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 |
<table>
<thead>
<tr>
<th></th>
<th>Agency</th>
<th>Project Title</th>
<th>SBC Project No</th>
<th>Requested Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.</td>
<td>Department of General Services</td>
<td>New State Museum</td>
<td>529/050-01-2015</td>
<td>Approval of a revision in project funding</td>
</tr>
<tr>
<td>19.</td>
<td>Department of General Services</td>
<td>TN Tower Office Space Consolidation – DGS</td>
<td>529/079-04-2021</td>
<td>Approval of a project utilizing a previously selected designer</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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<tr>
<td></td>
<td>$ 5,000,000.00</td>
<td>$5,000,000.00</td>
<td>$10,000,000.00</td>
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<tr>
<td></td>
<td>12,600,000.00</td>
<td>(4,749,000.00)</td>
<td>7,851,000.00</td>
</tr>
<tr>
<td></td>
<td>4,000,000.00</td>
<td>8,149,000.00</td>
<td>12,149,000.00</td>
</tr>
<tr>
<td></td>
<td>$21,600,000.00</td>
<td></td>
<td>$30,000,000.00</td>
</tr>
</tbody>
</table>

Change in Funding: $8,400,000.00

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.

Previous Action:
- 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-Caplmp  (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).
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

Source of Funding:

<table>
<thead>
<tr>
<th>Year</th>
<th>Source Description</th>
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<tbody>
<tr>
<td>10/11</td>
<td>CurrFunds-CapImp</td>
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<tr>
<td>11/12</td>
<td>CurrFunds-CapImp</td>
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<tr>
<td>2012</td>
<td>GO Bonds CapImp</td>
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<tr>
<td>12/13</td>
<td>CurrFunds-CapImp</td>
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<td>15/16</td>
<td>CurrFunds-CapImp</td>
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<tr>
<td>09/10</td>
<td>ECD Op Funds</td>
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<tr>
<td>2018</td>
<td>GO Bonds CapImp</td>
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<tr>
<td>21/22</td>
<td>CurrFunds-CapImp</td>
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</tbody>
</table>

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.

Previous Action:

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

**Source of Funding:**

<table>
<thead>
<tr>
<th>Original Project Budget:</th>
<th>Change in Funding:</th>
<th>Revised Project Budget:</th>
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</thead>
<tbody>
<tr>
<td>$1,050,000.00</td>
<td>$ 236,180.00</td>
<td>$1,286,180.00</td>
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</table>

**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
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)

1) State Procurement Agency: University of Tennessee
   User Agency: UT Knoxville
   Location: Knoxville, Tennessee
   Project Title: ADA Compliance UTK & UTIA
   SBC Project No: 540/000-03-2017
   Designer: MBI Companies Inc
   Construction Completion %: 90%
   Change Order No: 1
   Change Order Amount: $43,994.54
   Change Order Percentage: 12.87%
   Cumulative Percentage: 12.87%
   Approval Date: 10/25/2021
   Contractor: Adams Contracting, LLC
   Targeted Substantial Completion: 10/29/2021
   Comment: Hidden Conditions/Omission
   This change order addresses the need to repair and relocate 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.

   Approved Project Funding
   Original Bid Target: $170,000.00
   Base Contract Amount: $341,765.00
   Contingency: $17,000.00
   Revised Contract Amount: $385,759.54
   Remaining Undedicated Funds: $1,455,000.00

2) State Procurement Agency: University of Tennessee
   User Agency: UT Institute of Agriculture
   Location: Knoxville, Tennessee
   Project Title: CVM – Lab Renovations
   SBC Project No: 540/001-03-2020
   Designer: Sanders Pace Architecture
   Construction Completion %: 100%
   Change Order No: 4
   Change Order Amount: $13,474.06
   Change Order Percentage: 5.01%
   Cumulative Percentage: 10.97%
   Approval Date: 10/25/2021
   Contractor: Merit Construction
   Targeted Substantial Completion: 05/23/2021
   Comment: Added Scope
   This change order addresses the need to enlarge an existing door opening to allow for the passage and connection of lab equipment.

   Approved Project Funding
   Original Bid Target: $575,000.00
   Base Contract Amount: $269,000.00
   Contingency: $57,500.00
   Revised Contract Amount: $298,514.15
   Remaining Undedicated Funds: $89,000.00
3) **State Procurement Agency:** University of Tennessee  
**User Agency:** UT Institute of Agriculture  
**Location:** Knoxville, Tennessee  
**Project Title:** Energy & Enviro Science Research Bldg (Ellington)  
**SBC Project No:** 540/001-04-2013  
**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**  
**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  
**Revised Contract Amount:** $75,742,140.78  
**Remaining Undedicated Funds:** $4,638,880.00

4) **State Procurement Agency:** TN Board of Regents  
**User Agency:** Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Campus HVAC Repairs  
**SBC Project No:** 166/001-05-2018  
**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**  
**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  
**Revised Contract Amount:** $989,511.61  
**Remaining Undedicated Funds:** $3,217,488.39

5) **State Procurement Agency:** STREAM  
**User Agency:** Department of Education  
**Location:** Nashville, Tennessee  
**Project Title:** Water Upgrades – TN School for the Blind  
**SBC Project No:** 168/005-02-2018  
**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**  
**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  
**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
Change Order No: 5
Change Order Amount: $39,266.28
Change Order Percentage: 1.17%
Cumulative Percentage: 29.32%

Construction Completion %: 65%
Targeted Substantial Completion: 11/13/2021
Comment: Hidden Conditions/Value Added
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.

Approved Project Funding
Original Bid Target: $4,000,000.00
Base Contract Amount: $3,348,995.00
Contingency: $400,000.00
Revised Contract Amount: $4,331,003.49
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
Change Order No: 2
Change Order Amount: $35,763.74
Change Order Percentage: 182.19%
Cumulative Percentage: 466.46%

Construction Completion %: 91%
Targeted Substantial Completion: 11/29/2021
Comment: Schedule Modifications
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.

Approved Project Funding
Original Bid Target: $19,629.61
Base Contract Amount: $19,629.61
Contingency: $12,727.00
Revised Contract Amount: $111,193.54
Remaining Undedicated Funds: $66,633.86

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 be 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:  
   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)  
   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.

* * * * * * *
**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, 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

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Original Funding: $2,000,000.00

Change in Funding: $39,000,000.00

Revised Funding: $41,000,000.00

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 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

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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 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 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)
University 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 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 Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Carousel Theatre Replacement

Project Description: 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.

SBC Number: 540/009-08-2021

Total Project Budget: $15,000,000.00

Current Project Funding: $600,000.00

Source of Funding: $600,000.00 Plant Funds (Non-Aux) (A)

Comment: 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.

Previous Action:

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.

Minutes: 11/10/2021 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (Blaine Construction Corporation)
TENNESSEE BOARD OF REGENTS

Tennessee 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

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Original Project Budget: $6,487,765.38
Change in Funding: $1,209,120.24
Revised Project Budget: $7,696,885.62

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.

Previous Action:
03/12/2020 SBC Referred to ESC with authority to act
03/23/2020 ESC Approved project utilizing the regional consultant and a previously selected designer
09/21/2020 ESC Approved designer selection (Melvin Gill Architects)
01/14/2021 SBC Approved 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
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

Source of Funding: 

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19/20 CurrFunds-CapMaint (MP) (A)
Plant Funds (Non-Aux) (A)

Original Project Budget: $800,000.00
Change in Funding: $125,000.00
Revised Project Budget: $925,000.00

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

Source of Funding:

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Original Project Budget: $31,550,000.00
Change in Funding: $1,095,000.00
Revised Project Budget: $32,645,000.00

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
Tennesssee Board of Regents

Pelissippi 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

Source of Funding:

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<td>Gifts</td>
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<td>Plant Funds (Non-Aux)</td>
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| Original $1,250,000.00 | Change $250,000.00 | Revised $1,500,000.00 |

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
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

Source of Funding: Original Change Revised
$12,168,000.00 $2,000,000.00 $14,168,000.00 Federal Funds (NGB) (F)

Original Project Budget: $12,168,000.00
Change in Funding: $2,000,000.00
Revised Project Budget: $14,168,000.00

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
Volunteer 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.)
Natchez 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

Source of Funding:

- $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
Statewide, 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
Tennessee 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
Bill Haslam Center, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: New State Museum

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

SBC Number: 529/050-01-2015

Total Project Budget: $153,000,000.00

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Original Project Budget: $153,000,000.00
Change in Funding: $ 0.00
Revised Project Budget: $153,000,000.00

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

Previous Action:
05/13/2015 SBC Referred to ESC with authority to act
05/26/2015 ESC Approved project and RFQ for PM services
07/09/2015 SBC Referred to ESC with authority to act
07/20/2015 ESC Approved 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.  

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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:

[Tre Hargett Signature]
Tre Hargett  
Secretary, State Building Commission  
Secretary of State