

MINUTES

STATE BUILDING COMMISSION

October 10, 2024

The State Building Commission met this day at 11:00 a.m. in House Hearing Room III 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 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Cameron Sexton, Speaker of the House of Representatives
Tre Hargett, Secretary of State
David Lillard, State Treasurer, participated via electronic communication
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Vice-Chairman Randy McNally, Lieutenant Governor
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- University of Tennessee
- Department of General Services
- East Tennessee State University
- State Building Commission

PRESENTER

President Randy Boyd
Commissioner Matt Van Epps
Chief Operating Officer Jeremy Ross
State Architect Ann McGauran

OTHER PARTICIPANTS

Ms. Beryl Alder, Moody Nolan, Inc.

State Architect Ann McGauran stated that the purpose of this meeting was to consider the items on the agenda for the October meeting of the State Building Commission. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination has been made that the electronic communication in this meeting by the members is a necessity the Commission has regularly scheduled monthly meetings around which agencies and institutions plan certain of their operational actions and a 30-day delay will cause an operational hardship for certain of the agencies and institutions having matters on today's agenda.

State Architect Ann McGauran called the roll and Speaker Sexton, Secretary Hargett, and Commissioner Bryson responded in person; and Treasurer Lillard responded electronically. There were no objections to the use of electronic communication.

Speaker Cameron Sexton asked if there were any requests for public comment and State Architect McGauran replied that there were no requests.

CONSENT AGENDA

At a roll call vote all members voted aye and approved the following items which had been reviewed and recommended for approval by Commission staff:

1. Agency: **University of Tennessee**
Project Title: Professional Consultants
SBC Project No: 540/000-01-2020
Requested Action: Approval of a revision in project budget and proceeding with the process to select additional consultants
2. Agency: **East Tennessee State University**
Project Title: Baseball Team Area and Hitting Facility
SBC Project No: 369/005-01-2021
Requested Action: Approval of a revision in project budget and funding
3. Agency: **East Tennessee State University**
Project Title: COM Bldg 2 Learning Community Renovation
SBC Project No: 369/005-05-2024
Requested Action: Approval of a project and proceeding with the process to select a designer
4. Agency: **Tennessee Board of Regents / East Tennessee State University**
Project Title: Housing Renovation
SBC Project No: 166/005-01-2022
Requested Action: Approval of a revision in project funding
5. Agency: **Tennessee Board of Regents / Columbia State Community College**
Project Title: Master Plan
SBC Project No: 166/015-01-2024
Requested Action: Approval of a project and to issue a Request for Proposal for master planning services
6. Agency: **Tennessee Board of Regents / Motlow State Community College**
Project Title: Backup Power and Utilities Upgrades
SBC Project No: 166/021-02-2023
Requested Action: Approval of a revision in project budget and funding to award a bid
7. Agency: **Tennessee Board of Regents**
Project Title: Statewide Consultants
SBC Project No: 166/000-01-2023
Requested Action: Approval of a revision in project budget and funding, and proceeding with the process to select one additional consultant
8. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ McMinnville**
Project Title: Coffee County Facility
SBC Project No: 166/068-02-2023
Requested Action: Approval of a revision in project budget and funding

9. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Elizabethton**
Project Title: Carter County Higher Education Center
SBC Project No: 166/052-01-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
10. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Knoxville**
Project Title: Knoxville Replacement Campus
SBC Project No: 166/060-01-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
11. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Nashville**
Project Title: New Academic Buildings and Aviation Replacement Campus
SBC Project No: 166/064-01-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
12. Agency: **Tennessee Board of Regents**
Project Title: Statewide TCAT Improvements
SBC Project No: 166/000-01-2024
Requested Action: Approval of a project and proceeding with the process to select four designers
13. Agency: **Department of Environment & Conservation**
Project Title: Bledsoe Creek State Park Wastewater Infrastructure Replacement
SBC Project No: 126/012-01-2023
Requested Action: Approval of a revision in project funding
14. Agency: **Department of Correction**
Project Title: BCCX Site 2 Security Electronics and HVAC for Guilds
SBC Project No: 142/013-02-2022
Requested Action: Approval of a revision in project budget and funding in order to award a contract
15. Agency: **Department of Correction**
Project Title: MCCX Site 2 Security Electronics and HVAC for Guilds
SBC Project No: 142/014-02-2022
Requested Action: Approval of a revision in project budget and funding in order to award a contract
16. Agency: **Department of Correction**
Project Title: NWCX Site 2 Security Electronics and HVAC for Guilds
SBC Project No: 142/016-02-2022
Requested Action: Approval of a revision in project budget and funding in order to award a contract
17. Agency: **Department of Veterans Services**
Project Title: West TN State Veterans Cemetery Parking and Site Improvements
SBC Project No: 682/007-01-2021
Requested Action: Approval of a revision in project budget and funding in order to award a contract

18. Agency: **Department of General Services**
Project Title: TN Tower – Document Solutions Postal Screening Relocation
SBC Project No: 529/079-03-2024
Requested Action: Approval of a project utilizing an Agency Consultant for design
19. Agency: **Department of General Services**
Project Title: Andrew Jackson Building Office Space Consolidation – Treasury
SBC Project No: 529/073-02-2022
Requested Action: Approval of a revision in project budget and funding
20. Agency: **Department of General Services**
Project Title: ETRHO Interior Renovations and Chiller Replacement
SBC Project No: 408/001-01-2019
Requested Action: Approval of a revision in project scope and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Neyland Entertainment P3 Development

Project Description: Development of a mixed-use hotel and entertainment district on the UT Knoxville campus through a Public Private Partnership.

SBC Number: 540/009-18-2023

Comment: Three proposals were received on April 1, 2024. The Notice of Intent to award was sent on July 24, 2024, naming Dixon Greenwood as the best evaluated proposer as a result of the RFP for public-private partnership. No protests were received in the protest period.

Previous Action: 12/14/2023 SBC Approved issuing an RFP for Public-Private Partnership with waiver of disclosure

Minutes: 10/10/2024 SBC At a roll call vote all members voted aye and approved awarding to the best evaluated proposer for Public-Private Partnership (Dixon Greenwood).

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

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

Project Title: State Capitol Window and Roof Repairs

Project Description: Replacement of metal roofing system, windows and all wooden exterior doors; install HVAC in cupola to mitigate condensation; and all required related work.

~~Repairs to metal roofing system and windows, with limited window replacement, and all required related work.~~

SBC Number: 529/005-01-2022

Total Project Budget: \$28,800,000.00

Current Project Funding: \$25,300,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$14,300,000.00	\$0.00	\$14,300,000.00	22/23	FRF CurrFunds-CapMaint (MP)	(A)
	0.00	10,000,000.00	10,000,000.00		FRF Reserves	(R)
	0.00	1,000,000.00	1,000,000.00	22/23	CurrFunds-CapImp	(A)
Original Project Funding:	\$14,300,000.00					
Change in Funding:		\$11,000,000.00				
Revised Project Funding:			\$25,300,000.00			

Comment: This adds funding from a FY24/25 line-item in the capital budget (State Capitol Roof Replacement) and a portion of a FY22/23 line-item in the capital budget (OSA State Capitol Window, Roof, and Grounds Repairs, \$2,000,000.00). The budget is being increased from \$14,300,000.00 to \$28,800,000.00 to accommodate the revised scope.

The original project was programmed to address roof and window repairs. As preliminary design work got under way, roof replacement versus roof repair was selected due to the age and condition of the roof. Additionally, an opportunity presented itself to replace the windows and exterior doors.

Previous Action:	07/13/2022	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
	07/25/2022	ESC	Approved designer selection (Centric Architecture, Inc.)
	09/27/2023	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (R.C. Matthews Contractor)

Minutes:	10/10/2024	SBC	At a roll call vote all members voted aye and approved a revision in project scope, budget, and funding.
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DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in project scope, budget, and funding, and to use a previously awarded contractor for construction**

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 Weakly Drive.~~

Repair and construct paths and stairs to improve access to the capitol grounds; add a new ADA ramp; add handrails; limited landscaping and irrigation; and all related work. Stabilization and reconstruction of the existing stone retaining wall along Eakin Weakly Drive.

SBC Number: 529/005-01-2013

Total Project Budget: \$7,780,000.00

Source of Funding:	Original	Change	Revised			
	\$3,800,000.00	\$ 0.00	\$3,800,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	380,000.00	0.00	380,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	100,000.00	0.00	100,000.00	13/14	CurrFunds-CapImp	(A)
	2,500,000.00	0.00	2,500,000.00		FRF Reserves	(R)
	0.00	1,000,000.00	1,000,000.00	22/23	CurrFunds-CapImp	(A)

Original Project Funding: **\$6,780,000.00**

Change in Funding: **\$1,000,000.00**

Revised Project Budget: **\$7,780,000.00**

Comment: This request adds funds from a portion of an FY22/23 **line-item** in the capital budget (OSA State Capitol Window, Roof, and Grounds Repairs, \$2,000,000.00). The scope is being revised to more clearly describe the work that has been and will be done.

Additional funding is being requested to award a construction contract to the previously approved contractor (City Construction, LLC) for the construction of the west, upper grand stairs. The previously awarded contractor is requested to expedite the construction schedule.

Previous Action:	09/12/2013	SBC	Approved project utilizing BV & Designer
	02/11/2021	SBC	Approved a revision in project budget and funding and awarding a construction contract to the Best Value proposer (Tradesman Group, Inc.)
	11/10/2021	SBC	Approved a revision in project funding.
	07/13/2022	SBC	Approved using IDIQ Alternative Delivery Method for a portion of the work

Minutes: 10/10/2024 SBC At a roll call vote all members voted aye and approved a revision in project scope, budget, and funding, and to use a previously awarded contractor (City Construction, LLC) for construction.

EAST TENNESSEE STATE UNIVERSITY

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

Requested Action: **Approval of the Early Design Phase** as presented by Moody Nolan, Inc.

Project Title: Integrated Health Services Building

Project Description: Construction of a new Integrated Health Services Building on the main ETSU Campus. Renovation of space for the College of Nursing, College of Clinical and Rehabilitative Health Sciences, the Student/University Health Clinic, a portion of Nicks Hall, and the Dental Hygiene area of Lamb Hall.

SBC Number: 369/005-05-2022

Total Project Budget: \$55,786,960.00

Source of Funding:	\$40,844,600.00	22/23	CurrFunds-CapImp	(A)
	\$14,942,360.00		Gifts	(O)

Comment: The project is on schedule and in budget with construction anticipated to start summer of 2025.

Previous Action:	07/13/2022	SBC	Approved project and to select a designer, and utilizing CM/GC alternative delivery method
	02/27/2023	ESC	Approved designer selection (Moody Nolan, Inc.)
	10/11/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (BurWil Construction Company, Inc.)
	06/13/2024	SBC	Approved a revision in project budget, scope, and funding

Minutes:	10/10/2024	SBC	Chief Operating Officer Jeremy Ross introduced Ms. Beryl Alder with Moody Nolan, Inc. Ms. Alder gave the presentation stating that the project is on schedule and in budget.
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At a roll call vote all members voted aye and approved the EDP as presented by Moody Nolan, Inc.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) At a roll call vote all members voted aye and approved the Minutes of the State Building Commission meeting held on September 12, 2024 and ratified all actions taken at that meeting.

SBC By-Laws, Policy & Procedures

- 1) At a roll call vote all members voted aye and approved the following policy revisions:
 - a. Defined Terms – Modify Section 2.01, F, 2; replace “Assistant” with “Associate”

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 Chattanooga
	Location:	Chattanooga, Tennessee		
	Project Title:	Lockmillier Structural Repairs		
	SBC Project No:	540/005-01-2023	Approval Date:	09/04/2024
	Designer:	Bennett & Pless	Contractor:	Pillar Construction Group, LLC
	Construction Completion %:	40%	Targeted Substantial Completion:	11/01/2024
	Change Order No.	1	Comment: Hidden Conditions/Design Modifications	
	Change Order Amount:	\$76,226.32	This change order addresses the discovery of foundation settlement along with sub-slab voids during excavation and its remediation through additional helical piers, slab support, and brick repair. This work also includes the owner's request to remove and replace some existing sidewalks to improve the appearance of the site.	
	Change Order Percentage:	76.40%		
	Cumulative Percentage:	76.40%		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$255,000.00	Revised Contract Amount:	\$176,003.32
	Base Contract Amount:	\$99,777.00	Remaining Undedicated Funds:	\$120,000.00
	Contingency:	\$25,000.00		

- 2) **State Procurement Agency:** University of Tennessee
Location: Chattanooga, Tennessee
Project Title: Security Improvements
SBC Project No: 540/005-03-2020
Designer: WWR Engineers
Approval Date: 09/03/2024
Contractor: J&J Contractors, Inc.
Construction Completion %: 98%
Targeted Substantial Completion: 10/24/2024
Change Order No. 3
Comment: Added Scope
Change Order Amount: \$36,387.85
This change order adds additional security cameras at the Jones Observatory, Stophel Apartments, and relocates one camera at the Stophel Apartments.
Change Order Percentage: 5.39%
Cumulative Percentage: 12.76%
After This Change Order
Approved Project Funding
Original Bid Target: \$670,000.00
Base Contract Amount: \$674,784.00
Revised Contract Amount: \$760,917.26
Contingency: \$100,000.00
Remaining Undedicated Funds: \$164,500.00
- 3) **State Procurement Agency:** TN Board of Regents
Location: Nashville, Tennessee
Project Title: Gentry Center Roof Replacement
SBC Project No: 166/001-01-2023
Designer: Richard C Rinks & Associates, Inc.
User Agency: Tennessee State University
Approval Date: 09/09/2024
Contractor: AAR of North Carolina, Inc.
Construction Completion %: 73%
Targeted Substantial Completion: 10/16/2024
Change Order No. 3
Comment: Value Added
Change Order Amount: \$6,666.10
This change order addresses the need to provide self-sticking EPDM membrane along intersection of rusting metal siding and the roof termination strip.
Change Order Percentage: 0.41%
Cumulative Percentage: 10.35%
After This Change Order
Approved Project Funding
Original Bid Target: \$1,618,500.00
Base Contract Amount: \$1,618,500.00
Revised Contract Amount: \$1,786,033.07
Contingency: \$161,850.00
Remaining Undedicated Funds: \$62,898.64
- 4) **State Procurement Agency:** TN Board of Regents
Location: Nashville, Tennessee
Project Title: Campus Bldg. Envelope & Structure Repairs
SBC Project No: 166/001-04-2018
Designer: American Structurepoint
User Agency: Tennessee State University
Approval Date: 09/16/2024
Contractor: Century Construction Group
Construction Completion %: Phase One 100%
Phase Two 0%
Targeted Substantial Completion: P1 01/18/2023
P2 11/26/2024
Change Order No. 8
Comment: Added Scope
Change Order Amount: \$28,660.82
This change order provides for the painting of two stairwells at the Davis Building. This change order adds 80 days to the project schedule
Change Order Percentage: 1.18%
Cumulative Percentage: 30.00%
After This Change Order
Approved Project Funding
Original Bid Target: \$2,437,000.00
Base Contract Amount: \$2,437,000.00
Revised Contract Amount: \$3,168,086.19
Contingency: \$163,000.00
Remaining Undedicated Funds: \$230,463.10

- 5) **State Procurement Agency:** TN Board of Regents
Location: Columbia, Tennessee
Project Title: Accessibility & Security Upgrades
SBC Project No: 166/015-01-2021
Designer: Hurst-Rosche, Inc.
Construction Completion %: 94%
Change Order No. 8
Change Order Amount: \$9,745.59
Change Order Percentage: 1.16%
Cumulative Percentage: 27.11%
- Approved Project Funding**
Original Bid Target: \$842,000.00
Base Contract Amount: \$842,000.00
Contingency: \$65,000.00
- User Agency:** Columbia State Community College
Approval Date: 09/09/2024
Contractor: Drakes Creek Builders, LLC
Targeted Substantial Completion: 01/16/2025
Comment: Omission
This change order provides an elevator pit ladder, cell dialer, fire extinguisher, and signage as required by code for both the Warf and Clement Buildings. This change order adds 5 days to the project schedule.
After This Change Order
Revised Contract Amount: \$1,070,227.07
Remaining Undedicated Funds: \$381,678.94
- 6) **State Procurement Agency:** TN Board of Regents
Location: Shelbyville, Tennessee
Project Title: Bedford County Higher Education Center
SBC Project No: 166/086-01-2021
Designer: Bauer Askew Arch
Construction Completion %: 47%
Change Order No. 7
Change Order Amount: \$453,725.38
Change Order Percentage: 1.15%
Cumulative Percentage: 17.30%
- Approved Project Funding**
Original Bid Target: \$39,599,128.00
Base Contract Amount: \$39,599,128.00
Contingency: \$8,400,872.00
- User Agency:** TCAT Shelbyville
Approval Date: 09/20/2024
Contractor: American Constructors
Targeted Substantial Completion: 11/29/2025
Comment: Added Scope
This change order adds scope to the project to provide for two bays to both the Automotive and Machine Tool labs, as well as the addition of exterior canopies at the facility's north façade and the Welding south façade.
After This Change Order
Revised Contract Amount: \$46,447,911.34
Remaining Undedicated Funds: \$1,463,485.66
- 7) **State Procurement Agency:** STREAM
Location: Nashville, Tennessee
Project Title: DSNF Life Safety Upgrades
SBC Project No: 142/011-01-2017
Designer: DeBerry / Edmonds
Construction Completion %: 99%
Change Order No. 8
Change Order Amount: \$179,519.00
Change Order Percentage: 4.18%
Cumulative Percentage: 31.35%
- Approved Project Funding**
Original Bid Target: \$5,466,593.00
Base Contract Amount: \$4,298,000.00
Contingency: \$185,162.00
- User Agency:** Department of Correction
Approval Date: 08/30/2024
Contractor: Anderson Piping Company, Inc.
Targeted Substantial Completion: 12/19/2024
Comment: Codes
This change order provides for the necessary modifications to the existing duct and air distribution systems. This change order adds 406 days to the project schedule.
After This Change Order
Revised Contract Amount: \$5,645,411.86
Remaining Undedicated Funds: \$25,643.00

- 8) **State Procurement Agency:** STREAM **User Agency:** Department of Transportation
Location: Nashville, Tennessee
Project Title: Region 3 Aerial Survey and Wireless Communications Building
SBC Project No: 243/020-01-2020 **Approval Date:** 08/28/2024
Designer: OHM Advisors **Contractor:** W.E. O'Neil Construction
Construction Completion %: 100% **Targeted Substantial Completion:** 03/23/2024
Change Order No. 9 **Comment: Hidden Conditions**
Change Order Amount: \$2,097.35 This change order is for excavation and discovery of a
Change Order Percentage: 0.07% clog in the main underground sewer line on the site.
Cumulative Percentage: 15.21%
Approved Project Funding
Original Bid Target: \$3,015,000.00 **After This Change Order**
Base Contract Amount: \$3,015,000.00 **Revised Contract Amount:** \$3,473,558.77
Contingency: \$150,750.00 **Remaining Undedicated Funds:** \$128,488.78
- 9) **State Procurement Agency:** STREAM **User Agency:** Mental Health & Substance Abuse
Location: Nashville, Tennessee
Project Title: MTMHI Mechanical, Equipment Replacement
SBC Project No: 344/001-01-2020 **Approval Date:** 09/09/2024
Designer: Henderson Engineering **Contractor:** The Whiting – Turner Contracting
Construction Completion %: 99% Group
Change Order No. 4 **Targeted Substantial Completion:** 09/19/2024
Change Order Amount: \$266,451.13 **Comment: Hidden Conditions/Design Modifications**
Change Order Percentage: 10.19% This change order includes the replacement of the main
Cumulative Percentage: 21.26% hospital boiler room cooling coil and revising the chilled
water pump sequence of operations, relocation of the
existing fire sprinkler piping and heads in the boiler room,
increase the original temporary generator size to provide
(2) 1,200 kw temporary generators and 1200 amp
breaker and fuel, and payment to NES, outside of normal
business hours, for the installation of the Forensics storm
switch installation. This change order adds 219 days to
the project schedule.
Approved Project Funding **After This Change Order**
Original Bid Target: \$3,065,000.00 **Revised Contract Amount:** \$3,171,988.78
Base Contract Amount: \$2,615,800.00 **Remaining Undedicated Funds:** \$814,506.22
Contingency: \$306,500.00

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Tennessee Rehabilitation Initiative in Correction (TRICOR)
Location: Nashville, Tennessee
Project Title: Essential Maintenance – Air Compressor Equipment Replacement
Project Description: Replacement of an air compressor and associated receiving tank and controls.
SBC Project No. 150/001-03-2013
Original Project Budget: \$68,000.00
Project Expenditures: \$ 187.10
Source of Funding: 13/14 CurrFunds-CapMaint (A)
Approval: Approved cancellation of the project
Approval Date: 10/10/2024

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Beersheba, Tennessee
Project Title: Savage Gulf State Park Improvements Phase Two
SBC Project No. 126/099-01-2023
Designer: CTI Engineers, Inc.
Amount: \$270,556.80
Explanation: This ASR incorporates needed site surveys.
Approval Date: 09/19/2024
OSA Receipt Date: 09/19/2024
 - 2) **State Procurement Agency:** STREAM / Department of Correction
Location: Only, Tennessee
Project Title: TCIX Water Treatment Plants Renovation
SBC Project No. 142/005-02-2020
Designer: Architects Weeks Ambrose McDonald, Inc.
Amount: \$14,400.00
Explanation: This ASR incorporates a consultant to provided construction oversight for the sanitary sediment remediation associated with this project.
Approval Date: 08/12/2024
OSA Receipt Date: 08/12/2024

- 3) **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Hendersonville, Tennessee
Project Title: Rock Castle New Event Center & Site Improvements
SBC Project No. 160/001-01-2021
Designer: Anecdote, PLC
Amount: \$51,012.00
Explanation: This ASR provides for third party soil monitoring and testing through the course of the project in accordance with the Secretary of the Interior's historic standards.
Approval Date: 09/09/2024
OSA Receipt Date: 09/09/2024
- 4) **State Procurement Agency:** STREAM / Department of Military
Location: Milan, Tennessee
Project Title: VTS Milan New Sewer Line Connections
SBC Project No. 368/031-02-2023
Designer: AECOM Technical Services, Inc.
Amount: \$47,880.00
Explanation: This ASR provides for a topographical land survey.
Approval Date: 08/22/2024
OSA Receipt Date: 08/22/2024

Other Business

There being no further business, the meeting adjourned at 11:15 a.m.

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UNIVERSITY OF TENNESSEE

University of Tennessee, Statewide, Tennessee

Requested Action: Approval of a revision in project budget and proceeding with the process to select additional consultants

Project Title: Professional Consultants

Project Description: This project will provide system-wide professional consulting services for various types of specialties.

SBC Number: 540/000-01-2020

Total Project Budget: \$9,659,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$7,777,000.00	\$1,882,000.00	\$9,659,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$7,777,000.00			
Change in Funding:		\$1,882,000.00		
Revised Project Budget:			\$9,659,000.00	

Comment: This increases the budget from \$7,777,000.00 to \$9,659,000.00 providing for the remaining year of the contract. An addition of three Knoxville Regional Consultants and three Agriculture/Biosystems Consultants are requested due to increased demand and availability of existing consultants.

Previous Action:	10/08/2020	SBC	Approved procurement and to issue RFQs
	04/08/2021	SBC	Approved a revision in project budget and funding
	07/22/2021	SBC	Approved a revision in project budget and funding
	10/14/2021	SBC	Approved a revision in project budget and funding, extending current contracts an additional 12 months, and to select designers
	10/25/2021	ESC	Approved consultant selections
	01/13/2022	SBC	Approved awarding contracts to previously selected consultants
	04/14/2022	SBC	Approved a revision in project budget and funding
	10/13/2022	SBC	Approved a revision in project budget and funding, extending current contracts an additional 36 months, and to select designers
	10/24/2022	ESC	Approved consultant selections
	04/13/2023	SBC	Approved a revision in project budget and funding
	08/10/2023	SBC	Approved a revision in project budget and funding
	10/12/2023	SBC	Approved a revision in project budget and funding, and to select additional consultants for the remaining two years
	10/23/2023	ESC	Approved consultant selections
Minutes:	10/10/2024	SBC	Approved a revision in project budget and to select additional consultants

Professional Consultant Contract Dates

Contracts are extended and utilized up to five years based on State Building Commission Approvals.

Specialty	Firm	Start Date	End Date
Agriculture / BioSystems - Knoxville	TBD	11/01/2024	10/31/2025
Agriculture / BioSystems - Memphis/Martin	TBD	11/01/2024	10/31/2025
Agriculture / BioSystems - Nashville	TBD	11/01/2024	10/31/2025
Architectural - Knoxville	Architects Weeks Ambrose McDonald, Inc.	11/01/2020	10/31/2021
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2020	10/31/2021
Architectural - Knoxville	Dollar & Ewers Architecture, Inc.	11/01/2020	10/31/2022
Architectural - Knoxville	Brewer, Ingram & Fuller Architects, Inc.	11/01/2021	10/31/2022
Architectural - Knoxville	The Architecture Collaborative, LLC	11/01/2021	10/31/2022
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2022	10/31/2023
Architectural - Knoxville	MBI Companies, Inc.	11/01/2022	10/31/2023
Architectural - Knoxville	Thomas Caldwell, Architect	11/01/2022	10/31/2025
Architectural - Knoxville	Studio Four Design, Inc.	11/01/2023	10/31/2025
Architectural - Knoxville	The Architecture Collaborative, LLC	11/01/2023	10/31/2025
Architectural - Knoxville	TBD	11/01/2024	10/31/2025
Architectural - Knoxville	TBD	11/01/2024	10/31/2025
Architectural - Knoxville	TBD	11/01/2024	10/31/2025
Architectural - Chattanooga	Franklin Associates Architects	11/01/2020	10/31/2021
Architectural - Chattanooga	Workshop Architecture, LLC	11/01/2020	10/31/2021
Architectural - Chattanooga	Tinker Ma, Inc.	11/01/2020	10/31/2025
Architectural - Chattanooga	Derthick Henley & Wilkerson Architects, PLLC	11/01/2021	10/31/2025
Architectural - Chattanooga	Billingsley Architecture	11/01/2021	10/31/2025
Architectural - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2025
Architectural - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022
Architectural - Memphis/Martin	Renaissance Group, Inc.	11/01/2020	10/31/2022
Architectural - Memphis/Martin	Haizlip Studio, PLLC	11/01/2022	10/31/2025
Architectural - Memphis/Martin	ANF Architects, Inc.	11/01/2022	10/31/2025
Architectural - Nashville	Aecom Technical Services, Inc.	11/01/2020	10/31/2022
Architectural - Nashville	The Orcutt/Winslow, LLLP	11/01/2022	10/31/2025
Architectural - Nashville	ProjX, LLC	11/01/2022	10/31/2025
Bldg. Envelope - Knoxville	Roof Design & Consulting Services, Inc.	11/01/2020	10/31/2025
Bldg. Envelope - Chattanooga	Building Management Consultants	11/01/2020	10/31/2021
Bldg. Envelope - Chattanooga	Hefferlin + Kronenberg Architects, PLLC	11/01/2021	10/31/2022
Bldg. Envelope - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2022
Bldg. Envelope - Nashville	Professional Service Industries	11/01/2020	10/31/2025
Civil - Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022
Civil - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2022
Civil - Knoxville	Harold Brown Design, LLC	11/01/2022	10/31/2025

Civil - Knoxville	Orchard, Hiltz & McCliment, Inc.	11/01/2022	10/31/2025
Civil - Chattanooga	Croy Engineering, LLC	11/01/2020	10/31/2025
Civil - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Civil - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022
Civil - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2025
Civil - Memphis/Martin	Cannon & Cannon, Inc.	11/01/2022	10/31/2025
Civil - Nashville	Collier Engineering Co, Inc.	11/01/2020	10/31/2025
Civil - Nashville	James + Associates Engineers & Planners, Inc.	11/01/2022	10/31/2025
Electrical - Knoxville	West Welch Reed Engineers, Inc.	11/01/2020	10/31/2025
Electrical - Knoxville	Facility Systems Consultants, LLC	11/01/2020	10/31/2025
Electrical - Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2025
Electrical - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Electrical - Memphis/Martin	OGCB, Inc.	11/01/2020	10/31/2025
Electrical - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2025
Electrical - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022
Electrical - Nashville	IC Thomasson Associates	11/01/2022	10/31/2025
Electrical - Nashville	Community Solutions be Design, LLC	11/01/2022	10/31/2025
Electrical-Pwr Dist - Knoxville	Allen & Hoshall, Inc.	11/01/2020	10/31/2022
Electrical-Pwr Dist - Chattanooga	MBI Companies, Inc.	11/01/2020	10/31/2021
Electrical-Pwr Dist - Chattanooga	CMTA, Inc.	11/01/2021	10/31/2022
Electrical-Pwr Dist - Chattanooga	McGill Associates, P.A., Inc.	11/01/2022	10/31/2023
Electrical-Pwr Dist - Chattanooga	West Welch Reed Engineers, Inc.	11/01/2023	10/31/2025
Environmental - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2021
Environmental - Knoxville	Quantum Environmental & Engineering Services, LLC	11/01/2020	10/31/2025
Environmental - Knoxville	Geoservices, LLC	11/01/2021	10/31/2025
Environmental - Chattanooga	S&ME, Inc.	11/01/2020	10/31/2021
Environmental - Chattanooga	Barge Design Solutions, Inc.	11/01/2020	10/31/2021
Environmental - Chattanooga	Professional Environmental Consulting, Inc.	11/01/2021	10/31/2025
Environmental - Chattanooga	Jacobs Engineering Group, Inc.	11/01/2021	10/31/2025
Environmental - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022
Environmental - Memphis/Martin	Tioga Environmental Consultants, Inc.	11/01/2022	10/31/2025
Environmental - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2025
Geotechnical – Knoxville	Shield Engineering, Inc.	11/01/2020	10/31/2023
Geotechnical – Knoxville	Geoservices, LLC	11/01/2020	10/31/2025
Geotechnical – Knoxville	S&ME, Inc.	11/01/2023	10/31/2025
Geotechnical – Memphis/Martin	Terracon Consultants, Inc.	11/01/2020	10/31/2022
Geotechnical – Nashville	ECS Southeast, LLP	11/01/2020	10/31/2025
Interior Design - Knoxville	Z Creative Group, Inc.	11/01/2020	10/31/2025
Interior Design - Knoxville	Lauderdale Design Group, Inc.	11/01/2020	10/31/2025
Landscape - Knoxville	Ross/Fowler, PC	11/01/2020	10/31/2025

Landscape - Knoxville	Hedstrom Landscape Architecture	11/01/2020	10/31/2025
Landscape - Chattanooga	Ross/Fowler, PC	11/01/2020	10/31/2025
Landscape - Chattanooga	Croy Engineering, LLC	11/01/2020	10/31/2025
Landscape - Memphis/Martin	Dalhoff Thomas Design, LLC	11/01/2020	10/31/2022
Landscape - Nashville	Hodgson and Douglas, LLC	11/01/2020	10/31/2025
Mechanical - Knoxville	IC Thomasson Associates	11/01/2020	10/31/2025
Mechanical - Knoxville	Engineering Services Group	11/01/2020	10/31/2025
Mechanical - Chattanooga	Compass Commissioning & Design	11/01/2020	10/31/2025
Mechanical - Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2025
Mechanical - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2025
Mechanical - Memphis/Martin	Barham/Cain/Mynatt, Inc.	11/01/2020	10/31/2022
Mechanical - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022
Mechanical - Memphis/Martin	OGCB, Inc.	11/01/2022	10/31/2025
Mechanical - Nashville	Edmonds Engineering, Inc.	11/01/2020	10/31/2022
Mechanical - Nashville	Dewberry Engineers, Inc.	11/01/2022	10/31/2025
Mechanical - Nashville	Community Solutions be Design, LLC	11/01/2022	10/31/2025
Structural - Knoxville	Allen & Hoshall, Inc.	11/01/2020	10/31/2021
Structural - Knoxville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022
Structural - Knoxville	Bennett & Pless, Inc.	11/01/2021	10/31/2022
Structural - Knoxville	Ross Bryan Associates, Inc.	11/01/2022	10/31/2025
Structural - Knoxville	MBI Companies, Inc.	11/01/2022	10/31/2025
Structural - Chattanooga	Bennett & Pless, Inc.	11/01/2020	10/31/2025
Structural - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2025
Structural - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2025
Structural - Memphis/Martin	Burr & Cole Consulting Engineers	11/01/2020	10/31/2025
Structural - Nashville	Ross Bryan Associates, Inc.	11/01/2020	10/31/2025
Survey - Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022
Survey - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2025
Survey - Knoxville	Orchard, Hiltz & McCliment, Inc.	11/01/2022	10/31/2025

EAST TENNESSEE STATE UNIVERSITY

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

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

Project Title: Baseball Team Area and Hitting Facility

Project Description: One story structure to the home team dugout to include ~~batting cages~~, locker room, umpire suite, sports medicine, coaches' offices, ~~and restrooms and meeting area.~~

SBC Number: 369/005-01-2021

Total Project Budget: \$3,750,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,200,000.00	\$1,550,000.00	\$3,750,000.00	Gift-in-Place	(O)
Original Project Budget:	\$2,200,000.00				
Change in Funding:		\$1,550,000.00			
Revised Project Budget:			\$3,750,000.00		

Comment: This request increases the project budget from \$2,200,000.00 to \$3,750,000.00. This reduction in scope and increase in funding is the result of conversations with ETSU and the donor to align priorities with available funds.

Previous Action: 01/13/2022 SBC Approved gift-in-place project with plans and specifications to be approved by the State Architect

Minutes: 10/10/2024 SBC Approved a revision in project budget and funding

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: COM Bldg 2 Learning Community Renovation

Project Description: Renovate the third floor of the College of Medicine (COM) Bldg. 2 to create meeting, study, and collaboration space to support the student learning communities. New layouts will require coordination of mechanical, electrical, life safety systems, and all associated work.

SBC Number: 369/005-05-2024

Total Project Budget: \$2,300,000.00

Source of Funding: \$2,300,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a September 13, 2024 **disclosed** project reported by ETSU.

Minutes: 10/10/2024 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

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

Requested Action:	Approval of a revision in project funding		
Project Title:	Housing Renovations		
Project Description:	Renovate Lucille Clement, Stone, Buc Ridge, West, Nell Dossett, and Yoakley Halls. Work to include building system replacements as well as selected space reconfiguration and new finishes. Replacement of the furnishings will also be part of the project.		
SBC Number:	166/005-01-2022		
Total Project Budget:	\$25,000,000.00		
Source of Funding:	\$22,000,000.00	TSSBA (Housing)	(A)
	\$ 3,000,000.00	Plant Funds (Aux-Housing)	(A)
Comment:	This request is to reallocate \$2,200,000.00 from movable equipment to increase the maximum allowable construction cost. An increase in construction funding is needed to address essential mechanical and code related needs for the renovation of Yoakley Hall.		
Previous Action:	05/23/2022	SBC	Approved project and use of CM/GC
	11/21/2022	ESC	Approved designer selection (Thompson & Litton, Inc.)
	07/13/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Blaine Construction Corporation)
	06/13/2024	SBC	Approved a revision in project scope
Minutes:	10/10/2024	SBC	Approved a revision in project funding

TENNESSEE BOARD OF REGENTSColumbia State Community College, Columbia, Maury County, Tennessee

Requested Action: Approval of a project and to issue a Request for Proposal for master planning services

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/015-01-2024

Total Project Budget: \$200,000.00

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

Comment: Current Master Plan was completed in 2017.

Minutes: 10/10/2024 SBC Approved budget and issuing an RFP for master planning services

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

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

Project Title: Backup Power and Utilities Upgrades

Project Description: Install backup power and utilities to support core operational systems in Marcum IT department, Ingram Administration Building, and power plant operations building. Project includes all related work.

SBC Number: 166/021-02-2023

Total Project Budget: \$2,208,000.00

Current Project Budget: \$1,158,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,050,000.00	\$ 0.00	\$1,050,000.00	23/24	CurrFunds-CapMaint	(A)
	0.00	108,000.00	108,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,050,000.00					
Change in Funding:		\$108,000.00				
Revised Project Budget:			\$1,158,000.00			

Comment: This request increases the budget from \$2,100,000.00 to \$2,208,000.00. One bid was received on September 11, 2024. An increase in funding is needed to award a contract to Xenergy, Inc. for the base bid and replenish the contingency. The cost of the server room dry fire suppression system and related work to create a separate fire zone was higher than estimated. There will be no additional designer fees associated with this portion of work. The project budget has been increased proportionally.

Previous Action:	07/13/2023	SBC	Approved project and to select a designer
	07/25/2023	ESC	Approved designer selection (Henderson Engineers, Inc.)

Minutes:	10/10/2024	SBC	Approved a revision in project budget and funding to award a bid (Xenergy, Inc.)
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TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

Requested Action: **Approval of a revision in project budget and funding, and proceeding with the process to select one additional consultant**

Project Title: Statewide Consultants

Project Description: System-wide professional services with consultants for Architecture, Engineering, and other specialty consultants. Funding will be allocated from appropriate sources for specific services.

SBC Number: 166/000-01-2023

Total Project Budget: \$800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$250,000.00	\$150,000.00	\$400,000.00	Plant Funds (Non-Aux)	(A)
	250,000.00	150,000.00	400,000.00	Various Project Funds	(A)
Original Project Budget:	\$500,000.00				
Change in Funding:		\$300,000.00			
Revised Project Budget:			\$800,000.00		

Comment: This request increases the project budget from \$500,000.00 to \$800,000.00. The request will add a consultant for Civil/Structural services. Additional funds are requested to ensure there is authorized capacity to service TBR campuses for FY 24/25.

Previous Action:	09/14/2023	SBC	Approved procurement and to select consultants
	09/27/2023	ESC	Approved 6 consultant selections
	11/20/2023	ESC	Approved 1 consultant selection

Minutes:	10/10/2024	SBC	Approved a revision in project budget and funding, and to select one additional consultant
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Professional Consultant Contract Dates

Contracts are extended and utilized up to five years based on State Building Commission Approvals.

Firm	Discipline	Start Date	Current Term	Maturity
Hefferlin + Kronenberg Architects PLLC	Architect - Southeast	11/30/2023	09/30/2026	09/30/2028
The Architecture Collaborative, LLC	Architect-East	01/04/2024	09/30/2026	09/30/2028
Allen & Hoshall, Inc.	Architect-West	01/04/2024	09/30/2026	09/30/2028
Engineering Services Group, Inc.	Engineer-East	11/30/2023	09/30/2026	09/30/2028
Innovative Engineering Services, LLC	Engineer-West	02/02/2021	09/30/2026	09/30/2028
Terracon Consultants, Inc.	Hazardous Materials	11/30/2022	09/30/2026	09/30/2028
WSP USA Environment & Infrastructure Inc.	Stormwater	11/30/2022	09/30/2026	09/30/2028

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Coffee County Facility

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

SBC Number: 166/068-02-2023

Total Project Budget: \$26,893,973.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$25,000,000.00	\$ 0.00	\$25,000,000.00	23/24	CurrFunds-CapImp	(A)
	0.00	1,893,973.00	1,893,973.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$25,000,000.00					
Change in Funding:		\$1,893,973.00				
Revised Project Budget:			\$26,893,973.00			

Comment: This request increases the budget from \$25,000,000.00 to \$26,893,973.00. The funding is needed to construct a CDL training lot. TCAT McMinnville is currently operating truck driving training on a site that the State does not own. For several reasons, the TCAT cannot be sure that they can continue to use this site. The new Coffee County location affords the land that would work well for the needs of the campus and includes CDL classroom space which will benefit the program.

Previous Action:

07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
07/25/2023	ESC	Approved designer selection (Goodwyn Mills Cawood, LLC)
04/11/2024	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Batten Shaw Construction)
05/09/2024	SBC	Approved EDP as presented by Goodwyn Mills Cawood, LLC

Minutes: 10/10/2024 SBC Approved a revision in project budget and funding

** Work to be done in Coffee County

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Elizabethton, Elizabethton, Carter County, Tennessee

Requested Action:	Approval of the Early Design Phase as recommended by the State Architect		
Project Title:	Carter County Higher Education Center		
Project Description:	Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes demolition of vacated buildings and abandoned utilities.		
SBC Number:	166/052-01-2023		
Total Project Budget:	\$40,000,000.00		
Source of Funding:	\$40,000,000.00	23/24	CurrFunds-CapImp (A)
Comment:	The project is on schedule and in budget with construction anticipated to start spring of 2025.		
Previous Action:	07/13/2023	SBC	Approved project, to select a designer, and utilizing the CM/GC alternate delivery method
	07/25/2023	ESC	Approved designer selection (Thompson & Litton Inc.)
	08/10/2023	SBC	Approved a revision in scope
	02/26/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (BurWil Construction Company, Inc.)
Minutes:	10/10/2024	SBC	Approved EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Knoxville Replacement Campus

Project Description: Construct a replacement campus to include new academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes renovations of existing buildings and demolition of vacated buildings and abandoned utilities.

SBC Number: 166/060-01-2023

Total Project Budget: \$77,000,000.00

Source of Funding: \$77,000,000.00 23/24 CurrFunds-CapImp (A)

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

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method
 07/25/2023 ESC Approved designer selection (Barber McMurry Architects LLC)
 08/10/2023 SBC Approved a revision in scope
 01/22/2024 ESC Approved awarding a contract to the best evaluated proposer for CM/GC (Denark Construction, Inc.)

Minutes: 10/10/2024 SBC Approved EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Nashville, Nashville, Davidson County, Tennessee

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

Project Title: New Academic Buildings and Aviation Replacement Campus

Project Description: Construct new academic buildings and aviation hangar on the current main campus. Project includes parking, site, and infrastructure improvements, and demolition of vacated buildings and abandoned utilities.

SBC Number: 166/064-01-2023

Total Project Budget: \$67,750,000.00

Source of Funding: \$67,750,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project is on schedule and in budget with construction anticipated to start spring of 2025.

Previous Action: 07/13/2023 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method
 07/25/2023 ESC Approved designer selection (Johnson Johnson Crabtree Architects, P.C.)
 08/10/2023 SBC Approved a revision in scope
 01/22/2024 ESC Approved awarding a contract to the best evaluated proposer for CM/GC (American Constructors, Inc.)

Minutes: 10/10/2024 SBC Approved EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

Project Title: Statewide TCAT Improvements

Project Description: Upgrade TCAT facilities across the state to allow for program migration and expansion. Renovations and additions include Huntsville, Morristown, Murfreesboro, Whiteville, Smyrna, Hawkins County, and Scott County campuses, and other miscellaneous improvements identified in the TCAT Master Plan.

SBC Number: 166/000-01-2024

Total Project Budget: \$28,000,000.00

Source of Funding: \$28,000,000.00 23/24 CurrFunds-CapImp (A)

Comment: This adds a portion of a FY 23/24 line-item in the capital budget (Statewide TCAT New Buildings, Additions, & Improvements \$28,000,000.00). Future requests for additional designers may be needed after internal programming is complete.

Minutes: 10/10/2024 SBC Approved project and to select four designers

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Bledsoe Creek State Park, Gallatin, Sumner County, Tennessee

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

Project Title: Bledsoe Creek State Park Wastewater Infrastructure Replacement

Project Description: Replace wastewater treatment plant, add irrigation septic fields, and all required related work.

SBC Number: 126/012-01-2023

Total Project Budget: \$6,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,062,400.00	\$5,437,600.00	\$6,500,000.00	Federal Funds (ARP) (F)
Original Project Funding:	\$1,062,400.00			
Change in Funding:		\$5,437,600.00		
Revised Project Funding:			\$6,500,000.00	

Comment: This project is being funded through the American Rescue Plan Act of 2021. Per the requirements of the American Rescue Plan Act of 2021, all funding must be encumbered by December of 2024 and all encumbrances paid by December of 2026. The increase in funding of \$5,437,600 is needed to add construction phase funding to the project in order to complete the work.

Previous Action: 11/09/2023 SBC Approved project and to select a designer
 11/20/2023 ESC Approved designer selection (Smith Seckman Reid, Inc.)

Minutes: 10/10/2024 SBC Approved a revision in project funding

DEPARTMENT OF CORRECTIONBledsoe County Correctional Complex, Pikeville, Bledsoe County, Tennessee

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

Project Title: BCCX Site 2 Security Electronics and HVAC for Guilds

Project Description: Replacement and upgrades to all security cameras, related UPS units, and to provide HVAC for operation requirements, and all required related work.

SBC Number: 142/013-02-2022

Total Project Budget: \$2,730,000.00

Source of Funding:	Original	Change	Revised			
	\$2,100,000.00	\$ 0.00	\$2,100,000.00	22/23	CurrFunds-CapMaint (SA)	(A)
	0.00	83,216.54	83,216.54	04/05	CurrFunds-CapMaint (SA)	(R)
	0.00	507,880.79	507,880.79	06/07	CurrFunds-CapMaint (SA)	(R)
	0.00	38,902.67	38,902.67	07/08	CurrFunds-CapMaint (SA)	(R)

Original Project Funding: **\$2,100,000.00**

Change in Funding: **\$630,000.00**

Revised Project Funding: **\$2,730,000.00**

Comment: Two bids were received on August 8, 2024. An increase in budget and funding from \$2,100,000.00 to \$2,730,000.00 is needed to award a contract to Convergent Technologies LLC for the base bid only. There will be no additional designer fees.

Previous Action: 08/11/2022 SBC Approved project and to select a designer
08/19/2022 ESC Approved designer selection (Buford Goff & Associates, Inc.)

Minutes: 10/10/2024 SBC Approved a revision in project budget and funding in order to award a contract (Convergent Technologies, LLC)

DEPARTMENT OF CORRECTIONMorgan County Regional Correctional Facility, Wartburg, Morgan County, Tennessee

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

Project Title: MCCX Site 2 Security Electronics and HVAC for Guilds

Project Description: Replacement and upgrades to all security cameras, related UPS units, and to provide HVAC for operation requirements, and all required related work.

SBC Number: 142/014-02-2022

Total Project Budget: \$2,080,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,680,000.00	\$ 0.00	\$1,680,000.00	22/23	CurrFunds-CapMaint (SA)	(A)
	0.00	400,000.00	400,000.00	07/08	CurrFunds-CapMaint (SA)	(R)
Original Project Funding:	\$1,680,000.00					
Change in Funding:		\$400,000.00				
Revised Project Funding:			\$2,080,000.00			

Comment: Two bids were received on August 8, 2024. An increase in budget and funding from \$1,680,000.00 to \$2,080,000.00 is needed to award a contract to Convergent Technologies LLC for the base bid only. There will be no additional designer fees.

Previous Action: 08/11/2022 SBC Approved project and to select a designer
08/19/2022 ESC Approved designer selection (Buford Goff & Associates, Inc.)

Minutes: 10/10/2024 SBC Approved a revision in project budget and funding in order to award a contract (Convergent Technologies, LLC)

DEPARTMENT OF CORRECTIONNorthwest Correctional Complex, Tiptonville, Lake County, Tennessee

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

Project Title: NWCX Site 2 Security Electronics and HVAC for Guilds

Project Description: Replacement and upgrades to all security cameras, related UPS units, and to provide HVAC for operation requirements, and all required related work.

SBC Number: 142/016-02-2022

Total Project Budget: \$2,730,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,210,000.00	\$ 0.00	\$2,210,000.00	22/23	CurrFunds-CapMaint (SA)	(A)
	0.00	520,000.00	520,000.00	22/23	CurrFunds-CapMaint (SA)	(R)
Original Project Funding:	\$2,210,000.00					
Change in Funding:		\$520,000.00				
Revised Project Funding:			\$2,730,000.00			

Comment: Three bids were received on August 1, 2024. An increase in budget and funding from \$2,210,000.00 to \$2,730,000.00 is needed to award a contract to Standard Electric Company, Inc. for the base bid only. There will be no additional designer fees.

Previous Action: 08/11/2022 SBC Approved project and to select a designer
08/19/2022 ESC Approved designer selection (Buford Goff & Associates, Inc.)

Minutes: 10/10/2024 SBC Approved a revision in project budget and funding in order to award a contract (Standard Electric Company, Inc.)

DEPARTMENT OF VETERANS SERVICES

West TN State Veterans Cemetery, Memphis, Shelby County, Tennessee

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

Project Title: West TN State Veterans Cemetery Parking and Site Improvements

Project Description: Site and parking improvements and all required related work.

SBC Number: 682/007-01-2021

Total Project Budget: \$848,116.50

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$105,000.00	(\$27,898.50)	\$ 77,101.50	21/22	CurrFunds-CapImp	(A)
	0.00	771,015.00	771,015.00		Federal Grant	(F)
Original Project Funding:	\$105,000.00					
Change in Funding:	\$743,116.50					
Revised Project Funding:	\$848,116.50					

Comment: The total project budget and funding are being reduced from \$1,050,000.00 to \$848,116.50 based on the bids received, federal grant, and state funding. The scope remains unchanged. State funds will be removed from the project at closeout. This project will be 100% federally funded.

Previous Action:	07/22/2021	SBC	Approved project and to select a designer
	07/22/2021	ESC	Approved designer selection (Fisher & Arnold, Inc.)

Minutes:	10/10/2024	SBC	Approved a revision in project budget and funding in order to award a contract
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DEPARTMENT OF GENERAL SERVICES

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

Requested Action:	Approval of a project utilizing an Agency Consultant for design		
Project Title:	TN Tower - Document Solutions Postal Screening Relocation		
Project Description:	Interior renovation to accommodate the relocated postal screening operation and all required related work.		
SBC Number:	529/079-03-2024		
Total Project Budget:	\$1,300,000.00		
Source of Funding:	\$1,300,000.00	FRF Reserves	(R)
Comment:	<p>The use of an Agency Consultant (Goodwyn Mills Cawood) for design is requested due to the consultant's familiarity with the required scope having programmed the project and the need to expedite the design process.</p> <p>The Tennessee Historical Commission has determined that this project will <u>not</u> adversely affect this State-owned resource and no further action is necessary.</p>		
Minutes:	10/10/2024	SBC	Approved project utilizing an Agency Consultant for design (Goodwyn Mills Cawood)

DEPARTMENT OF GENERAL SERVICES

Andrew Jackson State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: Andrew Jackson Building Office Space Consolidation - Treasury

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: 529/073-02-2022

Total Project Budget: \$3,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,400,000.00	\$1,100,000.00	\$3,500,000.00	FRF Reserves (A/R)
Original Project Funding:	\$2,400,000.00			
Change in Funding:		\$1,100,000.00		
Revised Project Funding:			\$3,500,000.00	

Comment: An increase in budget and funding is requested to cover programmatic plan and furniture changes.

Previous Action: 08/11/2022 SBC Approved project utilizing a previously selected designer (BHDG Architects, Inc.)

Minutes: 10/10/2024 SBC Approved a revision in project budget and funding

DEPARTMENT OF GENERAL SERVICES

East Tennessee Regional Health Office, Knoxville, Knox County, Tennessee

Requested Action:	Approval of a revision in project scope and funding		
Project Title:	ETRHO Interior Renovations and Chiller Replacement		
Project Description:	Interior renovations , Replacement of an indoor chiller, including the associated pumps, and all required related work.		
SBC Number:	408/001-01-2019		
Total Project Budget:	\$2,680,000.00		
Source of Funding:	\$2,680,000.00	19/20	FRF CurrFunds-CapMaint (MP) (A)
Comment:	The scope is being revised to remove interior renovations to reflect what can be achieved with the available funding and facility priorities. The revision in project funding moves funds allocated for furniture into construction. Future interior renovations will be addressed in a separate project.		
Previous Action:	09/12/2019	SBC	Approved project and to select designer
	09/23/2019	ESC	Approved designer selection (Sparkman & Associates Architects)
	08/13/2020	SBC	Approved a revision in project scope
Minutes:	10/10/2024	SBC	Approved a revision in project scope and funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State