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
Tre Hargett, Secretary of State
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Randy McNally, Lieutenant Governor

ORGANIZATION

• University of Tennessee
• State Building Commission

PRESENTER

President Randy Boyd
State Architect Ann McGauran
CONSENT AGENDA

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

1. **Agency**: Austin Peay State University  
   **Project Title**: C. E. Harvill Food Venue Renovation  
   **SBC Project No**: 373/003-08-2022  
   **Requested Action**: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

2. **Agency**: Middle Tennessee State University  
   **Project Title**: Applied Engineering Building  
   **SBC Project No**: 366/009-09-2021  
   **Requested Action**: Approval of a revision in funding

3. **Agency**: Middle Tennessee State University  
   **Project Title**: Campus Quadrangle Site Improvements  
   **SBC Project No**: 366/009-04-2022  
   **Requested Action**: Approval to cancel the project

4. **Agency**: Tennessee Board of Regents / Middle Tennessee State University  
   **Project Title**: Tennis Facility Improvements  
   **SBC Project No**: 166/009-01-2021  
   **Requested Action**: Approval of a revision in project budget and funding to award a contract

5. **Agency**: Tennessee Board of Regents / Cleveland State Community College  
   **Project Title**: Campus Revitalization  
   **SBC Project No**: 166/013-01-2018  
   **Requested Action**: Approval of a revision in project scope

6. **Agency**: University of Tennessee Institute of Agriculture  
   **Project Title**: Vet Medical Center – Teaching & Learning Center  
   **SBC Project No**: 540/001-02-2018  
   **Requested Action**: Approval of a revision in project budget and funding

7. **Agency**: Department of Environment & Conservation  
   **Project Title**: Big Hill Pond State Park Campground Renovations  
   **SBC Project No**: 126/006-01-2022  
   **Requested Action**: Approval of a project and proceeding with the process to select a designer

8. **Agency**: Department of Environment & Conservation  
   **Project Title**: Fall Creek Falls State Park Back Country Bridget and Trail Upgrades  
   **SBC Project No**: 126/036-01-2022  
   **Requested Action**: Approval of a project and proceeding with the process to select a designer

9. **Agency**: Department of Environment & Conservation  
   **Project Title**: Frozen Head State Park Campground Improvements  
   **SBC Project No**: 126/039-01-2022  
   **Requested Action**: Approval of a project and proceeding with the process to select a designer
10. **Agency:** Department of Environment & Conservation  
   **Project Title:** Henry Horton State Park ADA Renovations  
   **SBC Project No:** 126/051-01-2022  
   **Requested Action:** Approval of a project and proceeding with the process to select a designer

11. **Agency:** Department of Environment & Conservation  
    **Project Title:** Pickwick Landing State Park Campground Renovations  
    **SBC Project No:** 126/079-03-2022  
    **Requested Action:** Approval of a project and proceeding with the process to select a designer

12. **Agency:** Department of Environment & Conservation  
    **Project Title:** Big Ridge State Park Civilian Conservation Corps Cabin Renovations  
    **SBC Project No:** 126/009-01-2022  
    **Requested Action:** Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method for construction

13. **Agency:** Department of Environment & Conservation  
    **Project Title:** Chickasaw State Park Campground Renovations  
    **SBC Project No:** 126/021-01-2022  
    **Requested Action:** Approval of a project and proceeding with the process to select a designer

14. **Agency:** Department of Environment & Conservation  
    **Project Title:** David Crockett Birthplace State Park WWTP Renovations  
    **SBC Project No:** 126/034-01-2022  
    **Requested Action:** Approval of a project and proceeding with the process to select a designer

15. **Agency:** Department of Environment & Conservation  
    **Project Title:** Nathan Bedford Forrest State Park Campground Renovations  
    **SBC Project No:** 126/060-01-2022  
    **Requested Action:** Approval of a project and proceeding with the process to select a designer

16. **Agency:** Department of Environment & Conservation  
    **Project Title:** Statewide State Parks Elevator Modernization  
    **SBC Project No:** 126/000-02-2022  
    **Requested Action:** Approval of a project and to utilize a Central Procurement Office contract to perform the work

17. **Agency:** Department of Veterans Services  
    **Project Title:** West Tennessee State Veterans Cemetery Building Repairs  
    **SBC Project No:** 682/007-01-2022  
    **Requested Action:** Approval of a project and proceeding with the process to select a designer

18. **Agency:** Department of Veterans Services  
    **Project Title:** Middle Tennessee State Veterans Cemetery Gravesite Improvements  
    **SBC Project No:** 682/004-02-2022  
    **Requested Action:** Approval of a project and proceeding with the process to select a designer
19. **Agency:** Department of General Services  
   **Project Title:** TPAC Annual Maintenance Grant  
   **SBC Project No:** 529/000-04-2022  
   **Requested Action:** Approval of a grant agreement

20. **Agency:** Department of General Services  
    **Project Title:** THP District 2 Headquarters Chattanooga – New Facility  
    **SBC Project No:** 502/050-01-2022  
    **Requested Action:** Approval of a project and proceeding with the process to select a designer

21. **Agency:** Department of General Services  
    **Project Title:** THP District 5 Headquarters Fall Branch – New Facility  
    **SBC Project No:** 502/048-01-2022  
    **Requested Action:** Approval of a project and proceeding with the process to select a designer

22. **Agency:** Department of General Services  
    **Project Title:** THP District 6 Headquarters Cookeville – New Facility  
    **SBC Project No:** 502/003-01-2022  
    **Requested Action:** Approval of a project and proceeding with the process to select a designer

23. **Agency:** Department of General Services  
    **Project Title:** New State Museum  
    **SBC Project No:** 529/050-01-2015  
    **Requested Action:** Approval of a revision in project funding

24. **Agency:** Department of Military  
    **Project Title:** VTS Tullahoma Transient Training Open Bay Barracks  
    **SBC Project No:** 361/093-01-2021  
    **Requested Action:** Approval of a revision in project budget and funding to award a contract

25. **Agency:** Department of Military  
    **Project Title:** Memphis RC Roof Repairs and Facility Update  
    **SBC Project No:** 361/065-02-2020  
    **Requested Action:** Approval of a revision in project budget and funding and to award a construction contract to the Best Value proposer
UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Neyland Stadium South Renovations

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

SBC Number: 540/009-02-2017

Total Project Budget: $288,000,000.00

Source of Funding:

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<tr>
<th>Original</th>
<th>Change</th>
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TSSBA (A)

Plant Funds (Aux-Athletics) (A)

Gifts (O)

Original Project Budget: $180,000,000.00

Change in Funding: $108,000,000.00

Revised Project Budget: $288,000,000.00

Comment:
This increase is reflected as an additional FY 22/23 disclosed project reported by THEC in Quarter 1. This request increases the budget from $180,000,000.00 to $288,000,000.00 based on the designer and CM/GC’s estimate for the current market conditions. These funds will further the scope as outlined in the project description. It includes a main expansion of South Concourse 1 which will provide new and increased restrooms and concessions areas along with a new kitchen/commissary. The overall stadium infrastructure will be enhanced including Wi-Fi for fan connectivity while also upgrading existing suites (finishes, glazing, HVAC) and creating a new specialty patron feature in the Founders Suites.

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

Minutes:
09/08/2022  SBC  Approved a revision in project budget, funding and scope
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Nursing Building Reno & Add

Project Description: Funds are provided for a new College of Nursing Building and includes demolition of the existing building.

SBC Number: 540/009-16-2021

Total Project Budget: $106,000,000.00

Source of Funding:

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21/22 CurrFunds-CapImp (A)
Plant Funds (Non-Aux) (A)
Gifts (O)

Original Project Budget: $85,000,000.00
Change in Funding: $21,000,000.00
Revised Project Budget: $106,000,000.00

Comment: This request increases the budget from $85,000,000.00 to $106,000,000.00 based on the designer and CM/GC’s estimate for the current market conditions.

Previous Action:
07/22/2021 SBC Approved project and to select a designer and utilizing CM/GC alternative delivery method
07/22/2021 ESC Approved designer selection (McCarty Holsaple McCarty Architects, Inc.)
12/20/2021 SBC Approved CM/GC contract award to Blaine Construction Corporation
02/10/2022 SBC Approved a revision in project scope, budget and funding

Minutes: 09/08/2022 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 August 11, 2022.

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:** University of TN Space Institute  
   **Location:** Tullahoma, Tennessee  
   **Project Title:** ADA Compliance UTC & UTSI  
   **SBC Project No:** 540/000-01-2017  
   **Approval Date:** 07/27/2022  
   **Contractor:** Lee Adcock Construction Co.  
   **Targeted Substantial Completion:** 08/19/2022  
   **Comment:** Hidden Conditions/Design Modifications

   **Designer:** Tinker Ma  
   **Construction Completion %:** 75%  
   **Change Order No:** 3  
   **Change Order Amount:** $18,709.19  
   **Change Order Percentage:** 2.93%  
   **Cumulative Percentage:** 12.28%

   **Original Bid Target:** $750,000.00  
   **Revised Contract Amount:** $715,843.78  
   **Remaining Undedicated Funds:** $125,000.00

2) **State Procurement Agency:** University of Tennessee  
   **User Agency:** University of TN Space Institute  
   **Location:** Tullahoma, Tennessee  
   **Project Title:** ADA Compliance UTC & UTSI  
   **SBC Project No:** 540/000-01-2017  
   **Approval Date:** 08/16/2022  
   **Contractor:** Lee Adcock Construction Co.  
   **Targeted Substantial Completion:** 08/19/2022  
   **Comment:** Hidden Conditions

   **Designer:** Tinker Ma  
   **Construction Completion %:** 75%  
   **Change Order No:** 4  
   **Change Order Amount:** $4,405.72  
   **Change Order Percentage:** .69%  
   **Cumulative Percentage:** 12.97%

   **Original Bid Target:** $750,000.00  
   **Revised Contract Amount:** $720,249.50  
   **Remaining Undedicated Funds:** $122,000.00
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<td>This change order addresses the need to credit all costs for construction work associated with Greve Hall and Henson Hall window replacement back to the project which is identified as a cost efficiency.</td>
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<td>This change order addresses the need to change the storefront procurement from owner-provided to contractor-provided including the construction of a temporary wall which is identified as added scope.</td>
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<td>$159,900.00</td>
<td><strong>Revised Contract Amount:</strong></td>
</tr>
<tr>
<td><strong>Base Contract Amount:</strong></td>
<td>$159,900.00</td>
<td><strong>Remaining Undedicated Funds:</strong></td>
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<tr>
<td><strong>Contingency:</strong></td>
<td>$17,341.12</td>
<td><strong>Cumulative Percentage:</strong></td>
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</table>

<table>
<thead>
<tr>
<th><strong>State Procurement Agency:</strong></th>
<th>TN Board of Regents</th>
<th><strong>User Agency:</strong></th>
<th>Chattanooga State Community College</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong></td>
<td>Chattanooga, Tennessee</td>
<td><strong>Approval Date:</strong></td>
<td>07/25/2022</td>
</tr>
<tr>
<td><strong>Project Title:</strong></td>
<td>Omni Building East Roof Replacement</td>
<td><strong>Contractor:</strong></td>
<td>Tri-State Roofing Construction</td>
</tr>
<tr>
<td><strong>SBC Project No:</strong></td>
<td>166/012-03-2020</td>
<td><strong>Targeted Substantial Completion:</strong></td>
<td>09/23/2022</td>
</tr>
<tr>
<td><strong>Designer:</strong></td>
<td>Derthick, Henley &amp; Wilkerson Arch</td>
<td><strong>Comment:</strong></td>
<td>Cost Efficiencies</td>
</tr>
<tr>
<td><strong>Construction Completion %:</strong></td>
<td>73%</td>
<td><strong>After This Change Order</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Change Order No.:</strong></td>
<td>2</td>
<td><strong>Change Order Amount:</strong></td>
<td>($3,000.00)</td>
</tr>
<tr>
<td><strong>Change Order Percentage:</strong></td>
<td>(.44%)</td>
<td><strong>Change Order Percentage:</strong></td>
<td>10.43%</td>
</tr>
<tr>
<td><strong>Cumulative Percentage:</strong></td>
<td>10.43%</td>
<td><strong>Remarks:</strong></td>
<td>This change order addresses the need to credit funds back to the project.</td>
</tr>
<tr>
<td><strong>Approved Project Funding</strong></td>
<td></td>
<td><strong>Revised Contract Amount:</strong></td>
<td>$758,274.65</td>
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<td><strong>Original Bid Target:</strong></td>
<td>$686,638.00</td>
<td><strong>Remaining Undedicated Funds:</strong></td>
<td>$43,359.35</td>
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<td><strong>Base Contract Amount:</strong></td>
<td>$686,636.00</td>
<td><strong>Cumulative Percentage:</strong></td>
<td>10.43%</td>
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<tr>
<td><strong>Contingency:</strong></td>
<td>$114,998.00</td>
<td><strong>Approved Project Funding</strong></td>
<td></td>
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<table>
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<tr>
<th><strong>State Procurement Agency:</strong></th>
<th>Middle TN State Univ.</th>
<th><strong>User Agency:</strong></th>
<th>Middle TN State University</th>
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<tbody>
<tr>
<td><strong>Location:</strong></td>
<td>Murfreesboro, TN</td>
<td><strong>Approval Date:</strong></td>
<td>08/04/2022</td>
</tr>
<tr>
<td><strong>Project Title:</strong></td>
<td>Murphy Center Curtain Wall Replacement</td>
<td><strong>Contractor:</strong></td>
<td>The Parent Company, Inc.</td>
</tr>
<tr>
<td><strong>SBC Project No:</strong></td>
<td>366/009-03-2020</td>
<td><strong>Targeted Substantial Completion:</strong></td>
<td>01/25/2023</td>
</tr>
<tr>
<td><strong>Designer:</strong></td>
<td>Earl Swensson Associates, Inc.</td>
<td><strong>Comment:</strong></td>
<td>Hidden Conditions</td>
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<tr>
<td><strong>Construction Completion %:</strong></td>
<td>76.5%</td>
<td><strong>After This Change Order</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Change Order No.:</strong></td>
<td>2</td>
<td><strong>Change Order Amount:</strong></td>
<td>$800,175.00</td>
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<tr>
<td><strong>Change Order Percentage:</strong></td>
<td>18.10%</td>
<td><strong>Change Order Percentage:</strong></td>
<td>18.49%</td>
</tr>
<tr>
<td><strong>Cumulative Percentage:</strong></td>
<td>18.49%</td>
<td><strong>Remarks:</strong></td>
<td>This change order addresses needed structural and drainage remediation. This change order adds 120 days to the project schedule.</td>
</tr>
<tr>
<td><strong>Approved Project Funding</strong></td>
<td></td>
<td><strong>Revised Contract Amount:</strong></td>
<td>$5,238,449.54</td>
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<tr>
<td><strong>Original Bid Target:</strong></td>
<td>$4,421,000.00</td>
<td><strong>Remaining Undedicated Funds:</strong></td>
<td>$703,941.02</td>
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<tr>
<td><strong>Base Contract Amount:</strong></td>
<td>$4,421,000.00</td>
<td><strong>Cumulative Percentage:</strong></td>
<td>18.49%</td>
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<tr>
<td><strong>Contingency:</strong></td>
<td>$949,000.00</td>
<td><strong>Approved Project Funding</strong></td>
<td></td>
</tr>
</tbody>
</table>
9) State Procurement Agency: STREAM
User Agency: Dept of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton State Park Restaurant & Visitor Center
SBC Project No: 126/051-02-2017
Approval Date: 08/12/2022
Designer: Tinker Ma
Contractor: Southland Constructors, Inc.
Approval Date: 08/12/2022
Change Order No. 9
Comment: Unavoidable Delays / Omission / Schedule Modifications / Cost Efficiencies
This change order addresses the need to add 60 days to the project schedule which is identified as an unavoidable delay and 45 days to the project schedule which is identified as a schedule modification. This change order also addresses the removal of an appliance from the project identified as a cost efficiency and addresses the need to change electrical components which is identified as a designer omission.
Change Order Amount: ($487.46)
Change Order Percentage: (.01%)
Cumulative Percentage: 15.63%

Approved Project Funding
Original Bid Target: $6,246,842.97
Base Contract Amount: $5,465,600.00
Contingency: $1,115,249.82

10) State Procurement Agency: STREAM
User Agency: Department of Correction
Location: Nashville, Tennessee
Project Title: DSNF Life Safety Upgrades
SBC Project No: 142/011-01-2017
Approval Date: 08/09/2022
Designer: Dewberry / Edmonds
Contractor: Anderson Piping Company, Inc.
Approval Date: 08/09/2022
Change Order No. 4
Comment: Hidden Conditions / Omission / Design Modifications
This change addresses the need to add building automation components which were identified as a designer omission. This change order addresses the need to credit the project for the removal of HVAC testing which was identified as a design modification. This change order addresses the need to relocate existing electrical lines, add weather proofing and includes a credit to the project for removal of a roof opening which were identified as hidden conditions.
Change Order Amount: $74,458.00
Change Order Percentage: 1.73%
Cumulative Percentage: 20.19%

Approved Project Funding
Original Bid Target: $5,091,496.00
Base Contract Amount: $4,298,000.00
Contingency: $494,710.00

Revised Contract Amount: $5,165,954.00
Remaining Undedicated Funds: $370,259.00
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:** East Tennessee State University  
   **Location:** Johnson City, Tennessee  
   **Project Title:** Niswonger Village at the ETSU/Eastman Valleybrook Campus  
   **Project Description:** Utilize space at ETSU/Eastman Valleybrook location to create a Public Health Simulation Lab. The work to include grading of the site to create pads for student simulation lab (hut) construction. Installation of concrete pads for outdoor classroom exercises and lighting installation for site access.

   **SBC Project No.:** 369/005-02-2018  
   **Original Project Budget:** $95,000.00  
   **Revised Project Budget:** $13,047.50  
   **Source of Funding:** Gifts (O)  
   **Approval:** Approved cancellation of the project  
   **Approval Date:** 09/08/2022

• Reported the following four capital projects with total project cost of $100,000 - $1,000,000 in accordance with Item 2.04(A)(2) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College  
   **Location:** Knoxville, Tennessee  
   **Project Title:** CPAC Lighting Updates  
   **Project Description:** Replace and update electrical and lighting control systems in the Alexander Building Clayton Performing Arts Center.

   **SBC Project No.:** 166/032-02-2020  
   **Total Project Budget:** $647,000.00  
   **Source of Funding:** $527,000.00 Plant Funds (Non-Aux) (A)  
   **Approval:** Approved a revision in project budget and funding to award a contract (Skilled Services Quality Construction, LLC) (increase budget by $330,000.00)  
   **Approval Date:** 08/18/2022

2) **State Procurement Agency:** East Tennessee State University  
   **Location:** Johnson City, Tennessee  
   **Project Title:** Johnson City Family Practice Maintenance  
   **Project Description:** Replace all flooring materials, paint all rooms, and ceiling tiles, **lighting fixtures**, and all associated work in the facility.

   **SBC Project No.:** 369/005-11-2021  
   **Total Project Budget:** $550,000.00  
   **Source of Funding:** Plant Funds (Non-Aux) (A)  
   **Approval:** Approved a revision in project budget, scope, and funding (increase budget by $300,000.00)  
   **Approval Date:** 08/19/2022
3) **State Procurement Agency:** STREAM / Department of Military
   **Location:** Tullahoma, Tennessee
   **Project Title:** VTS Tullahoma Cantonment Area Infrastructure Expansion
   **Project Description:** Extend sanitary sewer, natural gas, water, and underground electrical services and all required related work.
   **SBC Project No.:** 361/093-03-2022
   **Total Project Budget:** $590,000.00
   **Source of Funding:** Federal Funds (NGB) (F)
   **Approval:** Approved project utilizing Agency Resources for design and a Central Procurement Office contract for construction
   **Approval Date:** 08/19/2022

4) **State Procurement Agency:** STREAM / Department of Veterans Services
   **Location:** Nashville, Tennessee
   **Project Title:** Middle Tennessee State Veterans Cemetery Administration Building Repairs
   **Project Description:** Repair or replace existing envelope, interior finishes and all required related work.
   **SBC Project No.:** 682/004-01-2022
   **Total Project Budget:** $550,000.00
   **Source of Funding:** 22/23 CurrFunds-CapMaint (A)
   **Approval:** Approved project and to select a designer
   **Approval Date:** 08/19/2022

**Approvals of Revisions to Existing Capital Projects**

- Reported the following approval 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:** University of Memphis
   **Location:** Memphis, Tennessee
   **Project Title:** Multiple Buildings Interior Repairs
   **Project Description:** This project will complete repairs of building interiors including bathroom rehabilitations, floor finishes, doors and hardware, HVAC, and elevators. Project includes all related work.
   **SBC Project No.:** 367/007-13-2019
   **Total Project Budget:** $6,136,800.00
   **Source of Funding:**
   - $3,325,000.00 19/20 CurrFunds-CapMaint (A)
   - $2,320,000.00 19/20 CurrFunds-CapMaint (MP) (A)
   - $  491,800.00 18/19 CurrFunds-CapMaint (R)
   **Approval:** Approved a revision in project budget (moving funds from Commissioning and Administration & Miscellaneous to Contingency)
   **Approval Date:** 08/18/2022
Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Transaction Description:** Transaction No. 22-05-005  
**Location:** Bone Cave State Natural Area (BCSNA)  
Van Buren County – 71.94 ± acres – Bone Cave Mountain Road, Rock Island, TN  
**Owner(s):** Robert K. Slatton  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** 22/23 State Lands Acquisition Fund (A)  
**Approval:** Approved acquisition in fee  
**Approval Date:** 08/11/2022

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:** Haslam Field Expansion  
**SBC Project No.:** 540/009-08-2016  
**Designer:** Johnson Architecture  
**Amount:** $2,280.00  
**Explanation:** This ASR is for services relating to the need for an additional survey which is considered inherent to the successful execution of the project.  
**Approval Date:** 08/03/2022  
**OSA Receipt Date:** 08/03/2022

2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Hodges Library Rooms Renovation  
**SBC Project No.:** 540/009-26-2021  
**Designer:** Randolph Architecture  
**Amount:** $5,387.00  
**Explanation:** This ASR is for services related to owner-initiated design changes.  
**Approval Date:** 07/27/2022  
**OSA Receipt Date:** 07/27/2022
3) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Tiptonville, Tennessee  
**Project Title:** Statewide Soil Stabilization  
**SBC Project No.:** 126/000-02-2021  
**Designer:** Croy Engineering, LLC  
**Amount:** $18,652.00  
**Explanation:** This ASR is for a topographic survey which is considered inherent to the successful execution of the project.  
**Approval Date:** 08/01/2022  
**OSA Receipt Date:** 08/01/2022

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the “Transportation Reporting Act of 2001”.

- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the **SBC By-Laws, Policy & Procedures**)

**Other Business**

There being no further business, the meeting adjourned at 11:07 a.m.

* * * * *
Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

Project Title: C. E. Harvill Food Venue Renovation

Project Description: Interior renovation of the Catherine E. Harvill building for new food venues, and all related work.

SBC Number: 373/003-08-2022

Total Project Budget: $3,800,000.00

Source of Funding: $3,800,000.00 Gift-in-Place (Dining Vendor) (O)

Comment: This is a FY 22/23 disclosed project in the capital budget. APSU's food vendor will complete the design and construction.

Minutes: 09/08/2022 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
2.

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Applied Engineering Building

Project Description: Design and construction of a new center for the Applied Engineering disciplines and the demolition of Voorhies Engineering Technology building.

SBC Number: 366/009-09-2021

Total Project Budget: $54,900,000.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>TSSBA (A)</td>
<td>$2,500,000.00</td>
<td>$0.00</td>
<td>$2,500,000.00</td>
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<tr>
<td>Plant Funds (Non-Aux) (A)</td>
<td>$442,000.00</td>
<td>$0.00</td>
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<td>CurrFunds-CapImp (A)</td>
<td>$50,508,000.00</td>
<td>$0.00</td>
<td>$50,508,000.00</td>
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<tr>
<td>Gifts (O)</td>
<td>$1,450,000.00</td>
<td>$0.00</td>
<td>$1,450,000.00</td>
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</table>

Original Funding: $2,942,000.00

Change in Funding: $51,958,000.00

Revised Funding: $54,900,000.00

Comment: This adds a FY21/22 line-item project in the capital budget and gift funds for the remainder of the institutional match funding.

Previous Actions:
- 08/12/2021 SBC Approved project and to select a designer and utilizing CM/GC alternative delivery method
- 08/23/2021 ESC Approved designer selection (HFR, Inc)
- 05/12/2022 SBC Approved CM/GC award to best evaluated proposer (Denark Construction)

Minutes: 09/08/2022 SBC Approved a revision in funding
Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Campus Quadrangle Site Improvements

Project Description: Site Improvements in the central campus quadrangle, including sidewalks, lighting, landscaping, grading, drainage, and related work

SBC Number: 366/009-04-2022

Original Project Budget: $1,610,000.00

Project Expenditures: $ 0.00

Source of Funding: Original Change Revised
$1,610,000.00 $(1,610,000.00) $ 0.00 Plant Funds (Non-Aux) (A)

Original Project Funding: $1,610,000.00
Change in Funding: $(1,610,000.00)
Revised Project Budget: $ 0.00

Comment: Project cancelation is requested to allow funding to be utilized for higher priority needs. Designer agreement has not been executed and no work has been carried out with this project.

Previous Actions:
- 04/14/2022 SBC Approved project and to select a designer
- 05/23/2022 ESC Approved designer selection (Hodgson & Douglas, LLC)

Minutes:
- 09/08/2022 SBC Approved cancellation of the project
TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Tennis Facility Improvements

Project Description: Demolition and construction of new tennis courts, seating, and support facilities.

SBC Number: 166/009-01-2021

Total Project Budget: $7,900,000.00

Source of Funding:

<table>
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<tr>
<th></th>
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<th>Revised</th>
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<tr>
<td>Plant Funds (Non-Aux)</td>
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<td>$1,500,000.00</td>
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<tr>
<td>TSSBA (Student Fees and Gifts) (A)</td>
<td>2,500,000.00</td>
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<td>2,500,000.00</td>
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<td>Gifts (O)</td>
<td>1,300,000.00</td>
<td>2,600,000.00</td>
<td>3,900,000.00</td>
</tr>
</tbody>
</table>

Original Project Budget: $5,300,000.00
Change in Funding: $2,600,000.00
Revised Project Budget: $7,900,000.00

Comment: This increases the total project budget from $5,300,000.00 to $7,900,000.00 to award a $7,130,000.00 contract to Fuel Tank Maintenance Company, LLC dba FTM Contracting for the base bid only. Two bids were received on July 20, 2022. Bids were over the target due to high levels of construction escalation for materials and labor, specifically in HVAC, electrical, and concrete foundation. There will be no additional designer fees.

Previous Action:
- 08/12/2021 SBC Approved project
- 09/21/2021 ESC Approved designer selection (Wier Boerner Allin Architecture)
- 04/14/2022 SBC Approved a revision in budget & funding
- 05/12/2022 SBC Approved EDP as recommended by State Architect

Minutes:
- 09/08/2022 SBC Approved a revision in project budget and funding to award a contract (Fuel Tank Maintenance Company, LLC dba FTM Contracting)
Cleveland State Community College, Cleveland, Bradley County, Tennessee

Requested Action: Approval of a revision in project scope

Project Title: Campus Revitalization

Project Description: Construct a new general classroom building and renovate the Humanities Building and the Science Building as proposed in the master plan program.

SBC Number: 166/013-01-2018

Total Project Budget: $25,714,000.00

Source of Funding:
- $22,500,000.00 18/19 CurrFunds-CapImp (A)
- 2,000,000.00 Gifts (O)
- 714,000.00 Plant Funds (Non-Aux) (A)

Comment: The campus has decided that while the pedestrian bridge is an important improvement to the Campus, the expansion and improvement of the spaces in the Science Building are a higher priority at this time. Portions of this building were vacated when staff relocated to the new building. The Science Building will be updated and reconfigured to accommodate expansion of the existing Fish and Wildlife Program; improve the instructional spaces; and support spaces. The pedestrian bridge will be constructed when more funding becomes available.

Previous Action:
- 07/12/2018 SBC Approved project use of CM/GC
- 07/23/2018 ESC Approved designer selection (Barber McMurry Architects)
- 04/22/2019 ESC Approved awarding a CM/GC contract (Hoar Construction)
- 05/09/2019 SBC Approved EDP presentation
- 12/10/2020 SBC Approved a revision in project budget and funding
- 07/13/2022 SBC Approved a revision in project budget and funding

Minutes:
- 09/08/2022 SBC Approved a revision in project scope
University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

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

Project Title: Vet Medical Center – Teaching & Learning Center

Project Description: This project will add new space and renovate existing space in the Veterinary Medical Hospital and will consist of a lecture hall, clinical simulation skills lab, classrooms, computer labs, group study space, student fitness room, offices, support space, and exterior plaza.

SBC Number: 540/001-02-2018

Total Project Budget: $10,860,000.00

Source of Funding:

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<th>Change</th>
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<td>$ 8,100,000.00</td>
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<td>1,610,000.00</td>
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</tr>
<tr>
<td>1,000,000.00</td>
<td>150,000.00</td>
<td>1,150,000.00</td>
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</table>

Change in Funding: $150,000.00

Revised Project Budget: $10,860,000.00

Comment: This request increases the budget from $10,710,000.00 to $10,860,000.00 primarily due to unforeseen conditions and technology upgrades. This increase should complete the project.

Previous Action:

<table>
<thead>
<tr>
<th>Date</th>
<th>Committee</th>
<th>Action Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>07/12/2018</td>
<td>SBC</td>
<td>Approved project and to select a designer</td>
</tr>
<tr>
<td>08/20/2018</td>
<td>ESC</td>
<td>Approved designer selection (Sanders Pace Architecture)</td>
</tr>
<tr>
<td>11/14/2019</td>
<td>SBC</td>
<td>Approved a revision in project budget and funding, and EDP as recommended by State Architect</td>
</tr>
<tr>
<td>09/10/2020</td>
<td>SBC</td>
<td>Approved a revision in budget and funding to award a contract to Merit Construction.</td>
</tr>
<tr>
<td>08/12/2021</td>
<td>SBC</td>
<td>Approved a revision in budget and funding</td>
</tr>
</tbody>
</table>

Minutes:

<table>
<thead>
<tr>
<th>Date</th>
<th>Committee</th>
<th>Action Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/08/2022</td>
<td>SBC</td>
<td>Approved a revision in budget and funding</td>
</tr>
</tbody>
</table>
Big Hill Pond State Park, Pocahontas, McNairy County, Tennessee

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

Project Title: Big Hill Pond State Park Campground Renovations

Project Description: Renovate campground at Big Hill Pond State Park and all required related work.

SBC Number: 126/006-01-2022

Total Project Budget: $6,320,000.00

Source of Funding: $6,320,000.00 22/23 CurrFunds-CapMaint (A)

Comment: This is a FY 22/23 line-item project in the capital budget.

Minutes: 09/08/2022 SBC Approved project and to select a designer
Fall Creek Falls State Park, Spencer, Van Buren County, Tennessee

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

Project Title: Fall Creek Falls State Park Back Country Bridge and Trail Upgrades

Project Description: Replacement of a back country bridge and upgrades to trails at Fall Creek Falls State Park and all required related work.

SBC Number: 126/036-01-2022

Total Project Budget: $3,580,000.00

Source of Funding: $3,580,000.00 22/23 CurrFunds-CapMaint (A)

Comment: This is a FY 22/23 line-item project in the capital budget.

Minutes: 09/08/2022 SBC Approved project and to select a designer
Frozen Head State Park, Wartburg, Morgan County, Tennessee

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

Project Title: Frozen Head State Park Campground Improvements

Project Description: Renovate RV, primitive, and back country campgrounds, create a new modern RV campground in Rocky Fork Field, and all required related work.

SBC Number: 126/039-01-2022

Total Project Budget: $9,680,000.00

Source of Funding: $9,680,000.00 22/23 CurrFunds-CapImp (A)

Comment: This is a FY 22/23 line-item project in the capital budget.

Project includes construction of a new camper check-in station with office space, retail area and restrooms, approximately 26 new campsites, bathhouse, dump station, picnic pavilion, additional parking, and playground.

Minutes: 09/08/2022 SBC Approved project and to select a designer
Henry Horton State Park, Chapel Hill, Marshall County, Tennessee

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

Project Title: Henry Horton State Park ADA Renovations

Project Description: ADA upgrades to Henry Horton State Park and all required related work.

SBC Number: 126/051-01-2022

Total Project Budget: $9,830,000.00

Source of Funding: $9,830,000.00 22/23 CurrFunds-CapImp (A)

Comment: This is a FY 22/23 line-item project in the capital budget.

This project includes new sidewalks, ramps, concrete patios, ADA accessible kayak put-in area and a timber frame overlook structure.

Minutes: 09/08/2022 SBC Approved project and to select a designer
11.

Pickwick Landing State Park, Counce, Hardin County, Tennessee

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

Project Title: Pickwick Landing State Park Campground Renovations

Project Description: Renovate Main and Bruton Branch campgrounds, and all required related work.

SBC Number: 126/079-03-2022

Total Project Budget: $11,940,000.00

Source of Funding: $11,940,000.00  22/23  CurrFunds-CapImp  (A)

Comment: This is a FY 22/23 line-item project in the capital budget.

Project includes construction of a new camp store and camper check-in station with restrooms, and conversion of primitive campsites to RV sites with utilities and paved access.

Minutes: 09/08/2022  SBC  Approved project and to select a designer
Big Ridge State Park, Maynardville, Union County, Tennessee

Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method for construction

Project Title: Big Ridge State Park Civilian Conservation Corps Cabin Renovations

Project Description: Renovate the Big Ridge State Park historic Civilian Conservation Corps Cabins and all required related work

SBC Number: 126/009-01-2022

Total Project Budget: $9,120,000.00

Source of Funding: $9,120,000.00 22/23 CurrFunds-CapMaint (A)

Comment: This is a FY 22/23 line-item project in the capital budget.

Best value delivery method is requested to obtain services of a contractor who has specialized experience in the renovation of historic structures.

The Tennessee Historical Commission requests to look at the design drawings of this alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Minutes: 09/08/2022 SBC Approved project, to select a designer, and utilizing Best Value alternative delivery method for construction
Chickasaw State Park, Henderson, Chester County, Tennessee

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

Project Title: Chickasaw State Park Campground Renovations

Project Description: Renovate Main, Wrangler, and Tent campgrounds, and all required related work.

SBC Number: 126/021-01-2022

Total Project Budget: $8,280,000.00

Source of Funding: $8,280,000.00 22/23 CurrFunds-CapMaint (A)

Comment: This is a FY 22/23 line-item project in the capital budget.

Minutes: 09/08/2022 SBC Approved project and to select a designer
David Crockett Birthplace State Park, Limestone, Greene County, Tennessee

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

Project Title: David Crockett Birthplace State Park WWTP Renovations

Project Description: Upgrade or replace the existing aerobic digestion sewage treatment plant at David Crockett Birthplace State Park and all required related work

SBC Number: 126/034-01-2022

Total Project Budget: $3,990,000.00

Source of Funding: $3,990,000.00 22/23 CurrFunds-CapMaint (A)

Comment: This is a FY 22/23 line-item project in the capital budget.

Minutes: 09/08/2022 SBC Approved project and to select a designer
Nathan Bedford Forrest State Park, Eva, Benton County, Tennessee

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

Project Title: Nathan Bedford Forrest State Park Campground Renovations

Project Description: Renovate Main and Lakefront campgrounds and all required related work.

SBC Number: 126/060-01-2022

Total Project Budget: $7,360,000.00

Source of Funding: $7,360,000.00  22/23  CurrFunds-CapMaint  (A)

Comment: This is a FY 22/23 line-item project in the capital budget.

Minutes: 09/08/2022  SBC  Approved project and to select a designer
Statewide, Tennessee

Requested Action: Approval of a project and to utilize a Central Procurement Office contract to perform the work

Project Title: Statewide State Parks Elevator Modernization

Project Description: Renovate elevators at Pickwick Landing, Montgomery Bell, and Natchez Trace State Parks, and all required related work.

SBC Number: 126/000-02-2022

Total Project Budget: $2,080,000.00

Source of Funding: $2,080,000.00 22/23 CurrFunds-CapMaint (A)

Comment: This is a FY 22/23 line-item project in the capital budget.

A Central Procurement Office contract is being requested due to the limited scope of the renovations to existing elevators.

Minutes: 09/08/2022 SBC Approved project and utilizing a Central Procurement Office contract to perform the work
West Tennessee, Memphis, Shelby County, Tennessee

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

Project Title: West Tennessee State Veterans Cemetery Building Repairs

Project Description: Repair or replace existing envelope, interior finishes, and all required related work.

SBC Number: 682/007-01-2022

Total Project Budget: $1,540,000.00

Source of Funding: $1,540,000.00  22/23  CurrFunds-CapMaint  (A)

Comment: This is a FY22/23 line-item project in the capital budget.

Minutes: 09/08/2022  SBC  Approved project and to select a designer
Middle Tennessee, Nashville, Davidson County, Tennessee

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

Project Title: Middle Tennessee State Veterans Cemetery Gravesite Improvements

Project Description: Construct expansion of the existing cemetery including new gravesites and columbarium and all required related work.

SBC Number: 682/004-02-2022

Total Project Budget: $11,310,000.00

Current Project Funding: $1,310,000.00

Source of Funding: $1,131,000.00 22/23 CurrFunds-CapImp (A)

Comment: This is a FY22/23 line-item project in the capital budget.

The project title and description have been modified for clarity. The National Cemetery Administration standards now require additional in-ground cremains crypts and columbarium niches for a 10-year build in order to qualify for federal funding. In order to meet those requirements, the maintenance bay improvements have been removed and the agency plans to request this scope of work in a future budget cycle.

This project will be a 100% Federally-funded project with the State providing startup funding of 10% of the total project cost for planning purposes. The startup costs will be reimbursed from Federal funds upon a successful bid and award of a construction contract.

Minutes: 09/08/2022 SBC Approved project and to select a designer
Tennessee Performing Arts Center, Nashville, Davidson County, Tennessee

Requested Action: Approval of a grant agreement

Project Title: TPAC Annual Maintenance Grant

Project Description: Grant to provide maintenance assistance

SBC Number: 529/000-04-2022

Total Project Budget: $300,000.00

Source of Funding: $300,000.00 22/23 CurrFunds-CapMaint (A)

Comment: This grant is a FY 22/23 line-item in the capital budget and has been determined to be for a public purpose. The duration of the grant will be five years.

Minutes: 09/08/2022  SBC  Approved a grant agreement
TN Highway Patrol District 2 – Chattanooga, Chattanooga, Hamilton County, Tennessee

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

Project Title: THP District 2 Headquarters Chattanooga - New Facility

Project Description: Construct a new district headquarters building in Chattanooga and all required related work.

SBC Number: 502/050-01-2022

Total Project Budget: $17,630,000.00

Source of Funding: $17,630,000.00 22/23 FRF CurrFunds-CapImp (A)

Comment: This is a FY22/23 line-item in the capital budget. The project will be acquiring land for this building and the current location will be sold after the new facility is operational.

Minutes: 09/08/2022 SBC Approved project and to select a designer
TN Highway Patrol District 5 – Fall Branch, Fall Branch, Washington County, Tennessee

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

Project Title: THP District 5 Headquarters Fall Branch - New Facility

Project Description: Construct a new district headquarters building in Fall Branch, demolish existing facilities, and all required related work.

SBC Number: 502/048-01-2022

Total Project Budget: $17,630,000.00

Source of Funding: $17,630,000.00 22/23 FRF CurrFunds-CapImp (A)

Comment: This is a FY22/23 line-item in the capital budget. The project description has been modified to add the demolition of the existing building.

This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

Minutes: 09/08/2022 SBC Approved project and to select a designer
TN Highway Patrol District 6 – Cookeville, Cookeville, Putnam County, Tennessee

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

Project Title: THP District 6 Headquarters Cookeville - New Facility

Project Description: Construct a new district headquarters building in Cookeville and all required related work.

SBC Number: 502/003-01-2022

Total Project Budget: $17,630,000.00

Source of Funding: $17,630,000.00 22/23 FRF CurrFunds-CapImp (A)

Comment: This is a FY22/23 line-item in the capital budget. The project will be acquiring land for this building and the current location will be sold after the new facility is operational.

Minutes: 09/08/2022 SBC Approved project and to select a designer
DEPARTMENT OF GENERAL SERVICES

Bill Haslam Center, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: New State Museum

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

SBC Number: 529/050-01-2015

Total Project Budget: $153,000,000.00

Source of Funding:

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15/16 FRF CurrFunds-CapImp (A)
FY17 FRF GO Bonds-CapImp (R/A)
FY17 GO Bonds-CapImp (R/A)
Gifts (O)

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 $175,000.00.

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; award 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
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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$1,968,338.83 (175,000.00) $1,793,338.83

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

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Volunteer Training Site Tullahoma, Tullahoma, Coffee County, Tennessee

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

Project Title: VTS Tullahoma Transient Training Open Bay Barracks

Project Description: Construct a one story open bay barracks to include finishes, latrines, showers, laundry, office and support space, mechanical and electrical systems, parking, and all related work

SBC Number: 361/093-01-2021

Total Project Budget: $2,431,000.00

Source of Funding:  
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Federal Funds (NGB) (F)  
Military Reserves (Sale of Real Estate) (R)

Original Project Budget: $1,725,000.00
Change in Funding: $706,000.00
Revised Project Budget: $2,431,000.00

Comment: Two bids were received on August 18, 2022. An increase in project budget from $1,725,000.00 to $2,431,000.00 is needed to award a contract to Fuel Tank Maintenance Company, LLC for the base bid only in the amount of $2,146,000.00. There will be no additional designer fees.

Previous Action:  
05/13/2021 SBC Approved project and to select a designer and utilizing a previously selected consultant  
05/24/2021 ESC Approved designer selection (Hefferlin + Kronenberg Architects, PLLC)  
06/21/2022 SBC Approved a revision in project funding

Minutes: 09/08/2022 SBC Approved a revision in project budget and funding to award a contract (Fuel Tank Maintenance Company, LLC)
Requested Action: Approval of a revision in project budget and funding and to award a construction contract to the Best Value proposer

Project Title: Memphis RC Roof Repairs and Facility Update

Project Description: Repair roof, mechanical, electrical, and plumbing systems; replacement of doors, door hardware, and windows, interior/exterior facility updates; masonry repairs; site grading and drainage improvements; and all related work.

SBC Number: 361/065-02-2020

Total Project Budget: $3,012,000.00

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<td>CurrFunds-CapMaint (MP)</td>
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Original Project Budget: $1,750,000.00
Change in Funding: $1,262,000.00
Revised Project Budget: $3,012,000.00

Comment: Two bids were received on August 25, 2022. An increase in project budget from $1,750,000.00 to $3,012,000.00 is needed to award a contract to Wagner General Contractors, Inc., and the deemed Best Value proposer, for the base bid only in the amount of $2,712,000.00. There will be no additional designer fees.

Previous Action: 08/13/2020 SBC Approved project and to select a designer and utilizing Best Value
08/24/2020 ESC Approved designer selection (Fisher & Arnold, Inc.)

Minutes: 09/08/2022 SBC Approved a revision in project budget and funding to award a construction contract to the Best Value proposer (Wagner General Contractors, Inc.)
Approved:

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