:** 11/10/2021    SBC    Chancellor Tydings thanked all veterans for their service and sacrifice.

Speaker Sexton asked about the size of this \$40 million building. Chancellor Tydings replied it is roughly 90,000 square feet. She stated that they are continuing to develop the programs and what it will look like. Speaker Sexton asked if they foresee the building expanding or staying within the 90,000 square feet. Chancellor Tydings replied that they see it expanding over the course of the years as they continue to add programs related to the businesses on the Megasite.

Speaker Sexton asked how the size of this building compares to the one in Shelbyville that costs \$42 million. Chancellor Tydings replied that the building for Shelbyville has equipment that they will be able to move into the building. The square footage is similar, but this campus is expected to outpace Shelbyville at some point in the future. Equipment dollars are not built into this \$40 million budget. Speaker Sexton asked if they would be adding onto the 90,000 in the near future or further out. Chancellor Tydings replied that they don't see needing to increase the square footage in the next year or two.

Lieutenant Governor McNally asked how much they anticipate needing for the equipment. Chancellor Tydings replied that she does not have an

adequate projection on equipment as they are still developing the program and it will depend on what is required for the offered programs. She stated that they are also hoping to develop a partnership with Ford and the other industries resulting in some donated equipment.

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

TENNESSEE BOARD OF REGENTS

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

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

**Project Title:** Bedford County Higher Education Center

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

**SBC Number:** 166/086-01-2021

**Total Project Budget:** \$42,400,000.00

**Current Project Funding:** \$42,400,000.00 21/22 CurrFunds-CapImp (A)

**Comment:** Eight proposals were received on October 12, 2021. The Notice of Intent to award was sent on October 29, 2021, naming Messer Construction Company as the best evaluated proposer. The protest period will expire on November 5, 2021.

**Previous Action:** 07/22/2021 SBC Approved project and use of CM/GC  
07/22/2021 ESC Approved designer selection (Bauer Askew Architecture)

**Minutes:** 11/10/2021 SBC State Architect Ann McGauran asked if there were any protests received during the protest period. Chancellor Tydings replied no.

Speaker Sexton asked what size the building would be. Chancellor Tydings replied that it will be 117,000 square feet.

The Commission approved awarding a contract to the best evaluated proposer for a CM/GC (Messer Construction Company).



DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

**Memphis Regional Megasite, Haywood County, Tennessee**

**Requested Action:** Approval to award a construction contract to the Best Value proposer for a portion of the work

**Project Title:** Memphis Regional Megasite

**Project Description:** Construction of infrastructure to serve the Memphis Regional Megasite, grant to TDOT to design and construct/realign SR222, demolition of structures and all related work.

**SBC Number:** 529/000-02-2010

**Total Project Budget:** \$136,273,000.00

<b>Source of Funding:</b>	\$ 34,700,000.00	10/11	CurrFunds-CapImp	(A)
	2,000,000.00	11/12	CurrFunds-CapImp	(A)
	14,000,000.00	2012	GO Bonds CapImp	(A)
	11,000,000.00	12/13	CurrFunds-CapImp	(A)
	28,250,000.00	15/16	CurrFunds-CapImp	(A)
	615,000.00	09/10	ECD Op Funds	(O)
	30,708,000.00	2018	GO Bonds CapImp	(A)
	15,000,000.00	21/22	CurrFunds-CapImp	(A)

**Comment:** Three bids were received on Wednesday, October 20, 2021 for Force Main and Pump Station Memphis Regional Megasite. (529/000-02-2010-05). Garney Companies, Inc. submitted the lowest bid and has been deemed the Best Value proposer. The contract award will be for the base bid.

<b>Previous Action:</b>	03/11/2010	SBC	Approved designer (SSOE Inc)
	05/23/2011	ESC	Approved consultants
	05/31/2011	SBC	Approved fully planning; allocated funds; developed MOU
	02/09/2012	SBC	Revised funding/TPB; approved grant/full planning & IDC
	06/25/2012	ESC	Approved additional consultant; changed project title
	09/24/2012	ESC	Status update & presentation
	06/13/2013	SBC	Revised funding; using BV1 on Subproject 06
	07/30/2013	ESC	Acquisition of utility easements
	09/12/2013	SBC	Report proprietary product procurement
	05/08/2014	SBC	At the Agency's request, the matter was deferred
	06/12/2014	SBC	Revised scope & current funding
	10/20/2014	ESC	Revised scope (demolitions)
	08/13/2015	SBC	Approved grant amendment
	11/12/2015	SBC	Referred to ESC with authority to act
	11/23/2015	ESC	Approved an amendment to the TVA grant
	07/14/2016	SBC	Approved revision in project budget and funding
	07/12/2018	SBC	Status update & presentation
	07/22/2021	SBC	Approved a revision in project budget and funding and utilizing Best Value alternative delivery method for a portion of the work
	08/12/2021	SBC	Approved utilizing CMGC alternative delivery method for a portion of the work

**Minutes:**

11/10/2021 SBC

Lieutenant Governor McNally asked if they have purchased all the rights-of-way. Commissioner Rolfe replied yes. They have been working for several years to purchase for fair market value all the easements to run the 18-inch pipeline under private land and then reforest that land. He stated that there were about 120 tracks of private residential land that were negotiated through ECD's attorneys and then the Attorney General because there were a handful of hold outs. Lieutenant Governor McNally asked if the condition of the pipe, which was purchased a number of years ago, has been inspected. Commissioner Rolfe replied yes and explained that the shelf life of the pipe is many decades, so it is ready to go. Lieutenant Governor McNally asked if the 18-inch pipe would carry the volume. Commissioner Rolfe replied yes and that the new specs indicate about 4.6 million gallons of wastewater discharge per day. They are confident that that's the right size pipe and that Commissioner Bright has had conversations as recently as this week to continue to confirm that the pipe is sized appropriately.

Commissioner Eley recognized that Commissioner Bright, who is now CEO of the West Tennessee Regional Megasite Authority, was present at the meeting. Commissioner Eley thanked Commissioner Rolfe and the ECD team for the work they have done in preparing to transition this project to the Megasite Authority and the work Commissioner Bright has done. Commissioner Rolfe stated that ECD is thrilled that Commissioner Bright will be the new CEO and to have this handoff after an enormous effort by a lot of departments. They see ECD's role as stepping away and turning over the TCAT to TBR, the road to TDOT, the infrastructure to General Services, and the site to Commissioner Bright as CEO of the new Megasite Authority. This allows ECD to go back to recruiting other great companies that will complement the Ford Motor Company project; both at the Megasite and within an approximately 60 mile radius of that site.

Speaker Sexton asked if \$136 million is the money that is already in the project or what was recently appropriated. Commissioner Rolfe stated that approximately \$90 million has been spent, the General Assembly appropriated an additional approximately \$100 million before the special session and then a further \$135 million during the special session so in the aggregate, it's a significant buildout. One thing that Commissioner Rolfe is excited about is, that the General Services team communicated to him, that the successful best value bid for the wastewater pipeline was significantly less than anticipated and that is the Garney Companies bid. Hopefully, that's an indicator that this project will come in under budget. Speaker Sexton asked what made the Garney Companies bid the best value bid. State Architect McGauran stated that Garney Companies was the lowest bid but additionally the bid pool had been prequalified to companies that are qualified to do this type of work, so the General Services team feels that they have a good solid bid. Commissioner Rolfe added that they were excited because the resultant savings were not expected. Speaker Sexton stated that the SBC is excited too unless we start getting Change Orders which make it no longer the lowest bid or as good of a bid. As a follow up to the Lt. Governor's question, Speaker Sexton asked if the wastewater capacity also considered the battery plant or that was just Ford. Commissioner Rolfe stated that Ford had given an estimate for their needs and the needs of the joint venture to which the state added their expectations of another future non OEM (original equipment manufacturer) on the Megasite so the state has tried to factor in all these

variables plus some extra capacity into their calculation for wastewater. Commissioner Bright is working with Ford to get more accurate quantities and he will be coordinating with General Services to assure the state gets it right because it is very important.

The Commission approved awarding a construction contract to the best value proposer for a portion of the work (Garney Companies, Inc.).

DEPARTMENT OF GENERAL SERVICES

Tennessee Performing Arts Center, Nashville, Davidson County, Tennessee

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

**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>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00	17/18	CurrFunds-CapMaint	(A)
	300,000.00	0.00	300,000.00	18/19	CurrFunds-CapMaint	(A)
	300,000.00	0.00	300,000.00	19/20	CurrFunds-CapMaint	(A)
	150,000.00	0.00	150,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	0.00	236,180.00	236,180.00	21/22	CurrFunds-CapMaint	(A)
<b>Original Project Budget:</b>	<b>\$1,050,000.00</b>					
<b>Change in Funding:</b>		<b>\$ 236,180.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,286,180.00</b>			

**Comment:**                    This adds funds from a FY 21/22 line-item in the capital budget and this grant has been determined to be for a public purpose. The grantee is the Tennessee Performing Arts Center.

The agreement for the current grant remains through October 31, 2022.

**Previous Action:**           08/10/2017   SBC   Approved grant  
                                   09/13/2018   SBC   Approved 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

**Minutes:**                    11/10/2021   SBC   Approved a revision in project budget and funding

STATE BUILDING COMMISSION

**Minutes of Meeting of State Building Commission**

- 1) Approved the Minutes of the State Building Commission meeting held on October 14, 2021.

**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*)

<b>1) State Procurement Agency:</b>	University of Tennessee	<b>User Agency:</b>	UT Knoxville
<b>Location:</b>	Knoxville, Tennessee		
<b>Project Title:</b>	ADA Compliance UTK & UTIA		
<b>SBC Project No:</b>	540/000-03-2017	<b>Approval Date:</b>	10/25/2021
<b>Designer:</b>	MBI Companies Inc	<b>Contractor:</b>	Adams Contracting, LLC
<b>Construction Completion %:</b>	90%	<b>Targeted Substantial Completion:</b>	10/29/2021
<b>Change Order No.</b>	1	<b>Comment: Hidden Conditions/Omission</b>	
<b>Change Order Amount:</b>	\$43,994.54	This change order addresses the need to repair and re-locate a gas line and the replacement of a retaining wall both of which were identified as hidden conditions. This change order also addresses the need to change an exterior handrail coating which was identified as an omission. This change order adds 21 days to the project schedule.	
<b>Change Order Percentage:</b>	12.87%		
<b>Cumulative Percentage:</b>	12.87%		
<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
<b>Original Bid Target:</b>	\$170,000.00	<b>Revised Contract Amount:</b>	\$385,759.54
<b>Base Contract Amount:</b>	\$341,765.00	<b>Remaining Undedicated Funds:</b>	\$1,455,000.00
<b>Contingency:</b>	\$17,000.00		
<b>2) State Procurement Agency:</b>	University of Tennessee	<b>User Agency:</b>	UT Institute of Agriculture
<b>Location:</b>	Knoxville, Tennessee		
<b>Project Title:</b>	CVM – Lab Renovations		
<b>SBC Project No:</b>	540/001-03-2020	<b>Approval Date:</b>	10/25/2021
<b>Designer:</b>	Sanders Pace Architecture	<b>Contractor:</b>	Merit Construction
<b>Construction Completion %:</b>	100%	<b>Targeted Substantial Completion:</b>	05/23/2021
<b>Change Order No.</b>	4	<b>Comment: Added Scope</b>	
<b>Change Order Amount:</b>	\$13,474.06	This change order addresses the need to enlarge an existing door opening to allow for the passage and connection of lab equipment.	
<b>Change Order Percentage:</b>	5.01%		
<b>Cumulative Percentage:</b>	10.97%		
<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
<b>Original Bid Target:</b>	\$575,000.00	<b>Revised Contract Amount:</b>	\$298,514.15
<b>Base Contract Amount:</b>	\$269,000.00	<b>Remaining Undedicated Funds:</b>	\$89,000.00
<b>Contingency:</b>	\$57,500.00		

- 3) **State Procurement Agency:** University of Tennessee  
**Location:** Knoxville, Tennessee  
**Project Title:** Energy & Enviro Science Research Bldg (Ellington)  
**SBC Project No:** 540/001-04-2013  
**Designer:** Barber McMurry Arch.  
**Construction Completion %:** 6.5%  
**Change Order No.** 2  
**Change Order Amount:** \$721,118.00  
**Change Order Percentage:** .97%  
**Cumulative Percentage:** 1.59%  
**Approved Project Funding**  
**Original Bid Target:** \$73,045,036.00  
**Base Contract Amount:** \$74,558,074.00  
**Contingency:** \$4,678,134.00
- User Agency:** UT Institute of Agriculture  
**Approval Date:** 10/06/2021  
**Contractor:** The Christman Company  
**Targeted Substantial Completion:** 10/27/2023  
**Comment: Design Modifications**  
This change order addresses the need to provide a steam line to the Energy & Environmental Science Research Building.  
**After This Change Order**  
**Revised Contract Amount:** \$75,742,140.78  
**Remaining Undedicated Funds:** \$4,638,880.00
- 4) **State Procurement Agency:** TN Board of Regents  
**Location:** Nashville, Tennessee  
**Project Title:** Campus HVAC Repairs  
**SBC Project No:** 166/001-05-2018  
**Designer:** Kurzynske & Kurzynske  
**Construction Completion %:** 96%  
**Change Order No.** 4  
**Change Order Amount:** \$6,809.31  
**Change Order Percentage:** .79%  
**Cumulative Percentage:** 14.52%  
**Approved Project Funding**  
**Original Bid Target:** \$900,000.00  
**Base Contract Amount:** \$864,050.00  
**Contingency:** \$90,000.00
- User Agency:** Tennessee State University  
**Approval Date:** 10/05/2021  
**Contractor:** Williams Mechanical, LLC  
**Targeted Substantial Completion:** 10/31/2021  
**Comment: Hidden Conditions**  
This change order addresses the need to replace two isolation valves and a smoke/fire damper. This change order adds 75 days to the project schedule.  
**After This Change Order**  
**Revised Contract Amount:** \$989,511.61  
**Remaining Undedicated Funds:** \$3,217,488.39
- 5) **State Procurement Agency:** STREAM  
**Location:** Nashville, Tennessee  
**Project Title:** Water Upgrades – TN School for the Blind  
**SBC Project No:** 168/005-02-2018  
**Designer:** OLG Engineering  
**Construction Completion %:** 84.71%  
**Change Order No.** 2  
**Change Order Amount:** \$108,388.91  
**Change Order Percentage:** 25.36%  
**Cumulative Percentage:** 37.17%  
**Approved Project Funding**  
**Original Bid Target:** \$900,000.00  
**Base Contract Amount:** \$427,380.00  
**Contingency:** \$90,000.00
- User Agency:** Department of Education  
**Approval Date:** 10/21/2021  
**Contractor:** SM Lawrence  
**Targeted Substantial Completion:** 01/10/2022  
**Comment: Hidden Conditions / Omission / Value Added**  
This change order addresses the need to replace plumbing piping and pumps including tile and wall repairs needed as a result of asbestos abatement, all of which were identified as hidden conditions. Additionally, this change order upgrades flush valves and faucets which is identified as an omission. Finally, this change order addresses the need to replace existing casework found to be beyond its useful life. The change order adds 46 days to the project schedule.  
**After This Change Order**  
**Revised Contract Amount:** \$586,234.17  
**Remaining Undedicated Funds:** \$620,583.74

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Military  
**Location:** Chattanooga, Tennessee  
**Project Title:** Chattanooga Readiness Center Building 0001a Renovation  
**SBC Project No:** 361/010-02-2017 **Approval Date:** 10/18/2021  
**Designer:** Hefferlin + Kronenberg **Contractor:** The Tradesman Group, Inc.  
**Construction Completion %:** 65% **Targeted Substantial Completion:** 11/13/2021  
**Change Order No.** 5 **Comment: Hidden Conditions/Value Added**  
**Change Order Amount:** \$39,266.28 This change order addresses the need to add exterior security lighting, replace non-functioning flagpole lighting and add grounding for lightning protection identified as value added. This change order also addresses the preparation of stone jambs for window installation identified as a hidden condition.  
**Change Order Percentage:** 1.17%  
**Cumulative Percentage:** 29.32%  
Approved Project Funding  
**Original Bid Target:** \$4,000,000.00 **After This Change Order**  
**Base Contract Amount:** \$3,348,995.00 **Revised Contract Amount:** \$4,331,003.49  
**Contingency:** \$400,000.00 **Remaining Undedicated Funds:** \$111,141.16
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Statewide LED Upgrades – Capitol Complex Exterior  
**SBC Project No:** 529/000-01-2019 **Approval Date:** 10/21/2021  
**Designer:** VAR Contract **Contractor:** WESCO Energy Solutions  
**Construction Completion %:** 91% **Targeted Substantial Completion:** 11/29/2021  
**Change Order No.** 2 **Comment: Schedule Modifications**  
**Change Order Amount:** \$35,763.74 This change order addresses the need to modify the project schedule so that the removal and installation of lighting can be completed after hours as required by the owner. This change order adds 75 days to the project schedule.  
**Change Order Percentage:** 182.19%  
**Cumulative Percentage:** 466.46%  
Approved Project Funding  
**Original Bid Target:** \$19,629.61 **After This Change Order**  
**Base Contract Amount:** \$19,629.61 **Revised Contract Amount:** \$111,193.54  
**Contingency:** \$12,727.00 **Remaining Undedicated Funds:** \$86,633.86

Treasurer Lillard asked if the 466 cumulative change order percentage is because the project was not scoped correctly initially. State Architect McGauran replied yes and stated that it started as a fixture replacement for \$19,000. Even with the 400% change order the total contract amount is still at \$100,000.

Lieutenant Governor McNally asked about the increase in cost of materials and approximately what occurred. State Architect McGauran replied that the light fixtures did not increase in cost but there were two aspects that increased the cost of the project. There wasn't a separate designer utilized and during the installation test it was determined that precast bases were needed to elevate the fixtures to light the Capitol appropriately. This first change order was approximately \$50,000. The second change order was for the installation work to occur over weekends and not during business hours. During business hours, the contractor would have had to move around the cars parked in the parking lot and there was a sense that would have been more challenging and potentially caused more damage to the Capitol grounds. After hours they could bring their equipment immediately adjacent to the installation location and install the fixture with minimum impact to the surrounding area. Work has started and the contractor is well on its way to being complete. Lieutenant Governor McNally asked for a ballpark figure for the increase in costs to the state, inflation is up to around 6% and construction material is high and he is not sure if costs are coming down or not. State Architect McGauran stated that they are tracking increases in costs across the state. One area of consistent impact has been limits to the supply chain and because of that it is hard to pinpoint which particular area will be affected by increased cost and at what particular point in time. Significant cost and time increases are being driven



by how materials get to the job and what it costs to transport it. She stated they are working closely with the SPAs and the SPAs are working closely with their contractors to track those costs; currently the state is not seeing a consistent cost increase across the board. There has been quite a bit of variability on a project-by-project basis depending on the schedule, manufacture location and job site location. The most consistent impact has been time delays resulting in adding days to construction projects to get materials to the job site.

### **Initial and Revised Approvals of Capital Projects**

- Reported the following capital project with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Campus Gateway Signage  
**Project Description:** Construct ceremonial gates at main entry points to campus and markers at secondary entry points and boundary points.  
**SBC Project No.** 364/011-07-2020  
**Total Project Budget:** \$490,000.00  
**Current Project Funding:** \$377,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding in order to award a contract (increase of \$147,000.00 to the total project budget for construction)  
**Approval Date:** 10/15/2021

### **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:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** West Volunteer Streetscape  
**Project Description:** This project will complete the streetscape for Volunteer Boulevard extending the streetscaping from UT Drive to Cumberland Avenue on the west end of Campus.  
**SBC Project No.** 540/009-05-2021  
**Total Project Budget:** \$13,000,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved utilizing Best Value alternative delivery method  
**Approval Date:** 10/18/2021



- Reported the following two approvals of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

- 1) State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Harrison, Tennessee  
**Project Title:** Harrison Bay State Park Marina Fuel Pier  
**Project Description:** Replacement of a floating fuel pier including a marina shop, fuel dispensers and controls, electrical and water services, restroom and pump station, and all required related work.

**SBC Project No.** 126/048-01-2017  
**Total Project Budget:** \$1,370,000.00  
**Source of Funding:** 17/18 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved a revision in project funding (\$11,550.00 increase in construction contingency from admin and misc.)  
**Approval Date:** 10/14/2021
- 2) State Procurement Agency:** STREAM / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Landscape Upgrades and Retaining Wall Repairs  
**Project Description:** Repair and reconfigure various site fixtures of the Capitol grounds master plan and repair and stabilization of the existing stone retaining walls along Eakin Weakley Drive.

**SBC Project No.** 529/005-01-2013  
**Total Project Budget:** \$6,780,000.00  
**Source of Funding:** \$3,800,000.00 13/14 FRF CurrFunds-CapMaint (A)  
\$ 380,000.00 13/14 FRF CurrFunds-CapMaint (A)  
\$ 100,000.00 13/14 CurrFunds-CapImp (A)  
\$2,500,000.00 FRF Reserves (R)

**Approval:** Approved a revision in project funding (\$350,000.00 increase in construction from admin and misc.)  
**Approval Date:** 10/15/2021

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

- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:

- 1) State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency  
**Transaction Description:** Transaction No. 21-09-006  
**Location:** North Cumberland Wildlife Management Area (NCWMA)  
Sullivan County – 30' ft by 40' ft permanent easement – 1899 Cooks Valley Road, Kingsport, TN

**Grantee:** City of Kingsport (CoK)  
**Estimated Purchase Price:** Mutual Benefit – No Cost  
**Source of Funding:** CoK (REM Fee) (P)  
**Approval:** Approved disposal by easement with waiver of advertisement and appraisals  
**Approval Date:** 10/15/2021

## Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
  - 1) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** UT Visitor Center Creamery  
**SBC Project No.** 540/009-20-2019  
**Designer:** Dollar & Ewers Architecture, Inc.  
**Amount:** \$2,880.00  
**Explanation:** This ASR is to extend the services of the project team consultant for graphics, signage and additional furniture.  
**Approval Date:** 09/29/2021  
**OSA Receipt Date:** 10/01/2021
  - 2) **State Procurement Agency:** University of Tennessee – Martin  
**Location:** Martin, Tennessee  
**Project Title:** Football Tailgate Site  
**SBC Project No.** 540/011-08-2021  
**Designer:** TLM Associates, Inc.  
**Amount:** \$2,400.00  
**Explanation:** This ASR is for a topographical survey.  
**Approval Date:** 09/29/2021  
**OSA Receipt Date:** 10/01/2021
  - 3) **State Procurement Agency:** University of Tennessee Health Science Center  
**Location:** Memphis, Tennessee  
**Project Title:** Dentistry Faculty Practice/Research Building  
**SBC Project No.** 540/013-01-2016  
**Designer:** Fleming Associates Architects, PC  
**Amount:** \$7,928.00  
**Explanation:** This ASR is for services relating to the design of a new, ground-mounted exterior sign.  
**Approval Date:** 10/12/2021  
**OSA Receipt Date:** 10/13/2021

## Other Business

There being no further business, the meeting adjourned at 11:25 a.m.

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EAST TENNESSEE STATE UNIVERSITY

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

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

**Project Title:** Buc Ridge Multiple Building Renovation

**Project Description:** Buc Ridge renovation in multiple buildings to include HVAC repairs/replacements, kitchen, bathroom, exterior, plumbing, lighting, and all associated work.

**SBC Number:** 369/005-09-2021

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

**Source of Funding:** \$1,500,000.00 Plant Funds (Aux-Housing) (A)

**Comment:** This is an additional FY 21/22 **disclosed** project reported by THEC in Quarter 2. The buildings included in the renovation will be Buc Ridge Building A, B, C, and D.

**Minutes:** 11/10/2021 SBC Approved project and to select a designer

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:**            STEM Research and Classroom Building

**Project Description:**    Construction of a new interdisciplinary STEM building that will include activity based classrooms, faculty offices, laboratories and sponsored research centers. Existing space in the adjacent Engineering Building will also be renovated to provide enhanced research and instruction space.

**SBC Number:**            367/007-06-2020

**Total Project Budget:**   \$41,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,000,000.00	\$ 389,000.00	\$ 2,389,000.00	2020	Gifts (O)
	0.00	5,700,000.00	5,700,000.00		Plant Funds (Non-Aux) (A)
	0.00	32,911,000.00	32,911,000.00		GO Bonds-CapImp (A)
<b>Original Funding:</b>	<b>\$ 2,000,000.00</b>				
<b>Change in Funding:</b>		<b>\$39,000,000.00</b>			
<b>Revised Funding:</b>			<b>\$41,000,000.00</b>		

**Comment:**                This action will add the remainder of the institutional match funding to include gift and plant funds and add GO bond funds. Plant funds will be replaced with gift funds as they are received.

**Previous Action:**        08/13/2020    SBC    Approved project and to select a designer and utilizing CM/GC alternate delivery method  
                                  08/24/2020    ESC    Approved designer selection (A2H, Inc.)  
                                  01/14/2021    SBC    Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)  
                                  07/22/2021    SBC    Approved the EDP as presented by A2H, Inc.

**Minutes:**                11/10/2021    SBC    Approved a revision in project funding

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

**Requested Action:** Approval of a revision in project funding and proceeding with the process to select a designer for a portion of the work

**Project Title:** Athletic Facility Improvements

**Project Description:** Complete athletic projects to improve facilities including Olympic weight room upgrade, baseball field repair, video scoreboard upgrades, various locker room upgrades, Field House practice area and office upgrades, and other needs as envisioned by athletics and the master plan. New entry gate for security and access to the Park Avenue campus athletic area.

**SBC Number:** 367/072-02-2021

**Total Project Budget:** \$5,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 350,000.00	\$ 0.00	\$350,000.00	Plant Funds (Non-Aux)	(A)
	0.00	275,000.00	275,000.00	Gifts	(O)

**Original Funding:** \$ 350,000.00

**Change in Funding:** \$275,000.00

**Revised Funding:** \$625,000.00

**Comment:** This additional funding is for design work through construction documents for improvements to the FedEx Baseball Field to include scoreboard, fencing, artificial turf, seating areas, and other related work with an expected project cost of \$4,000,000.

**Previous Action:** 09/09/2021 SBC Approved project and to select a designer  
09/17/2021 ESC Approved utilizing a previously selected designer for a portion of the project

**Minutes:** 11/10/2021 SBC Approved a revision in project funding and to select a designer for a portion of the work

AUSTIN PEAY STATE UNIVERSITYAustin Peay State University, Clarksville, Montgomery County, Tennessee

**Requested Action:** Approval of a project utilizing Agency Resources for procurement

**Project Title:** Fortera Stadium Turf Replacement

**Project Description:** Replace football field turf at Fortera Stadium.

**SBC Number:** 373/003-08-2021

**Total Project Budget:** \$750,000.00

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

**Comment:** This is an additional FY 21/22 **disclosed** project reported by THEC in Quarter 2. The artificial turf is over 7 years old and is beyond its useful life. The use of Campus Procurement is requested because of the limited scope of the work and design services are not required.

**Minutes:** 11/10/2021 SBC Approved project utilizing Agency Resources for procurement

AUSTIN PEAY STATE UNIVERSITYAustin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:** Health Professions Building

**Project Description:** Construction of a new health professions building and renovations in the Clement, McCord, Dunn Center, and Sundquist buildings for the creation of classrooms and research labs.

**SBC Number:** 373/003-01-2021

**Total Project Budget:** \$71,887,500.00

**Source of Funding:**

\$66,067,500.00	21/22	CurrFunds-CapImp	(A)
2,820,013.00		Plant Funds (Non-Aux)	(A)
2,999,987.00		Gifts	(O)

**Comment:** Nine proposals were received on September 15, 2021. The Notice of Intent to award was sent on October 14, 2021 naming Messer Construction Company as the best evaluated proposer. The protest period expired on October 20, 2021. No protests were received.

**Previous Action:**

08/12/2021	SBC	Approved project and to select a designer and to utilize CM/GC
08/23/2021	ESC	Approved designer selection (Hastings Architecture, LLC)

**Minutes:**

11/10/2021	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Messer Construction Company)
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UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Multiple Buildings Roof Replacements

**Project Description:** This project will replace roofs and parapets at multiple buildings including masonry repairs and all related work.

**SBC Number:** 540/005-12-2021

**Total Project Budget:** \$5,030,000.00

**Source of Funding:** \$5,030,000.00      21/22      CurrFunds-CapMaint(MP) (A)

**Comment:** This is a FY 21/22 line-item project in the capital budget. The prioritized buildings included in the project are Fine Arts Center (roof 1999), Challenger Center (roof 1994), Patten Chapel (1919) (roof 1988).

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

**Minutes:** 11/10/2021      SBC      Approved project and to select a designer



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

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

**Project Title:**            Campus Master Plan Amendment

**Project Description:**    This project will provide an amendment to the Campus Master Plan for the University of Tennessee Knoxville.

**SBC Number:**            540/009-12-2021

**Total Project Budget:**   \$25,000.00

**Source of Funding:**      \$25,000.00                      Plant Funds (Non-Aux)                      (A)

**Comment:**                The Master Plan amendment was approved by THEC on September 30, 2021. The amendment will accommodate the FY 21/22 and future FY 22/23 capital budget requests.

**Previous Action:**        04/08/2021    SBC    Approved project utilizing a previously selected consultant (Lord Aeck Sargent, Inc.)

**Minutes:**                11/10/2021    SBC    Approved a Master Plan amendment

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>	Carousel Theatre Replacement		
<b>Project Description:</b>	This project will replace the Ula Love Doughty Carousel Theatre with a new theatre. The new structure will enable the Department of Theater to accommodate greater flexibility in not only the types of performances but also solve safety and code issues which were major obstacles in the existing structure. It will provide a new performance hall, theater support, shops, and patron support spaces.		
<b>SBC Number:</b>	540/009-08-2021		
<b>Total Project Budget:</b>	\$15,000,000.00		
<b>Current Project Funding:</b>	\$ 600,000.00		
<b>Source of Funding:</b>	\$ 600,000.00	Plant Funds (Non-Aux)	(A)
<b>Comment:</b>	Four proposals were received on September 28, 2021. The Notice of Intent to award was sent on October 22, 2021 naming Blaine Construction Corporation as the best evaluated proposer. No protests were received in the protest period ending November 1, 2021.		
<b>Previous Action:</b>	04/08/2021	SBC	Approved project and to select a designer
	04/19/2021	ESC	Approved designer selection (Architects Weeks Ambrose McDonald, Inc. (AWAM))
	05/24/2021	ESC	Approved utilizing CM/GM as alternative delivery method.
<b>Minutes:</b>	11/10/2021	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Blaine Construction Corporation)

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee**Requested Action:** Approval of a revision in project funding**Project Title:** Tornado Repairs and Replacement**Project Description:** Building and structural repairs and replacement for TSU Agriculture campus caused by the tornado event of March 3, 2020. Design teams and work crews have begun assessing the damage and implementing emergency safety and stabilization protocols. This project will account for those significant measures already taken as well as those to come for site clean-up, temporary repairs, utility restoration, and permanent building repairs and restorations.**SBC Number:** 166/001-01-2020**Total Project Budget:** \$23,850,000.00**Current Project Funding:** \$ 7,696,885.62

<b>Source of Funding:</b>	<b>Original</b>	<b>Change</b>	<b>Revised</b>			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00	19/20	CurrFunds-CapImp (E&C)	(A)
	0.00	205,337.23	205,337.23		Federal Grant (USDA)	(F)
	6,187,765.38	1,003,783.01	7,191,548.39		Insurance Proceeds	(O)
<b>Original Project Budget:</b>	<b>\$ 6,487,765.38</b>					
<b>Change in Funding:</b>		<b>\$1,209,120.24</b>				
<b>Revised Project Budget:</b>			<b>\$7,696,885.62</b>			

**Comment:** Funds are being added to complete repairs to Greenhouses 501 and 502. Partial funds are being added for the roof of the General Services building and Greenhouse 503. Funds from TSU are also being added for enhancements to Greenhouse 503.

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

**Minutes:** 11/10/2021 SBC Approved a revision in project funding

TENNESSEE BOARD OF REGENTS

**Walters State Community College, Morristown, Hamblen County, Tennessee**

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

**Project Title:**                Sevier County Mechanical Upgrades

**Project Description:**        Replace chillers and boilers and associated equipment, and upgrade exterior lighting.

**SBC Number:**                 166/023-01-2019

**Total Project Budget:**     \$925,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$800,000.00	\$ 0.00	\$800,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
	0.00	125,000.00	125,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$800,000.00</b>					
<b>Change in Funding:</b>		<b>\$125,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$925,000.00</b>			

**Comment:**                    Three bids were received on October 13, 2021. The chiller portion of the bid increased 73% over similar work on an adjacent chiller in Phase 1 of the project 18 months ago. Also, recent shortages for control modules, labor, piping, and copper have caused increases in costs. Funds are being added to award a contract to Engert, LLC for base bid only. There will be no additional designer fees.

**Previous Action:**           07/11/2019   SBC    Approved project  
                                   07/22/2019   ESC    Approved designer selection (West Welch Reed Engineers, Inc.)

**Minutes:**                    11/10/2021   SBC    Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTS

**Tennessee College of Applied Technology @ Knoxville, Knoxville, Knox County, Tennessee \*\***

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

**Project Title:**                Training Facility and Renovations

**Project Description:**       Expand programs in the service area to include Welding, Machine Tool, Diesel, Truck Driving, Automotive, Industrial Maintenance, Special Industry training, and related programs. Make renovations for program at the main campus. Include a facility in Blount County and a facility in Anderson County.

**SBC Number:**                166/060-01-2017

**Total Project Budget:**     \$32,645,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$ 5,700,000.00	\$ 0.00	\$ 5,700,000.00	16/17	CurrFunds-CapImp (D55Cap)	(A)
	12,825,000.00	0.00	12,825,000.00	17/18	CurrFunds-CapImp	(A)
	210,000.00	0.00	210,000.00		Donated Land	(O)
	1,215,000.00	1,095,000.00	2,310,000.00		Plant Funds (Non-Aux)	(A)
	5,500,000.00	0.00	5,500,000.00		Gifts	(O)
	5,000,000.00	0.00	5,000,000.00		TN ECD Grant	(O)
	7,408.74	0.00	7,408.74	2006	GO Bonds-CapImp	(R)
	32,477.61	0.00	32,477.61	00/01	CurrFunds-CapImp	(R)
	468,506.82	0.00	468,506.82	04/05	CurrFunds-CapImp	(R)
	591,606.83	0.00	591,606.83	05/06	CurrFunds-CapImp	(R)
<b>Original Project Budget:</b>	<b>\$31,550,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,095,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$32,645,000.00</b>			

**Comment:**                    Additional funds from Pellissippi State Community College (PSCC) are to construct a parking lot. Facility includes spaces for both PSCC and TCAT Knoxville and is located on the Blount County Campus of PSCC. This action will complete the project.

- Previous Action:**
- 04/13/2017    SBC    Approved project
  - 04/24/2017    ESC    Approved designer selection (Adams Craft Herz Walker)
  - 07/13/2017    SBC    Approved a revision in project budget and utilizing CM/GC
  - 07/12/2018    SBC    Approved revision in scope and budget
  - 12/17/2018    ESC    Selected designer for Blount County (Barber McMurry Arch.)
  - 01/10/2019    SBC    Award CMGC contract (Denark Construction)
  - 09/12/2019    SBC    Approved revision in budget & funding & EDP for Anderson County
  - 10/10/2019    SBC    Approved EDP for Blount County
  - 09/10/2020    SBC    Approved a revision in budget and funding

**Minutes:**                    11/10/2021    SBC    Approved a revision in project budget and funding

\*\* Project includes work in Anderson and Blount Counties

TENNESSEE BOARD OF REGENTS

**Pellissippi State Community College, Knoxville, Knox County, Tennessee**

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

**Project Title:**                Strawberry Plains ERC Renovation

**Project Description:**       Renovate vacant space on the second floor of the Educational Resource Center for Library, Regional Collections, Collaborative Study, and Multimedia areas.

**SBC Number:**                166/032-04-2020

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

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>		
	\$ 400,000.00	\$ 0.00	\$ 400,000.00	Federal Grant (NEH Grant)	(F)
	400,000.00	0.00	400,000.00	Gifts	(O)
	450,000.00	250,000.00	700,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$1,250,000.00</b>				
<b>Change in Funding:</b>		<b>\$250,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$1,500,000.00</b>		

**Comment:**                    Three bids were received on October 20, 2021. Bids came in over budget due to higher than expected increases in mechanical work and hardware. Funds are being added to award base bid plus alternate one to Evans-Ailey Construction. There will be no additional designer fees.

**Previous Action:**        08/13/2020   SBC    Approved project  
                                   08/24/2020   ESC    Approved designer selection (Community Tectonics Architects)

**Minutes:**                 11/10/2021   SBC    Approved a revision in project budget and funding in order to award a contract

DEPARTMENT OF MILITARY

**McMinnville Readiness Center, McMinnville, Warren County, Tennessee**

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

**Project Title:**                New McMinnville National Guard Readiness Center

**Project Description:**       Construction of a new Readiness Center

**SBC Number:**                361/058-01-2018

**Total Project Budget:**     \$14,168,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$12,168,000.00	\$2,000,000.00	\$14,168,000.00	Federal Funds (NGB) (F)
<b>Original Project Budget:</b>	<b>\$12,168,000.00</b>			
<b>Change in Funding:</b>		<b>\$2,000,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$14,168,000.00</b>	

**Comment:**                    Three bids were received on Thursday, October 21, 2021. An increase in funding is needed to award a contract to Sain Construction Company for the base bid only. There will be no additional designer fees. The increase in construction cost is due to inflation and market conditions, particularly site work and site utilities.

This project is 100% federally funded.

**Previous Action:**

07/12/2018	SBC	Approved project and to select a designer
10/29/2018	ESC	Approved designer selection (Design House 1411, LLC)
05/09/2019	SBC	Approved a revision in funding
05/14/2020	SBC	Approved EDP as recommended by the State Architect
11/12/2020	SBC	Approved a revision in project funding

**Minutes:**                    11/10/2021   SBC    Approved a revision in project budget and funding in order to award a contract

DEPARTMENT OF MILITARYVolunteer Training Site Milan, Milan, Gibson County, Tennessee

**Requested Action:** Approval of a project and utilizing a previously selected consultant

**Project Title:** VTS Milan Environmental Assessment

**Project Description:** Consultant to perform an environmental assessment of campus

**SBC Number:** 368/031-02-2021

**Total Project Budget:** \$346,600.00

**Source of Funding:** \$346,600.00 Federal Funds (NGB) (F)

**Comment:** This request is 100% federally funded.

The use of Vernadero Group Inc., the Department of Military's environmental consultant, is requested because they completed the initial environmental study and inventories at military facility under a federal contract and a state contract for VTS Tullahoma. Vernadero Group's previous involvement makes them best suited to conduct the federally required environmental assessment for this project.

**Minutes:** 11/10/2021 SBC Approved project and utilizing a previously selected consultant (Vernadero Group, Inc.)



DEPARTMENT OF ENVIRONMENT & CONSERVATIONNatchez Trace State Park, Wildersville, Henderson County, Tennessee

**Requested Action:** Approval of a project utilizing Agency Resources for design and construction

**Project Title:** Natchez Trace State Park Boat Ramp and Parking

**Project Description:** Construct a new boat ramp facility and parking at Natchez Trace State Park and all required related work.

**SBC Number:** 126/057-01-2021

**Total Project Budget:** \$515,000.00

<b>Source of Funding:</b>	\$463,500.00	21/22	TWRA Op Funds	(A)
	51,500.00	21/22	TDEC Op Funds	(A)

**Comment:** This is a FY 21/22 line-item in the capital budget.

The use of Agency Resources is requested because scope is limited and within the capabilities of the Agency.

**Minutes:** 11/10/2021 SBC Approved project utilizing Agency Resources for design and construction

DEPARTMENT OF ENVIRONMENT & CONSERVATIONStatewide, Tennessee

**Requested Action:** Approval of a procurement and to issue a Request for Qualifications

**Project Title:** State Park Master Plan

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

**SBC Number:** 126/000-04-2021

**Total Project Budget:** \$750,000.00

**Source of Funding:** \$750,000.00      21/22      CurrFunds-CapImp      (A)

**Comment:** This is a FY 21/22 line-item in the capital budget.

This will provide a planning study for all state parks that analyzes the use of current land and facilities to guide future programmatic decisions and capital project planning.

The Tennessee State Park system consists of a highly complex portfolio ranging from overnight lodging and food service, to recreational facilities like pools, golf courses, and playgrounds, to museums and historical sites. Support infrastructure includes water and wastewater treatment plants, water towers, dams, bridges, roads, parking lots, and fuel storage.

This study will complement previous work done to assess hospitality facilities at state parks (Hospitality Consultant, SBC# 126/000-04-2017).

Request for Qualifications is proposed because of the specialized nature of the services required.

**Minutes:** 11/10/2021    SBC    Approved procurement and issuing an RFQ

DEPARTMENT OF HUMAN SERVICESTennessee Rehabilitation Center, Smyrna, Rutherford County, Tennessee

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

**Project Title:** TRC Smyrna Campus Upgrades - Phase 2

**Project Description:** Upgrades to lighting, technology, and accessibility elements; kitchen cafeteria and interior renovations; window replacement; and all required related work.

**SBC Number:** 442/006-01-2021

**Total Project Budget:** \$6,180,000.00

**Source of Funding:** \$6,180,000.00      21/22      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 21/22 line-item in the capital budget.

**Minutes:** 11/10/2021    SBC    Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

Bill Haslam Center, Nashville, Davidson County, Tennessee

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

**Project Title:** New State Museum

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

**SBC Number:** 529/050-01-2015

**Total Project Budget:** \$153,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$121,610,000.00	\$ 0.00	\$121,610,000.00	15/16	FRF CurrFunds-CapImp	(A)
	4,608,338.83	(240,000.00)	4,368,338.83	FY17	FRF GO Bonds-CapImp	(R/A)
	0.00	0.00	0.00	FY17	GO Bonds-CapImp	(R/A)
	26,781,661.17	240,000.00	27,021,661.17		Gifts	(O)
<b>Original Project Budget:</b>	<b>\$153,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$ 0.00</b>				
<b>Revised Project Budget:</b>			<b>\$153,000,000.00</b>			

**Comment:** This replaces some of the bridge funding with additional gift funding received from the museum foundation of \$240,000.00.

<b>Previous Action:</b>	05/13/2015	SBC	Referred to ESC with authority to act
	05/26/2015	ESC	Approved project and RFQ for PM services
	07/09/2015	SBC	Referred to ESC with authority to act
	07/20/2015	ESC	Approved a revision in funding; using CMGC; awarding to Compass Partners as PMaA
	08/24/2015	ESC	Approved issuing RFQ for Exhibit Designer
	08/24/2015	ESC	Approved selected designer (EOA Architects)
	10/13/2015	SBC	Referred CMGC contract award to ESC
	10/22/2015	ESC	Approved award to Turner Construction as CM/GC
	10/22/2015	ESC	Approved award to Gallagher & Associates as Exhibit Designer
	11/12/2015	SBC	Approved issuing RFP for Exhibit Fabricator Services and referring award of contract to ESC with authority to act
	03/10/2016	SBC	Approved contract award to Design & Production Inc for Exhibit Fabricator Services
	03/30/2016	SBC	Approved Early Design Phase
	07/14/2016	SBC	Referred to ESC with authority to act
	07/25/2016	ESC	Approved a revision in funding
	03/09/2016	SBC	Referred to ESC with authority to act
	03/23/2017	ESC	Approved a revision in funding and GMP
	02/08/2018	SBC	Approved a revision in project funding

08/09/2018 SBC Approved a revision in project funding  
 02/14/2019 SBC Approved a revision in project funding  
 08/08/2019 SBC Approved a revision in project funding  
 03/12/2020 SBC Approved a revision in project funding  
 10/08/2020 SBC Approved a revision in project budget and funding  
 03/11/2021 SBC Approved a revision in project funding

**Minutes:** 11/10/2021 SBC Approved a revision in project funding

**The breakdown of the \$17,700,000.00 FRF G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.**

	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
\$	0.00	\$ 0.00	\$ 0.00	2001	FRF Cap Improv
	0.00	0.00	0.00	2006	FRF Cap Maint
	0.00	0.00	0.00	2007	FRF Cap Improv
	0.00	0.00	0.00	2007	FRF Cap Maint
	0.00	0.00	0.00	2008	FRF Cap Improv
	0.00	0.00	0.00	2008	FRF Cap Maint
	0.00	0.00	0.00	2009	FRF Cap Maint
	128,156.94	(128,156.94)	0.00	2010	FRF Cap Maint
	50,000.00	(50,000.00)	0.00	2010	FRF Cap Improv
	3,000,000.00	0.00	3,000,000.00	2011	FRF Cap Improv
	1,430,181.89	(61,843.06)	1,368,338.83	2011	FRF Cap Maint
	<b>\$4,608,338.83</b>	<b>(\$240,000.00)</b>	<b>\$4,368,338.83</b>		

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

	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	0.00	0.00	\$ 0.00	2004	Cap Improv
	0.00	0.00	0.00	2004	Cap Maint
	0.00	0.00	0.00	2005	Cap Maint
	0.00	0.00	0.00	2006	Cap Maint
	0.00	0.00	0.00	2006	Cap Improv
	0.00	0.00	0.00	2007	Cap Improv
	0.00	0.00	0.00	2007	Cap Maint
	0.00	0.00	0.00	2009	Cap Maint
	0.00	0.00	0.00	2009	Cap Improv
	0.00	0.00	0.00	2010	Cap Maint
	0.00	0.00	0.00	2011	Cap Maint
	0.00	0.00	0.00	2012	Cap Maint
	0.00	0.00	0.00	2012	Cap Improv
	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>		

DEPARTMENT OF GENERAL SERVICES

**William R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee**

**Requested Action:**           **Approval of a project utilizing a previously selected designer**

**Project Title:**                TN Tower Office Space Consolidation – DGS

**Project Description:**        Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

**SBC Number:**                 529/079-04-2021

**Total Project Budget:**       \$2,850,000.00

**Source of Funding:**         \$2,850,000.00                         FRF Reserves                         (A/R)

**Comment:**                    This is a portion of a FY 21/22 line-item (2022 Office Space Reduction Plan) in the capital budget.

This project will consolidate the TN Department of General Services (DGS) within portions of the TN Tower. The project will have an impact on the overall real estate reduction plan for Middle Tennessee.

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

The use of a previously selected designer (HMK Architects, PLLC) is requested as they were selected for office space consolidation projects like this one.

**Minutes:**                     11/10/2021    SBC    Approved project utilizing a previously selected designer (HMK Architects, PLLC)

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State