MINUTES

STATE BUILDING COMMISSION

July 11, 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. Lieutenant Governor McNally 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

Vice-Chairman Randy McNally, Lieutenant Governor
Cameron Sexton, Speaker of the House of Representatives
David Lillard, State Treasurer
Tre Hargett, Secretary of State, participated via electronic communication
Jason Mumpower, Comptroller of the Treasury, participated via electronic communication
Jim Bryson, Commissioner, Department of Finance and Administration, participated via electronic communication

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION	PRESENTER
• Department of Children's Services	Commissioner Margie Quin
• Department of Transportation	Commissioner Butch Eley
• Department of General Services	Commissioner Christi Branscom
• Tennessee Board of Regents	Executive Director Dick Tracy
• State Building Commission	State Architect Ann McGauran

OTHER PARTICIPANTS

Bart Kline	Kline Swinney Associates
Rich McNeil	TMPartners
Brandon Keown	Earl Swensson Associates
Josh Hughes	Anecdote, PLC
David Johnson	Johnson Johnson Crabtree Architects, P.C.

Lieutenant Governor McNally stated that the purpose of this meeting was to consider the items on the agenda for the July 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 since 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.

Lieutenant Governor McNally, Speaker Sexton and Treasurer Lillard participated in person; Secretary Hargett, Comptroller Mumpower and Commissioner of Finance & Administration Bryson participated electronically; and Governor Lee was absent.

At a roll call vote all members voted aye and approved the use of electronic communication.

State Architect McGauran stated that there had been no requests for public comment.

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: **East Tennessee State University**
   Project Title: Safety Lighting and Fire Alarm System
   SBC Project No: 369/005-04-2023
   Requested Action: Approval of a revision in project budget and funding

2. Agency: **University of Memphis**
   Project Title: Multiple Buildings Roof Replacement
   SBC Project No: 367/007-12-2019
   Requested Action: Approval of a revision in project budget and funding

3. Agency: **Middle Tennessee State University**
   Project Title: Campus Life Safety Systems Updates
   SBC Project No: 366/009-02-2024
   Requested Action: Approval of a project and proceeding with the process to select a designer

4. Agency: **Tennessee Technological University**
   Project Title: Tech Village Roof Replacement
   SBC Project No: 364/011-01-2024
   Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **Tennessee Technological University**
   Project Title: Murphy Hall Elevator
   SBC Project No: 364/011-02-2024
   Requested Action: Approval of a project and proceeding with the process to select a designer

6. Agency: **Tennessee Technological University**
   Project Title: Bryan Fine Arts Auditorium Upgrades
   SBC Project No: 364/011-11-2021
   Requested Action: Approval of a revision in project budget and funding

7. Agency: **University of Tennessee Health Science Center**
   Project Title: UTHSC Campus Police Building Upgrades (24/25)
   SBC Project No: 540/013-01-2024
   Requested Action: Approval of a project and proceeding with the process to select a designer

8. Agency: **University of Tennessee Institute of Agriculture**
   Project Title: ARP – Broiler and Research Facility
   SBC Project No: 540/001-18-2023
   Requested Action: Approval of a revision in project budget

9. Agency: **University of Tennessee Institute of Agriculture**
   Project Title: UTIA Research Units Upgrades (24/25)
   SBC Project No: 540/001-06-2024
   Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **University of Tennessee – Knoxville**
Project Title: UTK Art & Architecture Windows Replacement & Masonry Repair (24/25)
SBC Project No: 540/009-06-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

11. Agency: **University of Tennessee – Knoxville**
Project Title: Walters Academic Building Renovation
SBC Project No: 540/009-07-2022
Requested Action: Approval to cancel the project

12. Agency: **University of Tennessee – Knoxville**
Project Title: Walters Academic Building Repairs and Upgrades
SBC Project No: 540/009-01-2024
Requested Action: Approval of a revision in project budget and scope

13. Agency: **University of Tennessee – Knoxville**
Project Title: Window Replacements & Masonry Repairs (20/21)
SBC Project No: 540/009-01-2021
Requested Action: Approval of a revision in project scope

14. Agency: **University of Tennessee - Martin**
Project Title: Hall-Moody Building Systems and Chiller Upgrade
SBC Project No: 540/011-04-2018
Requested Action: Approval of a revision in project budget, scope, and funding

15. Agency: **University of Tennessee – Pulaski**
Project Title: UTS Johnston Center Upgrades PH I (24/25)
SBC Project No: 540/006-02-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

16. Agency: **Tennessee Board of Regents / TN College of Applied Technologies @ Athens**
Project Title: New Academic Building
SBC Project No: 166/040-01-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

17. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Athens**
Project Title: Polk County Facility
SBC Project No: 166/040-02-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

18. Agency: **Tennessee Board of Regents / Chattanooga State Community College**
Project Title: OmniPlex Building Roof and HVAC Replacement
SBC Project No: 166/012-03-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

19. Agency: **Tennessee Board of Regents / Cleveland State Community College**
Project Title: Multiple Building Roof Replacements
SBC Project No: 166/013-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

20. Agency: **Tennessee Board of Regents / Dyersburg State Community College**
Project Title: Gymnasium Roof Replacement
SBC Project No: 166/017-03-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

21. Agency: **Tennessee Board of Regents / Southwest Tennessee Community College**
Project Title: Multiple Building Re-Roof and Envelope Repairs
SBC Project No: 166/033-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

22. Agency: **Tennessee Board of Regents / Walters State Community College**
Project Title: Infrastructure Repair
SBC Project No: 166/023-02-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

23. Agency: **Department of Military**
Project Title: Covington Readiness Center Re-Roof and Facility Update
SBC Project No: 361/016-01-2022
Requested Action: Approval of a revision in project funding

24. Agency: **Department of Military**
Project Title: Chattanooga Readiness Center Re-Roofs and Facility Update
SBC Project No: 361/010-01-2022
Requested Action: Approval of a revision in project budget and funding

25. Agency: **Department of Military**
Project Title: Ashland City RC Re-Roof and Facility Update
SBC Project No: 361/003-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

26. Agency: **Department of Military**
Project Title: Athens RC Re-Roof and Facility Update
SBC Project No: 361/002-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

27. Agency: **Department of Military**
Project Title: Union City RC HVAC and Energy Update
SBC Project No: 361/095-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

28. Agency: **Department of Military**
Project Title: Chattanooga RC Drill Hall Facility Update
SBC Project No: 361/010-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

29. Agency: **Department of Military**
Project Title: Jackson Rotary Aircraft Unheated Storage Building
SBC Project No: 361/042-01-2023
Requested Action: Approval of a revision in project funding and the Early Design Phase as recommended by the State Architect

30. Agency: **Department of Military**
Project Title: VTS Milan Environmental Assessment
SBC Project No: 368/031-02-2021
Requested Action: Approval to award a new contract to a previously selected consultant

31. Agency: **Department of Military**
Project Title: TEMA East RCC Facility and Energy Update
SBC Project No: 361/018-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

32. Agency: **Department of Military**
Project Title: TEMA West RCC Facility and Energy Update
SBC Project No: 361/042-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

33. Agency: **Department of Environment & Conservation**
Project Title: Statewide State Parks Elevator Modernization
SBC Project No: 126/000-02-2022
Requested Action: Approval of a revision in project scope and funding

34. Agency: **Department of Environment & Conservation**
Project Title: SSSHP Carter Mansion & Visitor Center Renovations
SBC Project No: 126/090-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

35. Agency: **Department of Environment & Conservation**
Project Title: Cardwell Mountain SAP Visitor Center, Maintenance Facility, and Amenities
SBC Project No: 126/020-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

36. Agency: **Department of Correction**
Project Title: Upgrade Locking Systems
SBC Project No: 140/001-04-2013
Requested Action: Approval of a revision in project funding

37. Agency: **Department of Veterans Services**
Project Title: East Tennessee State Veterans Cemetery Gravesite Improvements
SBC Project No: 682/002-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

38. Agency: **Department of Children's Services**
Project Title: Mountain View YDC Lighting Upgrades
SBC Project No: 144/013-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

39. Agency: **Department of Education**
Project Title: TSB Backup Generator Installation
SBC Project No: 168/005-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

40. Agency: **Tennessee State Veterans' Homes Board**
Project Title: Clarksville Veterans' Home Generator Replacement
SBC Project No: 680/004-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

41. Agency: **Department of General Services**
Project Title: National Civil Rights Museum Roof Replacement Grant
SBC Project No: 529/000-02-2024
Requested Action: Approval of a grant agreement

DEPARTMENT OF CHILDREN'S SERVICES

Statewide, Tennessee

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

Project Title: New Woodland Hills and John S. Wilder Hardware and Staff Secure Facilities

Project Description: Construction of a new staff secure Woodland Hills YDC, new staff and hardware secure John S. Wilder YDC facilities, and all required related work.

SBC Number: 144/000-02-2023

Total Project Budget: $333,300,000.00

Current Project Funding: $252,200,000.00

Source of Funding:

	Original	Change	Revised			
	$ 13,500,000.00	$ 0.00	$ 13,500,000.00	21/22	CurrFunds-CapImp	(A)
	5,560,000.00	0.00	5,560,000.00	22/23	CurrFunds-CapImp	(A)
	0.00	233,140,000.00	233,140,000.00	24/25	CurrFunds-CapImp	(A)
Original Project Funding:	**$ 19,060,000.00**					
Change in Funding:		**$233,140,000.00**				
Revised Project Funding:			**$252,200,000.00**			

Comment: This adds funding from a FY 24/25 **line-item** (New Woodland Hills and Wilder Secure Facilities) in the capital budget. Construction funds are being added for the Woodland Hills Staff Secure and John S. Wilder Hardware Secure facilities. Additional funding for the construction of the John S. Wilder Staff Secure facility will be requested in a future capital budget.

Previous Action:

09/14/2023	SBC	Approved project and to select a designer
11/20/2023	ESC	Approved designer selection (A2H, Inc.)

Minutes:

07/11/2024 SBC

Speaker Sexton asked about the number of beds in the Wilder Hardware Secure facility, if it was designed for expansion, and for how many years would this facility meet the State's needs. Commissioner Quin stated that there will be 72 beds in the facility but that it is designed for expansion to 96 beds, which is projected to address the need through 2050. In response to Speaker Sexton's question about the level of security the Wilder facility would have, Commissioner Quin stated that this facility will have the highest-level security to house juveniles who have all been convicted in Juvenile Court violent felonies.

In response to Speaker Sexton's questions about educational programming at the facility, Commissioner Quin stated that DCS is

already partnering at Wilder to offer TCAT programs and this new facility will increase DCS's clinical, rehabilitative, educational and vocational programing since these juveniles will reenter the community. Speaker Sexton asked and received confirmation that the Wilder programing would mirror up with needs of Ford and Blue Oval, which is just across the interstate.

Speaker Sexton asked if there was any thought given, since these juveniles will transition out of Wilder at some point, to where the juveniles would go. Commissioner Quin replied that DCS is working to build out mentoring programs that start while the juveniles are in the facility and then continue as they transition out into the community. Commissioner Quin added that this project will also construct an adjacent staff secure facility on the Wilder campus so that there is an opportunity for the juveniles to step down to a less secure facility on the Wilder campus. That staff secure facility will have 24-48 beds. Speaker Sexton asked if the juveniles housed at the staff secure facility would be able to leave the facility to work at Ford Blue Oval and then come back to the facility. Commissioner Quin said that the juveniles would have to be released by the Juvenile Court to leave the facility.

Speaker Sexton then asked if there was a lower security facility that would allow juveniles in DCS custody to live on site and work at Ford Blue Oval since Blue Oval has a need for thousands of workers. He relayed that juveniles at the Taft facility had requested to remain on the Taft campus to avoid returning to their communities and risking reoffending. Speaker Sexton also asked how many acres are available and unutilized at the Wilder facility. Commissioner Branscom responded that there were probably 20-25 acres. Speaker Sexton asked if there was some way for the juveniles remanded to Wilder to stay in the area with their new skill set and work at Blue Oval? Are there considerations for supportive housing or a minimum facility to house people who want to work at Blue Oval while they are turning their lives around? Commissioner Quin replied that DCS wants to continue to work on "step down" and "step out" programs to prepare custodial youth to return to the community. She relayed that work programs and educational programs are a great way to do that and DCS is working with the Juvenile Court to establish work programs once the custodial youth turn 17-18 years old. Speaker Sexton asked that DCS continue to look at how to help these juveniles avoid recidivism.

At a roll call vote, all members voted aye and approved a revision in project funding.

TENNESSEE DEPARTMENT OF TRANSPORTATION

Region 1 - East TN, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Region 1 New Anderson County Maintenance Complex
Project Description:	Construct a new maintenance building, salt bin, brine operations building, equipment shed, and all required related work.
SBC Number:	241/010-01-2024
Total Project Budget:	$10,460,000.00
Current Project Funding:	$ 2,840,000.00
Source of Funding:	$ 2,840,000.00 24/25 TDOT Plant Construction Funds (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget ($2,840,000.00). It was determined after programming that additional funding will be required to fully develop the site for this new campus. The remaining funding to complete the project will be requested in the future.
Minutes:	07/11/2024 SBC Commissioner Eley asked that this item be withdrawn from the agenda

TENNESSEE DEPARTMENT OF TRANSPORTATION

Region 3 - Middle TN, Nashville, Rutherford County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Region 3 New Rutherford County Maintenance Complex
Project Description:	Construct a new maintenance building, salt bin, brine operations building, storage and equipment sheds, and all required related work.
SBC Number:	243/020-02-2024
Total Project Budget:	$19,110,000.00
Current Project Funding:	$ 5,760,000.00
Source of Funding:	$ 5,760,000.00 24/25 TDOT Plant Construction Funds (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget ($5,760,000.00). It was determined after programming that additional funding will be required to fully develop the site for this new campus. The remaining funding to complete the project will be requested in the future.
Minutes:	07/11/2024 SBC Commissioner Eley asked that this item be withdrawn from the agenda

DEPARTMENT OF GENERAL SERVICES

THP District 7 Headquarters, Columbia, Maury County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	THP District 7 Headquarters Columbia - New Facility
Project Description:	Construct a new district headquarters building in Columbia and all required related work.
SBC Number:	502/012-01-2024
Total Project Budget:	$25,840,000.00
Source of Funding:	$25,840,000.00 FRF Reserves (R)
Comment:	This is a FY 24/25 **line-item** project in the capital budget. The project will follow the prototypical design for THP facilities.
Minutes:	07/11/2024 SBC At a roll call vote, all members voted aye and approved the project and to select a designer.

DEPARTMENT OF GENERAL SERVICES

THP District 3 Headquarters, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	THP District 3 Headquarters Nashville - New Facility
Project Description:	Construct a new district headquarters building in Nashville and all required related work.
SBC Number:	502/030-01-2024
Total Project Budget:	$27,840,000.00
Source of Funding:	$27,840,000.00 FRF Reserves (R)
Comment:	This is a FY 24/25 **line-item** project in the capital budget. The project will follow the prototypical design for THP facilities.
Minutes:	07/11/2024 SBC At a roll call vote, all members voted aye and approved the project and to select a designer.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in project budget and funding and the Early Design Phase for three facilities** as presented by Kline Swinney Associates, TMPartners, and Earl Swensson Associates

Project Title: Multi-Agency Law Enforcement Training Academy (MALETA)

Project Description: Construction of office, service centers and helipad, training, housing and support buildings; driver training track and related structures; firing ranges; campus infrastructure; and all required related work; incl. bldg. demolition and wetland remediation.

SBC Number: 529/017-01-2021

Total Project Budget: $455,134,726.34

Current Project Funding: $415,134,726.34

Source of Funding:

$ 23,000,000.00	21/22	FRF CurrFunds-CapImp	(A)
355,660,000.00	22/23	FRF CurrFunds-CapImp	(A)
5,000,000.00		DGS Op Funds (PrePlan)	(A)
29,500,000.00		FRF Reserves	(R)
1,974,726.34		FRF Reserves	(R)

Comment: This presentation is for the Firing Range Complex; Training Academy Building; and the Housing & Dining, components of the project. The revision in funding is to reallocate contingency budget to primarily increase the contruction cost and associated designer fee. With this revision in funding, these three components are within the current funding and construction for these facilities is anticipated to start in the fourth quarter of 2024.

Previous Action:

08/12/2021	SBC	Approved project, utilizing a previously selected consultant, utilizing a previously selected designer for a portion of the work, proceeding with the process to select a designer for a portion of the work, and to utilizing CM/GC alternative delivery method for a portion of the work for architectural design and planning including construction planning
08/23/2021	ESC	Approved designer selection (AECOM Technical Services, Inc. for Infrastructure)
12/20/2021	SBC	Approved proceeding with the process to select 6 additional designers and utilizing CM/GC alternative delivery method for the remainder of the work
12/20/2021	ESC	Approved designer selection (TMPartners, PLLC for Training Academy)
12/20/2021	ESC	Approved designer selection (Earl Swensson Associates, Inc. for Housing & Dining)
03/21/2022	ESC	Approved designer selection (Tuck Hinton Architects, PLC for Headquarters building)

	05/12/2022	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves+Young for Firing Range Complex)
	08/11/2022	SBC	Deferred to a later meeting
	12/12/2022	SBC	Approved a revision in project budget and funding and awarding a contract to the best evaluated proposers for two CM/GC (Hoar Construction, LLC for Housing & Dining building) and Turner Construction Co for Academic building:)
	12/15/2022	ESC	Approved designer selection (Pickering Firm, Inc. for EVOC Track Complex)
	06/08/2023	SBC	Referred to ESC with authority to act
	06/20/2023	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (Messer Construction for Headquarters building)
	04/22/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves & Young for EVOC Track Complex)
Minutes:	07/11/2024	SBC	Commissioner Branscom presented Bart Kline with Kline Swinney Associates to provide an overview of the site and present the Firing Range Complex, Rich McNeil with TMPartners to present the Training Academy Building, and Brandon Keown with Earl Swensson Associates to present the Housing & Dining Complex and the Kennels. Messrs. Kline, McNeil and Keown gave the presentations stating that their components of the project are in budget and on schedule. At a roll call vote, Lt. Governor McNally, Speaker Sexton, Treasurer Lillard, Comptroller Mumpower and Commissioner Bryson voted aye and approved a revision in project budget and funding and the Early Design Phase for three facilities as presented by Kline Swinney Associates, TMPartners, and Earl Swensson Associates.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Dickson, Dickson, Dickson County, Tennessee

Requested Action: **Approval of a revision in project budget, funding, and of the Early Design Phase** as presented by Anecdote, PLC

Project Title: Dickson County Higher Education Center

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

SBC Number: 166/046-03-2023

Total Project Budget: $43,000,000.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$35,000,000.00	$ 0.00	$35,000,000.00	23/24	CurrFunds-CapImp	(A)
	0.00	5,700,000.00	5,700,000.00		Gifts	(O)
	0.00	2,300,000.00	2,300,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$35,000,000.00**					
Change in Funding:		**$8,000,000.00**				
Revised Project Budget:			**$43,000,000.00**			

Comment: This request increases the project budget from $35,000,000.00 to $43,000,000.00. Additional funding is needed to meet the designer's and CM/GC's estimate which is reflective of the programmatic requirements of the campus and additional site work including excessive soil and subsurface rock removal and utility relocation. With this increase in project budget, this project is on schedule and in budget with construction anticipated to start spring of 2025.

This project is a collaboration between TCAT Dickson and Nashville State Community College.

Previous Action:

07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023	ESC	Approved designer selection (Anecdote, PLC)
04/11/2024	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)

Minutes:

07/11/2024 SBC Executive Director Dick Tracy recognized TCAT Dickson President Laura Travis and presented Josh Hughes with Anecdote, PLC. Mr. Hughes gave the presentation stating that the project is in budget and on schedule.

At a roll call vote, all members voted aye and approved a revision in project budget, funding, and the EDP as presented by Anecdote, PLC.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Dickson, Dickson, Dickson County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Johnson Johnson Crabtree Architects, P.C.

Project Title: New Diesel Building and New Technical/Dental Building

Project Description: Construct a new diesel building and a new technical/dental building, renovate and repurpose existing spaces, and expand parking areas. Project includes site and infrastructure improvements and demolition of select vacated buildings and abandoned utilities.

SBC Number: 166/046-02-2023

Total Project Budget: $42,625,000.00

Source of Funding: $42,625,000.00 23/24 CurrFunds-CapImp (A)

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

Previous Action:

07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
07/25/2023	ESC	Approved designer selection (Johnson Johnson Crabtree Architects, P.C.)
04/11/2024	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)

Minutes:

07/11/2024	SBC	Executive Director Dick Tracy presented David Johnson with Johnson Johnson Crabtree Architects. Mr. Johnson gave the presentation stating that the project is in budget and on schedule. At a roll call vote, all members voted aye and approved the EDP as presented by Johnson Johnson Crabtree Architects, P.C.

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 June 13, 2024.

Report of Items Approved by Office of the State Architect

- **Change Orders** which result in a net aggregate increase or decrease in excess of 10% of the original contract sum, or which exceed an individual change order item in an amount in excess of $500,000 (in accordance with Item 6.04(C)(3) of the *SBC By-Laws, Policy & Procedures*)

1)

State Procurement Agency:	TN Board of Regents	**User Agency:**	Columbia State Community College
Location:	Columbia, Tennessee		
Project Title:	Accessibility & Security Upgrades		
SBC Project No:	166/015-01-2021	**Approval Date:**	06/11/2024
Designer:	Hurst-Rosche, Inc.	**Contractor**:	Drakes Creek Builders, LLC
Construction Completion %:	94%	**Targeted Substantial Completion:**	01/08/2025
Change Order No.	6	**Comment: Error**	
Change Order Amount:	$182,726.42	This change order addresses contractor's extended overhead, and other costs related to delays and additional time due to designer's lack of response in a timely fashion to questions. This change order adds 291 days to the project schedule.	
Change Order Percentage:	21.7%		
Cumulative Percentage:	25.18%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$842,000.00		
Base Contract Amount:	$842,000.00	**Revised Contract Amount:**	$1,053,995.38
Contingency:	$65,000.00	**Remaining Undedicated Funds:**	$397,910.63

2)

State Procurement Agency:	TN Board of Regents	**User Agency:**	Volunteer State Community College
Location:	Gallatin, Tennessee		
Project Title:	Mattox Renovation		
SBC Project No:	166/025-02-2022	**Approval Date:**	06/07/2024
Designer:	GHP, Inc.	**Contractor**:	Wellsprings Builders
Construction Completion %:	80%	**Targeted Substantial Completion:**	06/18/2024
Change Order No.	10	**Comment: Hidden Condition/Omission**	
Change Order Amount:	$8,648.86	This change order addresses the need to level an existing floor. Also included is the provision of a 30-amp receptacle and circuit in the Data Room.	
Change Order Percentage:	0.35%		
Cumulative Percentage:	12.38%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$2,487,000.00		
Base Contract Amount:	$2,487,000.00	**Revised Contract Amount:**	$2,794,943.79
Contingency:	$5,762.40	**Remaining Undedicated Funds:**	$199,291.81

3) **State Procurement Agency:** TN Board of Regents **User Agency:** Nashville State Community College
Location: Nashville, Tennessee
Project Title: Healthcare Classroom & Lab Reno
SBC Project No: 166/034-03-2021 **Approval Date:** 06/04/2024
Designer: GHP, Inc. **Contractor**: Dowdle Construction Group
Construction Completion %: 74% **Targeted Substantial Completion:** 07/24/2024
Change Order No. 13 **Comment: Omission**
Change Order Amount: $18,076.73 This change order incorporates replacing the existing receptacles in the fitness room with the correct voltage to use the intended existing fitness equipment. Also included is the provision of 4 card readers and magnetic locks for 4 doors in the H building.
Change Order Percentage: 0.46%
Cumulative Percentage: 10.15%

Approved Project Funding **After This Change Order**
Original Bid Target: $5,200,000.00
Base Contract Amount: $3,972,407.00 **Revised Contract Amount:** $4,375,596.18
Contingency: $260,000.00 **Remaining Undedicated Funds:** $1,384,403.82

4) **State Procurement Agency:** Middle TN State Univ. **User Agency:** Middle TN State University
Location: Murfreesboro, Tennessee
Project Title: Multiple Buildings Elevator Modernization
SBC Project No: 366/009-05-2021 **Approval Date:** 06/18/2024
Designer: McFarlin, Huitt Panvini, Inc. **Contractor**: Kerry G Campbell, Inc.
Construction Completion %: 91% **Targeted Substantial Completion:** 03/28/2024
Change Order No. 12 **Comment: Codes/Other-External Factors**
Change Order Amount: $6,084.51 This change order modifies duct routing and reuses existing fire dampers at the Walker Library. Work also includes the need to tie the existing vent louvers into the fire alarm system in two elevator shafts and add fireproofing to the existing wood around these louvers. This change order adds 2 days to the project schedule.
Change Order Percentage: 0.52%
Cumulative Percentage: 20.55%

Approved Project Funding **After This Change Order**
Original Bid Target: $2,575,000.00
Base Contract Amount: $1,174,670.00 **Revised Contract Amount:** $1,416,099.47
Contingency: $257,000.00 **Remaining Undedicated Funds:** $24,070.53

5) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Landscape and Retaining Wall Repairs
SBC Project No: 529/005-01-2013 **Approval Date:** 06/04/2024
Designer: Hodgson & Douglas, LLC **Contractor**: City Construction, LLC
Construction Completion %: 51% **Targeted Substantial Completion:** 08/15/2024
Change Order No. 3 **Comment: Added Scope**
Change Order Amount: $145,125.00 This change order provides for handrails at the double gate stairs at each end of the property along MLK Blvd and gate hold opens; installing exterior lighting and poles along the new ADA ramp for visibility; and adds 60 days to the project schedule.
Change Order Percentage: 18.37%
Cumulative Percentage: 23.36%

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$790,000.00		
Base Contract Amount:	$790,000.00	**Revised Contract Amount:**	$974,566.00
Contingency:	$79,000.00	**Remaining Undedicated Funds:**	$517,271.40

Initial and Revised Approvals of Capital Projects

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

1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Milan, Tennessee
Project Title: Milan Equipment Storage Building (23/24)
Project Description: Construction of an equipment storage building for the Milan AgResearch and Education Center.
SBC Project No. 540/001-05-2024
Total Project Budget: $344,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and proceeding with the process to select a designer
Approval Date: 06/20/2024

2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: TREC Upgrades
Project Description: Upgrades of the Student Recreation & Fitness Center (TREC) will include building mechanical and electrical systems along with updating building finishes as well as all related work to complete the project.
SBC Project No. 540/009-24-2022
Total Project Budget: $529,484.05
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget (adding $59,484.05)
Approval Date: 06/20/2024

3) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: Campus Paving and Resurfacing
Project Description: Repair existing pavement, curbs, and gutters. Pave graveled lots. Project includes all related work.
SBC Project No. 166/017-02-2024
Total Project Budget: $800,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a previously selected designer (Burr and Cole Consulting Engineers, Inc.)
Approval Date: 06/20/2024

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. 24-01-016
Location: Radnor Lake State Park
Davidson County – 0.12 +/- acres – 0 Old Hickory Boulevard, Brentwood, TN
Owner(s): Key Investments II, Inc.
Estimated Purchase Price: Fair Market Value
Source of Funding: 23/24 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 06/20/2024

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 Veterans Services
Location: Memphis, Tennessee
Project Title: West TN State Veterans Cemetery Parking and Site Improvements
SBC Project No. 682/007-01-2022
Designer: Fisher & Arnold, Inc.
Amount: $19,999.00
Explanation: This ASR addresses changes to the previously approved design documents imposed by the Federal Veterans Administration after their design review.
Approval Date: 06/03/2024
OSA Receipt Date: 06/03/2024

Other Business

In accordance with Tenn. Code Ann. Section 4-13-104(5), the Andrew Jackson Foundation, formerly the Ladies' Hermitage Association, has submitted its proposed changes to the by-laws of the Foundation thirty (30) days prior to the effective date of such changes. The proposed substantive changes in the by-laws,

- Require Board members submit their resignations in writing.
- Eliminates the requirement that the Board approve resignations from the Board.
- Permits board members to serve multiple consecutive terms in the same office.

There being no further business, the meeting adjourned at 11:56 a.m.

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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: Safety Lighting and Fire Alarm System

Project Description: Replace exit and emergency/safety lights and fire alarm systems and related equipment as needed to meet current life safety codes in multiple buildings. A sprinkler system will be installed in Ball Hall to improve life safety. Projects includes all related work.

SBC Number: 369/005-04-2023

Total Project Budget: $3,200,000.00

Source of Funding:

Original	Change	Revised			
$1,600,000.00	$ 0.00	$1,600,000.00	23/24	CurrFunds-CapMaint	(A)
0.00	1,600,000.00	1,600,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
$1,600,000.00					
	$1,600,000.00				
		$3,200,000.00			

Original Project Budget:
Change in Funding:
Revised Project Budget:

Comment: This adds funding from a FY 24/25 **line-item** (Phase II) project in the capital budget and increases the total budget from $1,600,000.00 to $3,200,000.00 to add additional buildings to the project. The priority buildings include Kingsport Center McCune-Welch Hall, Bristol Family Practice, ETSU Natural History Museum, Hutcheson Hall, Innovation Lab, Roy Nicks Hall, Sam Wilson Hall, Alexander Hall, Wilson Wallis Hall, Yoakley Hall, VA Bldg 2, VA Bldg 6, VA Bldg 52, and VA Bldg 212.

Previous Action:

07/13/2023	SBC	Approved project and to select a designer
07/25/2023	SBC	Approved designer selection (Vreeland Engineers Inc.)

Minutes:

07/11/2024	SBC	Approved a revision in project budget and funding

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Multiple Buildings Roof Replacements

Project Description: This project will replace deteriorated roof systems for several buildings and all related work.

SBC Number: 367/007-12-2019

Total Project Budget: $9,300,000.00

Source of Funding:

	Original	Change	Revised			
	$3,000,000.00	$ 0.00	$3,000,000.00	19/20	CurrFunds-CapMaint	(A)
	$3,000,000.00	$ 0.00	$3,000,000.00	22/23	CurrFunds-CapMaint	(A)
	$ 0.00	$3,300,000.00	$3,300,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
Original Project Funding:	**$6,000,000.00**					
Change in Funding:		**$3,300,000.00**				
Revised Project Budget:			**$9,300,000.00**			

Comment: This adds a FY 24/25 **line-item** project in the capital budget and increases the budget from $6,000,000.00 to $9,300,000.00. Added funds will allow needed replacement of deteriorated roof systems on campus for Engineering Technology (2004) and Life Sciences Building (2006).

Previous Action:	07/11/2019	SBC	Approved project and to select a designer
	07/22/2019	ESC	Approved designer selection (Evans Taylor Foster Childress, P.C.)
	07/13/2022	SBC	Approved a revision in project budget and funding
Minutes:	07/11/2024	SBC	Approved a revision in project budget and funding

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Campus Life Safety Systems Updates
Project Description:	Campus wide upgrades to fire alarm systems, fire sprinkler systems, life safety systems, and all related work.
SBC Number:	366/009-02-2024
Total Project Budget:	$6,000,000.00
Current Project Funding:	$2,500,000.00
Source of Funding:	$2,500,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget. Priority buildings include: Cope Administration, John C. Bragg Media and Entertainment, Dyslexia Center, Andrew Todd Hall, Alumni Memorial Gym, and the Paul W. Martin Honors College.
Minutes:	07/11/2024 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Tech Village Roof Replacement
Project Description:	Replace the roofs on twenty apartment buildings, the laundry building, the community center, and all related work.
SBC Number:	364/011-01-2024
Total Project Budget:	$1,340,000.00
Source of Funding:	$1,340,000.00 Plant Funds (Aux-Housing) (A)
Comment:	This is a March 9, 2023 **disclosed** project reported by TTU. This funding will complete roof replacements on Buildings A-M West (2011) and Buildings H, J-M, W, X East (2013), laundry building (unknown) and the community center (unknown). Individual roof sizes range from 3,632 sq. ft. to 5,339 sq. ft. Approximately 90,000 sq. ft. will be replaced.
Minutes:	07/11/2024 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Murphy Hall Elevator
Project Description:	Build a new elevator shaft including installation of a new elevator, and all related work.
SBC Number:	364/011-02-2024
Total Project Budget:	$2,090,000.00
Source of Funding:	$2,090,000.00 Plant Funds (Aux-Housing) (A)
Comment:	This is a March 9, 2023 **disclosed** project reported by TTU.
Minutes:	07/11/2024 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Bryan Fine Arts Auditorium Upgrades

Project Description: Upgrades to the MEP systems, stage lighting and sound systems, seating for ADA and code compliance, and all related work.

SBC Number: 364/011-11-2021

Total Project Budget: $4,076,000.00

Source of Funding:

Original	Change	Revised		
$1,506,000.00	$ 0.00	$1,506,000.00	21/22 CurrFunds-CapMaint	(A)
0.00	2,570,000.00	2,570,000.00	24/25 CurrFunds-CapMaint	(MP) (A)
$1,506,000.00				
	$2,570,000.00			
		$4,076,000.00		

Original Project Funding:
Change in Funding:
Revised Project Funding:

Comment: This adds funding from a 24/25 **line-item** in the capital budget and increases the current budget from $1,506,000.00 to $4,076,000.00. This additional funding will allow for the complete design and construction of the project.

Previous Action:

10/14/2021	SBC	Approved project and to select a designer
10/25/2021	SBC	Approved designer selection (Upland Design Group, Inc.)

Minutes:

07/11/2024	SBC	Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	UTHSC Campus Police Building Upgrades (24/25)
Project Description:	Upgrades code and building system needs. Layout modifications will be made to accommodate accessibility and finish improvements associated with these changes. Includes all related work.
SBC Number:	540/013-01-2024
Total Project Budget:	$6,240,000.00
Source of Funding:	$6,240,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget. The Tennessee Historical Commission has determined that this project will not adversely affect the State-owned resource and no further action is necessary.
Minutes:	07/11/2024 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Spring Hill, Maury County, Tennessee

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

Project Title: ARP – Broiler and Research Facility

Project Description: Construction of facilities for poultry broiler production and research space at the Middle Tennessee AgResearch and Education Center (MTREC). Includes all related work to complete the project.

SBC Number: 540/001-18-2023

Total Project Budget: $10,100,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$ 8,000,000.00	$2,100,000.00	$10,100,000.00	Federal Funds (ARP)	(A)
Original Project Budget:	**$ 8,000,000.00**				
Change in Funding:		**$2,100,000.00**			
Revised Project Budget:			**$10,100,000.00**		

Comment: This request increases the budget from $8,000,000.00 to $10,100,000.00 to account for the cost of the utility infrastructure and programmatic changes based upon the designer's and the CM/GC's schematic design estimates.

Previous Action:	07/13/2023	SBC	Approved project and select a designer, and utilizing CM/GC alternative delivery method
	08/21/2023	ESC	Approved designer selection (The Lewis Group Architects, Inc.)
	01/22/2024	ESC	Approved CM/GC contract award to P & C Construction, Inc.
Minutes:	07/11/2024	SBC	Approved a revision in project budget

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	UTIA Research Units Upgrades (24/25)
Project Description:	Upgrades of the Center for Renewable Carbon (CRC)/Material Science & Technology (MAST) and the Johnson Research & Teaching Unit (JRTU). Replaces outdated building systems and equipment and includes all related work.
SBC Number:	540/001-06-2024
Total Project Budget:	$5,500,000.00
Source of Funding:	$5,500,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget.
Minutes:	07/11/2024 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	UTK Art & Architecture Windows Replacement & Masonry Repair (24/25)
Project Description:	Repair and replace window systems, masonry, and structural remediation in Art & Architecture. Includes asbestos abatement and all related work to complete the project.
SBC Number:	540/009-06-2024
Total Project Budget:	$3,900,000.00
Source of Funding:	$3,900,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget.
Minutes:	07/11/2024 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Walters Academic Building Renovation

Project Description: Renovation of the first, second, and third floors to develop space for the Graduate Ceramics Program and Geography Department. Includes all work needed to complete the project.

SBC Number: 540/009-07-2022

Original Project Budget: $1,505,000.00

Project Expenditures: $ 65,779.30

Source of Funding:	**Original**	**Change**	**Revised**		
	$1,505,000.00	($1,439,220.70)	$65,779.30	Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$1,505,000.00**				
Change in Funding:		**($1,439,220.70)**			
Revised Project Budget:			**$65,779.30**		

Comment: This project has been combined with Walters Academic Building Repairs and Upgrades (SBC No. 540/009-01-2024) to streamline work for entire building.

Previous Action:	02/10/2022	SBC	Approved a project and to select a designer
	02/28/2022	ESC	Approved designer selection (Randolph Architecture, LLC)
Minutes:	07/11/2024	SBC	Approved cancelling the project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Walters Academic Building Repairs and Upgrades

Project Description: Upgrade portions of the Walters Academic Building to provide offices, *studios, labs*, and a darkroom. Includes all related work.

SBC Number: 540/009-01-2024

Total Project Budget: $4,949,300.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$3,510,000.00	$1,439,300.00	$4,949,300.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$3,510,000.00**				
Change in Funding:		**$1,439,300.00**			
Revised Project Budget:			**$4,949,300.00**		

Comment: This request increases the project budget from $3,510,000.00 to $4,949,300.00 due to adding the scope from Walters Academic Building Renovation project (SBC No. 540/009-07-2022) which is scheduled to be cancelled. Added work includes developing space for studios and labs.

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

Previous Action:	02/08/2024	SBC	Approved project to select a designer
	03/25/2024	ESC	Approved designer selection (Lindsey & Maples Architects, Inc.)
Minutes:	07/11/2024	SBC	Approved a revision in project budget and scope

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox, Tennessee

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

Project Title: Window Replacements & Masonry Repairs (20/21)

Project Description: This project will provide masonry repairs and window replacements for ~~Greve Hall, Henson Hall~~, Temple Hall, Humanities, *Nursing Education, Dougherty, and McClung Museum.* This will include tuckpointing, waterproofing, and any necessary structural remediation.

SBC Number: 540/009-01-2021

Total Project Budget: $6,117,000.00

Source of Funding:

$4,500,000.00	20/21	CurrFunds-CapMaint(MP)	(A)
$1,511,506.24	10/11	CurrFunds-CapMaint	(R)
$ 46,325.66	09/10	CurrFunds-CapMaint	(R)
$ 59,168.10	06/07	CurrFunds-CapMaint	(R)

Comment: This request adds scope for Nursing Education, Dougherty, and McClung Museum and removes Greve and Henson Halls, which were demolished as part of the College of Business project (SBC No. 540/009-01-2023). All work in Temple Hall and Humanities is complete. The added work is anticipated to be accomplished within the existing project funding.

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

Previous Action:

01/14/2021	SBC	Approved project and to select a designer
01/25/2021	ESC	Approved designer selection (Lindsay & Maples, Architects, Inc.)
01/24/2022	ESC	Approved a revision in project budget and funding to award a contract to Williams Restoration & Waterproofing, Inc.

Minutes: 07/11/2024 SBC Approved a revision in project scope

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Hall-Moody Building Systems and Chiller Upgrade

Project Description: This project will replace air handlers, modify pipe system to a 4 pipe system; replace heat exchangers and pumps; replace a chiller; upgrade plumbing and electrical systems; remodel the attic for the mechanical room; upgrade building finishes; *upgrades to building systems including exterior repairs, infrastructure, and life safety corrections. Finishes will be updated in association with these repairs along with all related work to complete the project.*

SBC Number: 540/011-04-2018

Total Project Budget: $16,296,000.00

Source of Funding:

Original	Change	Revised			
$10,560,000.00	$ 0.00	$10,560,000.00	18/19	CurrFunds-CapMaint	(A)
940,000.00	0.00	940,000.00	15/16	CurrFunds-CapMaint	(R)
796,000.00	0.00	796,000.00		Plant Funds (Non-Aux)	(A)
0.00	4,000,000.00	4,000,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	**$12,296,000.00**				
Change in Funding:		**$4,000,000.00**			
Revised Project Budget:			**$16,296,000.00**		

Comment: This adds the FY 24/25 **line-item** for Hall Moody Building Upgrades in the capital budget. This request increases the budget from $12,296,000.00 to $16,296,000.00. The original scope is currently under construction.

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

Previous Action:

08/09/2018	SBC	Approved project and to select a designer.
08/20/2018	ESC	Approved designer selection (Pickering Firm, Inc.)
10/13/2020	SBC	Approved reallocation of funds
06/21/2022	ESC	Approved a revision in budget and funding
08/10/2023	SBC	Approved a revision in project budget and funding in order to award a contract

Minutes: 07/11/2024 SBC Approved a revision in project budget, scope, and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Pulaski, Giles County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	UTS Johnston Center Upgrades PH I (24/25)
Project Description:	Repairs include replacement of exterior windows, mechanical/plumbing penetrations, interior finishes, lighting, and upgrades restrooms to ADA accessibility. This phase covers the 1st floor library area and includes all related work.
SBC Number:	540/006-02-2024
Total Project Budget:	$3,100,000.00
Source of Funding:	$3,100,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** in the capital budget.
Minutes:	07/11/2024 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Athens, Athens, McMinn County, Tennessee

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect
Project Title:	New Academic Building
Project Description:	Construct a new academic building, renovate and repurpose existing spaces, and expand parking areas. Project includes site and infrastructure improvements.
SBC Number:	166/040-01-2023
Total Project Budget:	$9,750,000.00
Source of Funding:	$9,750,000.00 23/24 CurrFunds-CapImp (A)
Comment:	The project is on schedule and in budget with construction anticipated to start fall of 2024.
Previous Action:	07/13/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method 09/27/2023 ESC Approved designer selection (Artech Design Group, Inc.)
Minutes:	07/11/2024 SBC Approved the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Athens, Athens, McMinn County, Tennessee **

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect
Project Title:	Polk County Facility
Project Description:	Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements.
SBC Number:	166/040-02-2023
Total Project Budget:	$17,000,000.00
Source of Funding:	$17,000,000.00 23/24 CurrFunds-CapImp (A)
Comment:	The project is on schedule and in budget with construction anticipated to start winter of 2024.
Previous Action:	10/12/2023 SBC Approved project, to select a designer, and utilizing the CM/GC alternative delivery method 10/23/2023 ESC Approved designer selection (Artech Design Group, Inc.)
Minutes:	07/11/2024 SBC Approved the EDP as recommended by the State Architect

** Work to be done in Polk County

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	OmniPlex Building Roof and HVAC Replacement
Project Description:	Replace the roof system of the A-Wing, Center, and West portions of the Ray C. Albright OmniPlex. Replace four rooftop HVAC units. Project includes all related work.
SBC Number:	166/012-03-2024
Total Project Budget:	$4,000,000.00
Source of Funding:	$4,000,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** in the capital budget. The project description has been revised from the budget for clarity. The current roofs were installed in the following years: A-Wing (2003), Center (2003), and West (2004).
Minutes:	07/11/2024 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Cleveland State Community College, Cleveland, Bradley County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Multiple Building Roof Replacements
Project Description:	Replacement of seven roofs throughout the main campus and all related work.
SBC Number:	166/013-01-2024
Total Project Budget:	$5,720,000.00
Current Project Funding:	$1,360,000.00
Source of Funding:	$1,360,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** in the capital budget (Phase 1). This will be the first phase of a multi-phase project. A campus-wide roof assessment will be included as part of this project. The current roofs were installed in the following years: Technology Building (2008), Johnson Building (2005), Career Education Building (1998), Science Building (2003), Administration Building (1998), Humanities Building (2003), and Maintenance Building (1973).
Minutes:	07/11/2024 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Gymnasium Roof Replacement
Project Description:	Replace the roof system of the E. H. Lannom Gymnasium. Project includes all related work.
SBC Number:	166/017-03-2024
Total Project Budget:	$1,350,000.00
Source of Funding:	$1,350,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** in the capital budget. The project description has been revised from the budget for clarity. The current roof was installed in 2003 and has reached the end of its useful life.
Minutes:	07/11/2024 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Multiple Building Re-Roof and Envelope Repairs
Project Description:	Replace roof systems on the EMS Simulation Lab Building and the east and center wings on the M Building. Replace windows and doors on the Parrish and Farris buildings. Project includes all related work.
SBC Number:	166/033-01-2024
Total Project Budget:	$9,000,000.00
Current Project Funding:	$2,600,000.00
Source of Funding:	$2,600,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** in the capital budget (Phase 1). This will be the first phase of a multi-phase project. The current roof of the EMS Simulation Lab Building was installed in 1997 and the current roof of the M Building was installed in 2003.
Minutes:	07/11/2024 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Infrastructure Repair
Project Description:	Update and replace fiber optic infrastructure and storm sewer system, including replacement of walkways, driveways and landscaping. Project includes all related work.
SBC Number:	166/023-02-2024
Total Project Budget:	$2,160,000.00
Source of Funding:	$2,160,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** in the capital budget (Phase 2). The project description has been revised from the budget for clarity. Phase 1 work will be completed under SBC No. 166/023-02-2018.
Minutes:	07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Covington Readiness Center, Covington, Tipton County, Tennessee

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

Project Title: Covington Readiness Center Re-Roof and Facility Update

Project Description: Replace roof system, doors and windows, and HVAC units; masonry repairs; exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/016-01-2022

Total Project Budget: $3,350,000.00

Source of Funding:

	Original	Change	Revised			
	$ 600,000.00	$ 0.00	$ 600,000.00	22/23	CurrFunds-CapMaint	(A)
	600,000.00	1,075,000.00	1,675,000.00		Federal Funds (NGB)	(F)
	0.00	1,075,000.00	1,075,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	**$1,200,000.00**					
Change in Funding:		**$2,150,000.00**				
Revised Project Budget:			**$3,350,000.00**			

Comment: This adds funding from FY 24/25 **line-item** (Covington RC Re-Roof and Facility Update) in the capital budget to fully fund the project. The additional funding is for the remaining design work and construction. The designer fee will be adjusted acordingly.

Previous Action:

07/13/2022	SBC	Approved project and to select a designer
07/25/2022	ESC	Approved designer selection (Archimania, PC)
03/14/2024	SBC	Approved a revision in project scope, budget, and funding

Minutes:

07/11/2024	SBC	Approved a revision in project funding

DEPARTMENT OF MILITARY

Chattanooga Readiness Center, Chattanooga, Hamilton County, Tennessee

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

Project Title: Chattanooga Readiness Center Re-Roofs and Facility Update

Project Description: Replace roof systems, doors, and windows; perform repairs to masonry, exterior and interior facility updates; and all required related work.

SBC Number: 361/010-01-2022

Total Project Budget: $1,150,000.00

Source of Funding:

	Original	Change	Revised			
	$ 335,000.00	$ 0.00	$ 335,000.00	22/23	CurrFunds-CapMaint (MP)	(A)
	335,000.00	240,000.00	575,000.00		Federal Funds (NGB)	(F)
	0.00	240,000.00	240,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	**$ 670,000.00**					
Change in Funding:		**$480,000.00**				
Revised Project Budget:			**$1,150,000.00**			

Comment: This adds funding from a FY 24/25 **line-item** (Chattanooga RC Re-Roof and Facility Update) in the capital budget and increase the budget from $670,000.00 to $1,150,000.00 due to cost of material and labor rate increases and to complete the project. The additional funding is for the remaining design work and construction. The designer fee will be adjusted accordingly.

Previous Action:

08/19/2022	ESC	Approved project and to select a designer
08/19/2022	ESC	Approved designer selection (Hefferlin + Kronenberg Architects, PLLC)

Minutes:

07/11/2024	SBC	Approved a revision in project budget and funding

DEPARTMENT OF MILITARY

Ashland City Readiness Center, Ashland City, Cheatham County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Ashland City RC Re-Roof and Facility Update
Project Description:	Replace roof system, doors, and door hardware; perform structural and masonry repairs; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
SBC Number:	361/003-01-2024
Total Project Budget:	$1,510,000.00

Source of Funding:	$ 755,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
	755,000.00		Federal Funds (NGB)	(F)

Comment:	This is a FY 24/25 **line-item** project in the capital budget. The existing metal roof is 23 years old (2000) and has reached the end of its useful life. To utilize federal funding for this project, a design contract must be awarded before September 30, 2024.
Minutes:	07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Athens Readiness Center, Athens, McMinn County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Athens RC Re-Roof and Facility Update
Project Description:	Replace roof system, doors, and door hardware; perform structural and masonry repairs; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
SBC Number:	361/002-01-2024
Total Project Budget:	$1,340,000.00

Source of Funding:	$ 670,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
	670,000.00		Federal Funds (NGB)	(F)

Comment:	This is a FY 24/25 **line-item** project in the capital budget The existing modified bitumen roof is 19 years old (2005) and has reached the end of its useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2024.
Minutes:	07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Union City Readiness Center, Union City, Obion County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Union City RC HVAC and Energy Update
Project Description:	Replace mechanical, electrical, and plumbing systems, doors, door hardware, and all required related work.
SBC Number:	361/095-01-2024
Total Project Budget:	$2,080,000.00

Source of Funding:	$1,040,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
	1,040,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 24/25 **line-item** project in the capital budget. The existing mechanical and supporting electrical are more than 20 years old, and much of the plumbing fixtures date to the construction of the facility. These systems have reached the end of their useful life. To utilize federal funding for this project, a design contract must be awarded before September 30, 2024.

Minutes: 07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Chattanooga Readiness Center, Chattanooga, Hamilton County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Chattanooga RC Drill Hall Facility Update
Project Description:	Repair exterior / interior masonry, doors, door hardware, windows; exterior and interior facility updates; and all required related work.
SBC Number:	361/010-01-2024
Total Project Budget:	$1,840,000.00

Source of Funding:				
	$ 920,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
	920,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 24/25 **line-item** project in the capital budget. To utilize federal funding for this project, a design contract must be awarded before September 30, 2024.

All work will be done in accordance with the State Historical Preservation Office requirements and the design plans will be shared with the office once they have been developed.

Minutes: 07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Jackson Army Aviation Support Facility, Jackson, Madison County, Tennessee

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

Project Title: Jackson Rotary Aircraft Unheated Storage Building

Project Description: Construct an unheated aircraft storage building, including all site work, utilities, access aprons, and all related work.

SBC Number: 361/042-01-2023

Total Project Budget: $1,210,000.00

Source of Funding:	**Original**	**Change**	**Revised**	
	$ 76,034.00	$1,133,966.00	$1,210,000.00	Federal Funds (NGB) (F)
Original Project Funding:	**$ 76,034.00**			
Change in Funding:		**$1,133,966.00**		
Revised Project Funding:			**$1,210,000.00**	

Comment: This request is to add construction funds to complete the project. This project is on schedule and in budget with construction anticipated to start late 2024.

This project is 100% federally funded.

Previous Action:	06/08/2023	SBC	Approved project and to select a designer
	06/20/2023	ESC	Approved designer selection (M. Shanks Architects)
Minutes:	07/11/2024	SBC	Approved a revision in project funding and the EDP as recommended by the State Architect

DEPARTMENT OF MILITARY

Volunteer Training Site Milan, Milan, Gibson County, Tennessee

Requested Action:	**Approval to award a new contract to a previously selected consultant**
Project Title:	VTS Milan Environmental Assessment
Project Description:	Consultant to perform an environmental assessment of the campus.
SBC Number:	368/031-02-2021
Total Project Budget:	$346,600.00
Source of Funding:	$346,600.00 Federal Funds (NGB) (F)
Comment:	The previous Environmental Assessment consultant contract has expired. Vernadero Group, Inc. completed six of the nine tasks within the two-year agreement. The new consultant agreement will complete the remaining three tasks. The contract term will be for approximately three years expiring on September 30, 2027.
Previous Action:	11/10/2021 SBC Approved project and utilizing a previously selected consultant (Vernadero Group, Inc.)
Minutes:	07/11/2024 SBC Approved awarding a new contract to a previously selected consultant (Vernadero Group, Inc.)

DEPARTMENT OF MILITARY

TEMA East Regional Coordination Center, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	TEMA East RCC Facility and Energy Update
Project Description:	Replace emergency generators, fencing, mechanical, electrical, and plumbing systems; exterior and interior facility updates; repair storage building; and all required related work.
SBC Number:	361/018-01-2024
Total Project Budget:	$2,050,000.00
Source of Funding:	$2,050,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget. The existing mechanical and supporting electrical are more than 20 years old, and much of the plumbing fixtures date to the construction of the facility. These systems have reached the end of their useful life.
Minutes:	07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

TEMA West Regional Coordination Center, Jackson, Madison County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	TEMA West RCC Facility and Energy Update
Project Description:	Replace emergency generators, fencing, mechanical, electrical, and plumbing systems; exterior and interior facility updates; and all required related work.
SBC Number:	361/042-01-2024
Total Project Budget:	$1,250,000.00
Source of Funding:	$1,250,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget. The existing mechanical and supporting electrical are more than 20 years old, and much of the plumbing fixtures date to the construction of the facility. These systems have reached the end of their useful life.
Minutes:	07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

Requested Action:	**Approval of a revision in project scope and funding**
Project Title:	Statewide State Parks Elevator Modernization
Project Description:	Renovate elevators at Pickwick Landing, Montgomery Bell, and *Pinson Mounds* ~~*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:	A revision in project scope is requested to remove Natchez Trace State Park from the scope and replace it with Pinson Mound State Park as the Natchez Trace Inn is being reconstructed in SBC No. 126/057-01-2023. A revision in project funding is requested to move $480,380.00 from Admin & Misc to Construction to align with anticipated cost increases resulting from code requirement changes.
Previous Action:	09/08/2022 SBC Approved project and utilizing a Central Procurement Office contract to perform the work
Minutes:	07/11/2024 SBC Approved a revision in project scope and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Sycamore Shoals State Historic Park, Elizabethton, Carter County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	SSSHP Carter Mansion & Visitor Center Renovations
Project Description:	Restoration and repairs to the Carter Mansion and Visitor Center buildings, including infrastructure, site features, and all required related work.
SBC Number:	126/090-01-2024
Total Project Budget:	$2,860,000.00
Source of Funding:	$2,860,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget. 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:	07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Cardwell Mountain State Archaeological Park, McMinnville, Warren County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Cardwell Mountain SAP Visitor Center, Maintenance Facility, and Amenities
Project Description:	Demolition of an existing residence; construction of a new visitor center and maintenance facility; installation amenities such as utilities, paving infrastructure, shelters; and all required related work.
SBC Number:	126/020-01-2024
Total Project Budget:	$22,000,000.00
Source of Funding:	$22,000,000.00 24/25 CurrFunds-CapImp (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget. The project description has been modified to include the demolition of the residence. The residence is less than 50 years old and does not require review by the Tennessee Historical Commission.
Minutes:	07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTION

Statewide, Tennessee

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

Project Title: Upgrade Locking Systems

Project Description: Replace aging and failing locking systems in prisons statewide by a specialty security contractor. Facilitate the purchase and installation, by staff of specialty locking systems for unique emergency needs.

SBC Number: 140/001-04-2013

Total Project Budget: $32,000,000.00

Current Project Funding: $31,147,853.84

Source of Funding:

Original	Change	Revised			
$ 1,647,853.84	$ 0.00	$ 1,647,853.84	07/08	CurrFunds–CapMaint (SA)	(R)
2,500,000.00	0.00	2,500,000.00	12/13	CurrFunds–CapMaint (SA)	(A)
4,000,000.00	0.00	4,000,000.00	17/18	CurrFunds–CapMaint (SA)	(A)
6,000,000.00	0.00	6,000,000.00	18/19	CurrFunds–CapMaint (SA)	(A)
4,000,000.00	0.00	4,000,000.00	19/20	CurrFunds–CapMaint (SA)	(A)
4,000,000.00	0.00	4,000,000.00	22/23	CurrFunds–CapMaint (SA)	(A)
0.00	9,000,000.00	9,000,000.00	24/25	CurrFunds–CapMaint (MP)	(A)
Original Project Budget: **$22,147,853.84**					
Change in Funding:	**$9,000,000.00**				
Revised Project Budget:		**$31,147,853.84**			

Comment: This adds funding from FY 24/25 **line-item** (Upgrade Locking Systems Phase 5) in the capital budget. The remaining funding to complete the project will be requested in a future capital budget.

Previous Action:

07/11/2013	SBC	Approved a project budget, scope and sources(s) of funding utilizing the Statewide Detention Hardware consultant for design.
10/12/2017	SBC	Approved revision in project budget, funding and sources of funding.
07/12/2018	SBC	Approved a revision in funding
07/11/2019	SBC	Approved a revision in project budget and funding and utilizing DLR Group for Design
05/13/2021	SBC	Approved a revision in project budget and awarding a contract to the best evaluated proposer (CML Security, LLC)
09/14/2023	SBC	Approval a revision in project funding

Minutes:

07/11/2024	SBC	Approved a revision in project funding

DEPARTMENT OF VETERANS SERVICES

John Sevier- East Tennessee State Veterans Cemetery, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	East Tennessee State Veterans Cemetery Gravesite Improvements
Project Description:	Construct expansion of the existing cemetery including new gravesites, crypt fields, columbarium, access roads, and all required related work.
SBC Number:	682/002-01-2024
Total Project Budget:	$16,680,000.00
Current Project Funding:	$ 1,668,000.00
Source of Funding:	$ 1,668,000.00 15/16 CurrFunds-CapImp (A/R)
Comment:	This is a FY24/25 **line-item** project in the capital budget. This project is 100% federally funded and the current funding will be replaced with federal funding when available. The current funds are for design through construction documents. Additional funds will be added for the remaining design work and construction when made available from the Veterans Cemetery Administration.
Minutes:	07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF CHILDREN'S SERVICES

Mountain View Youth Development Center, Dandridge, Jefferson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Mountain View YDC Lighting Upgrades
Project Description:	Replace and upgrade all exterior and interior light fixtures with LED lighting systems and all required related work.
SBC Number:	144/013-01-2024
Total Project Budget:	$7,730,000.00
Source of Funding:	$7,730,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget.
Minutes:	07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF EDUCATION

Tennessee School for the Blind, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	TSB Backup Generator Installation
Project Description:	Furnish and install a backup power system and all required related work.
SBC Number:	168/005-01-2024
Total Project Budget:	$3,270,000.00
Source of Funding:	$3,270,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget.
Minutes:	07/11/2024 SBC Approved project and to select a designer

TENNESSEE STATE VETERANS' HOMES BOARD

Veterans Home - Clarksville, Clarksville, Montgomery County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Clarksville Veterans' Home Generator Replacement
Project Description:	Replace the existing generator system and all required related work.
SBC Number:	680/004-01-2024
Total Project Budget:	$3,110,000.00
Current Project Funding:	$1,088,500.00
Source of Funding:	$1,088,500.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 24/25 **line-item** project in the capital budget. This project will be 65% federally funded with the State providing the required 35% match. This initial funding is the entire state match and will fund design through construction documents. Additional funds will be added for the complete construction when made available from the U.S. Department of Veterans Affairs.
Minutes:	07/11/2024 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

National Civil Rights Museum, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of a grant agreement**
Project Title:	National Civil Rights Museum Roof Replacement Grant
Project Description:	Grant for roof replacement and all required related work
SBC Number:	529/000-02-2024
Total Project Budget:	$3,300,000.00
Source of Funding:	$3,300,000.00 24/25 CurrFunds-CapMaint (MP) (A)
Comment:	This grant is a FY 24/25 **line-item** in the capital budget and has been determined to be for a public purpose. The grantee is the Lorraine Civil Rights Museum Foundation. The lease agreement between the State of Tennessee and the Lorraine Civil Rights Museum Foundation stipulates that the State shall maintain the roof in working condition. This grant will satisfy the lease provision and result in a future gift-in-place project from the Lorraine Civil Rights Museum Foundation. The roof replacement will be for the State-owned building that contains the main museum and Lorraine Motel. The term of the grant will be five years, ending October 31, 2029. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.
Minutes:	07/11/2024 SBC Approved a grant agreement

Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State