MINUTES

STATE BUILDING COMMISSION

June 13, 2024

The State Building Commission met this day at 11:00 a.m. in House Hearing Room I 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
David Lillard, State Treasurer, participated via electronic communication
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Cameron Sexton, Speaker of the House of Representatives

ORGANIZATION	PRESENTER
• University of Memphis	President Dr. Bill Hardgrave
• Tennessee Board of Regents	Director of Project Management for Facilities Keith King
• State Building Commission	State Architect Ann McGauran

OTHER PARTICIPANTS

Tim Ogburn, Allen & Hoshall, Inc.

Lieutenant Governor McNally stated that the purpose of this meeting was to consider the items on the agenda for the June 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 based on the following facts and circumstances:

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

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

State Architect McGauran stated that there were 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: **University of Tennessee Health Science Center**
   Project Title: Cancer Research Building 4th Floor Renovation
   SBC Project No: 540/013-01-2023
   Requested Action: Approval of a revision in project scope

2. Agency: **University of Tennessee – Knoxville**
   Project Title: UTK Frieson Center Renovation & Expansion (23/24)
   SBC Project No: 540/009-05-2024
   Requested Action: Approval of a project and proceeding with the process to select a designer

3. Agency: **University of Tennessee – Knoxville**
   Project Title: Library Storage Building
   SBC Project No: 540/009-14-2022
   Requested Action: Approval of a revision in project budget and funding and Early Design Phase as recommended by the State Architect

4. Agency: **East Tennessee State University**
   Project Title: Integrated Health Services Building
   SBC Project No: 369/005-05-2022
   Requested Action: Approval of a revision in project budget, scope and funding

5. Agency: **East Tennessee State University**
   Project Title: Boulevard Commons Extension
   SBC Project No: 369/005-08-2021
   Requested Action: Approval of a revision in project budget and funding

6. Agency: **East Tennessee State University**
   Project Title: Brown Hall and Shelbridge Repairs and Upgrades
   SBC Project No: 369/005-02-2021
   Requested Action: Approval of a revision in project budget and funding

7. Agency: **East Tennessee State University**
   Project Title: Campus Consultants
   SBC Project No: 369/000-01-2021
   Requested Action: Approval of a revision in project budget and funding, and proceeding with the process to select two additional consultants

8. Agency: **University of Memphis**
   Project Title: Athletic Training Academic Addition
   SBC Project No: 367/007-02-2024
   Requested Action: Approval of accepting gift-in-place construction with plans and specifications approved by the State Architect

9. Agency: **University of Memphis**
Project Title: Mynders Hall Renovation
SBC Project No: 367/007-05-2023
Requested Action: Approval of a revision in project funding

10. Agency: **Tennessee Board of Regents / East Tennessee State University**
Project Title: Housing Renovations
SBC Project No: 166/005-01-2022
Requested Action: Approval of a revision in project scope

11. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Chattanooga**
Project Title: Rhea County Facility
SBC Project No: 166/012-04-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

12. Agency: **Tennessee Board of Regents / TN College of Applied Technology**
Project Title: TCAT Capacity Initiatives
SBC Project No: 166/000-01-2022
Requested Action: Approved a revision in project budget, funding, and the Early Design Phase as recommended by the State Architect

13. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Agriculture Food and Animal Science Facility
SBC Project No: 166/001-02-2023
Requested Action: Approval of a revision in project budget and funding

14. Agency: **Department of Military**
Project Title: VTS Milan Training Area Roads Remediation
SBC Project No: 368/031-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

15. Agency: **Department of Military**
Project Title: VTS Smyrna Regional Training Center Covered Shelter
SBC Project No: 361/079-02-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

16. Agency: **Department of Military**
Project Title: VTS Tullahoma Dining Facility
SBC Project No: 361/093-01-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

17. 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 revision in project scope and the Early Design Phase as recommended by the State Architect

18. Agency: **Tennessee Historical Commission**
Project Title: Carter House New Visitor Center
SBC Project No: 160/008-01-2017
Requested Action: Approval of a revision in project budget and funding

19. Agency: **Department of General Services**
Project Title: TBI Headquarters Mechanical Upgrades
SBC Project No: 529/020-03-2021
Requested Action: Approval of a revision in project scope and funding

20. Agency: **Department of General Services**
Project Title: THP District 4 Headquarters Memphis – New Facility
SBC Project No: 502/007-01-2022
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

21. Agency: **Department of General Services**
Project Title: TN Tower Office Space Consolidation – Touchdown Meeting Spaces
SBC Project No: 529/079-02-2024
Requested Action: Approval of a project and proceeding with the process to select a designer

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of a project, proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternative delivery method.**
Project Title:	Business and Economics Renovation
Project Description:	Renovate the existing Fogelman College of Business and Economics facility.
SBC Number:	367/007-01-2024
Total Project Budget:	$38,000,000.00
Current Project Funding:	$ 2,500,000.00

Source of Funding:			
	$ 1,112,000.00	Gift	(O)
	$ 1,388,000.00	Plant Funds (Non-Aux)	(A)

Comment: This is an FY 22/23 **line-item** project in the capital budget ($30,000,000.00). The line item provides for $ 25,000,000 of state funds with the remainder coming from campus funding. The campus will increase their portion to meet the current expected total project cost. The balance of the campus funds together with the appropriated funds will be added after completion of environmental testing and construction documents are complete and ready for construction.

This project, renovation of the existing building, will be accomplished as phase 1 of the work on the Fogelman facility, with an addition to the facility being phase 2 and accomplished in a separate project. It is intended that the selected designer and successful CM/GC for this project will be retained for the future $47,000,000 gift funded phase 2 addition.

The use of CM/GC is requested to assure that accurate budgeting, coordination, constructability, and quality of work related to renovating an older facility on a tight site requiring "as needed delivery" to minimize the impact on adjacent campus activities is achieved. The CM/GC will also coordinate scheduling and infrastructure provisions related to the multi-phase approach and contractors having this additional experience will be sought.

The Tennessee Historical Commission has determined that this project will adversely affect this State-owned resource and requests will be provided 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: 06/13/2024 SBC At a roll call vote, all members voted aye and approved the project, to select a designer and utilizing CM/GC alternative delivery method.

UNIVERSITY OF MEMPHIS

Disposal – Lease (Land)

Requested Action: **Approval of disposal by ground lease with the waiver of advertisement and appraisal**

Transaction Description: Trans. No. 24-05-015

- **Location:** University of Memphis Park Avenue Campus, 4070 South Park Loop, Memphis, TN 38152
- **Tenant:** Madrone Community Development Foundation
- **Term:** 30 years from substantial completion of the development, unless sooner terminated or extended in one-year periods until Tenant's bonds have been fully repaid (not to exceed 40 years).
- **Area / Costs:** 6.428 +/- acres; Ground Rents to UofM will be the surplus cash flow from the project revenues remaining after payment of all project expenses, debt service, and required reserves.

Comment: The University proposes to add 542 on-campus beds for UofM students pursuant to the proposed ground lease, without the University financing, financial backstopping, or guaranteeing the project in any way in connection with the Park Avenue student housing public-private partnership ("P3"). Since P3 and the proposed ground lease are the product of an SBC-approved RFP process, a waiver of advertisement and appraisal is requested. The University anticipates annual rental income from the Tenant in the form of the cash flow surplus of the project once all project expenses, debt service, and required reserves are funded from the project's gross revenues. The project will be managed throughout the term pursuant to a management agreement between the Tenant and the University by which UofM Residence Life will manage all student life functions related to the project. Additionally, there will be a committee comprised of Tenant and University representatives that will review, monitor, and make recommendations regarding annual budgets for maintenance and upkeep of the project facilities on an ongoing basis throughout the term. At the end of the term, the student housing project improvements will become the property of the University. The University has a right to buy out the ground lease and project improvements at any time during the term after the first 10 years for the cost of the full repayment of the outstanding indebtedness to the bondholders.

A waiver of termination for convenience is requested, as that will be necessary to make the bonds which are financing the lessee's obligations to construct the student housing project marketable. Should the University become dissatisfied with the ground lease arrangement, it will have the ability to buy out the remaining term after the first 10 years, as described above, or it will have typical lease remedies, which it may seek to employ should the tenant remain in default after notice and opportunity to cure.

Previous Action:

05/11/2023	SBC	Approved issuing an RFP for Public Private Partnership
11/09/2023	SBC	Approved awarding to the best-evaluated proposer for Public Private Partnership (The Annex Group)
12/14/2023	SBC	Approved the Predevelopment Agreement for Public-Private Partnership
05/09/2024	SBC	Approval of a revision to the Predevelopment Agreement for Public-Private Partnership

Minutes: 06/13/2024 SBC Lieutenant Governor McNally confirmed with President Hardgrave that the University is not at risk or liable for any problems associated with this development. President Hardgrave confirmed that was

correct. Lieutenant Governor McNally confirmed that the University is at capacity or 98% capacity and having to rent space outside the college for students. President Hardgrave confirmed that was correct.

Secretary Hargett stated that the Commission had asked for an analysis on the trajectory and trend of what the need was going to be and that showed the University would be able to fill the housing needs. Mr. Poteet gave a very thorough analysis for their consideration, and it was very helpful. Secretary Hargett thanked them for their leadership.

At a roll call vote, all members voted aye and approved disposal by ground lease with the waiver of advertisement and appraisal.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Jackson, Jackson, Madison County, Tennessee **

Requested Action: **Approval of the Early Design Phase** as presented by Allen & Hoshall, Inc.

Project Title: Lexington Replacement Campus

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

SBC Number: 166/058-02-2023

Total Project Budget: $29,750,000.00

Source of Funding: $29,750,000.00 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 CM/GC alternative deliver method
07/25/2023	ESC	Approved designer selection (Allen & Hoshall, Inc.)
02/26/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (Montgomery Martin Contractors, LLC)

Minutes: 06/13/2024 SBC

Mr. Keith King introduced Mr. Tim Ogburn with Allen & Hoshall, Inc. Mr. Ogburn gave the presentation and stated that the project is on schedule and in budget.

Lieutenant Governor McNally asked how far this is from the Blue Oval site. Mr. Ogburn stated they are about 50 miles from Blue Oval. Lieutenant Governor McNally stated that Senator Stevens, heads up the appropriations committee, and Senator Jackson, chair calendar, are very interested in this project. They deserve credit for this along with the House members from that area. Mr. Ogburn stated that it is the same contractor for the Blue Oval project as on this project.

At a roll call vote, all members voted aye and approved the EDP as presented by Allen & Hoshall, Inc.

** Work to be done in Henderson County

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 May 9, 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:	University of Tennessee	**User Agency:**	UT Knoxville
Location:	Knoxville, Tennessee		
Project Title:	Regional Stormwater Storage Facility		
SBC Project No:	540/009-11-2021	**Approval Date:**	05/23/2024
Designer:	Lose Design	**Contractor**:	Southern Constructors
Construction Completion %:	99%	**Targeted Substantial Completion:**	09/08/2023
Change Order No.	7	**Comment: Hidden Conditions/Design Modifications**	
Change Order Amount:	$695,947.55	This change order addresses multiple dropouts / sinkholes encountered during the process of this project which requires excavation and installation of flowable fill to stabilize the areas, and remediation work to seal cracking on a pool surface which is a hidden condition. Also included, is work to install a 4" PVC pool pump discharge piping to an existing underground stormwater tank which is a design modification.	
Change Order Percentage:	26.76%		
Cumulative Percentage:	35.88%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$3,250,000.00		
Base Contract Amount:	$2,600,500.00	**Revised Contract Amount:**	$3,533,498.41
Contingency:	$325,000.00	**Remaining Undedicated Funds:**	$90,000.00

2)

State Procurement Agency:	TN Board of Regents	**User Agency:**	Tennessee State University
Location:	Nashville, Tennessee		
Project Title:	Perimeter Road Design & Construction		
SBC Project No:	166/001-10-2018	**Approval Date:**	05/03/2024
Designer:	Hethcoat & Davis, Inc.	**Contractor**:	Beech Construction Services, Inc.
Construction Completion %:	95%	**Targeted Substantial Completion:**	06/07/2024
Change Order No.	9	**Comment: Omission**	
Change Order Amount:	$1,779.72	This change order request provides for 3 ethernet fiber converters to complete the control for the Central Receiving Gate on the campus. This change order adds 75 days to the project schedule.	
Change Order Percentage:	1.16%		
Cumulative Percentage:	29.46%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$150,554.80		
Base Contract Amount:	$150,554.80	**Revised Contract Amount:**	$194,915.80
Contingency:	$57,445.20	**Remaining Undedicated Funds:**	$24,063.75

3)

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:**	05/17/2024
Designer:	GHP, Inc.	**Contractor**:	Wellsprings Builders
Construction Completion %:	80%	**Targeted Substantial Completion:**	06/18/2024
Change Order No.	9	**Comment: Omission**	
Change Order Amount:	$25,802.03	This change order provides for the need to revise existing piping layout, provide 3 projector screens to replace current ones specified, and replace the existing fire alarm control panel.	
Change Order Percentage:	1.04%		
Cumulative Percentage:	12.03%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$2,487,000.00		
Base Contract Amount:	$2,487,000.00	**Revised Contract Amount:**	$2,786,294.93
Contingency:	$5,762.40	**Remaining Undedicated Funds:**	$233,744.00

4)

State Procurement Agency:	TN Board of Regents	**User Agency:**	TCAT Shelbyville
Location:	Shelbyville, Tennessee		
Project Title:	Bedford County Higher Education Center		
SBC Project No:	166/086-01-2021	**Approval Date:**	04/24/2024
Designer:	Bauer Askew Arch	**Contractor**:	American Constructors
Construction Completion %:	14%	**Targeted Substantial Completion:**	09/05/2025
Change Order No.	2	**Comment: Added Scope**	
Change Order Amount:	$1,066,561.00	This change order request includes a campus roadway relocation, adds parking and the expansion of a building pad including related work.	
Change Order Percentage:	2.69%		
Cumulative Percentage:	2.69%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$39,599,128.00		
Base Contract Amount:	$39,599,128.00	**Revised Contract Amount:**	$40,665,689.00
Contingency:	$8,400,872.00	**Remaining Undedicated Funds:**	$7,334,311.00

5)

State Procurement Agency:	TN Board of Regents	**User Agency:**	TCAT Shelbyville
Location:	Shelbyville, Tennessee		
Project Title:	Bedford County Higher Education Center		
SBC Project No:	166/086-01-2021	**Approval Date:**	05/10/2024
Designer:	Bauer Askew Arch	**Contractor**:	American Constructors
Construction Completion %:	14%	**Targeted Substantial Completion:**	10/05/2025
Change Order No.	3	**Comment: Added Scope**	
Change Order Amount:	$2,812,743.87	This change order addresses the inclusion of project scope into the current contract that was removed, previously, during value engineering. This change order adds 30 days to the project schedule.	
Change Order Percentage:	7.1%		
Cumulative Percentage:	9.8%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$39,599,128.00		
Base Contract Amount:	$39,599,128.00	**Revised Contract Amount:**	$43,478,432.87
Contingency:	$8,400,872.00	**Remaining Undedicated Funds:**	$4,521,567.13

6) **State Procurement Agency:** Middle TN State Univ. **User Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Multiple Buildings Elevator Modernization
SBC Project No: 366/009-05-2021 **Approval Date:** 05/14/2024
Designer: McFarlin, Huitt Panvini **Contractor**: Kerry G Campbell, Inc.
Construction Completion %: 91% **Targeted Substantial Completion:** 03/28/2024
Change Order No. 11 **Comment: Hidden Condition**
Change Order Amount: $102,280.07
Change Order Percentage: 8.71%
Cumulative Percentage: 20.03%

This change order addresses the need to replace an existing hydraulic elevator shaft casing with a full depth casing, including clean out of the existing piston shaft. This change order adds 49 days to the project schedule.

Approved Project Funding
Original Bid Target: $2,575,000.00
Base Contract Amount: $1,174,670.00
Contingency: $257,500.00

After This Change Order
Revised Contract Amount: $1,410,014.96
Remaining Undedicated Funds: $30,155.04

7) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Dunlap, Tennessee
Project Title: Dunlap RC Re-Roof and Facility Update
SBC Project No: 361/024-01-2022 **Approval Date:** 04/29/2024
Designer: OLG Services, LLC **Contractor**: DHW, Architects, PLLC
Construction Completion %: 85% **Targeted Substantial Completion:** 08/02/2024
Change Order No. 3 **Comment: Value Added**
Change Order Amount: $98,983.05
Change Order Percentage: 11.00%
Cumulative Percentage: 14.54%

This change order request addresses the need to add interior paint to various locations, update existing interior and exterior lighting, replace an existing, exterior door and update the existing building signage. This change order adds 70 days to the project schedule.

Approved Project Funding
Original Bid Target: $940,000.00
Base Contract Amount: $900,153.28
Contingency: $94,000.00

After This Change Order
Revised Contract Amount: $1,031,016.11
Remaining Undedicated Funds: $113,746.94

8) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Office Consolidation – DGS
SBC Project No: 529/079-04-2021 **Approval Date:** 04/25/2024
Designer: HMK Architects **Contractor**: Dowdle Construction
Construction Completion %: 95.00% **Targeted Substantial Completion:** 05/15/2024
Change Order No. 3 **Comment: Added Scope**
Change Order Amount: $5,522.27
Change Order Percentage: 0.60%
Cumulative Percentage: 18.70%

This change order addresses owner-requested electrical and drywall work which is identified as added scope. This change order adds 16 days to the project schedule.

Approved Project Funding
Original Bid Target: $1,100,000.00
Base Contract Amount: $923,200.00
Contingency: $110,000.00

After This Change Order
Revised Contract Amount: $1,095,828.73
Remaining Undedicated Funds: $290,971.27

9)	**State Procurement Agency:**	STREAM	**User Agency:**	Department of General Services
	Location:	Nashville, Tennessee		
	Project Title:	Office Consolidation – DGS		
	SBC Project No:	529/079-04-2021	**Approval Date:**	05/13/2024
	Designer:	HMK Architects	**Contractor**:	Dowdle Construction
	Construction Completion %:	98.00%	**Targeted Substantial Completion:**	05/15/2024
	Change Order No.	4	**Comment: Added Scope**	
	Change Order Amount:	$16,803.90	This change order provides for the replacement of carpet in areas where the existing carpet was found to be too worn to be reused.	
	Change Order Percentage:	1.82%		
	Cumulative Percentage:	20.52%		
	Approved Project Funding		**After This Change Order**	
	Original Bid Target:	$1,100,000.00		
	Base Contract Amount:	$923,200.00	**Revised Contract Amount:**	$1,112,632.63
	Contingency:	$110,000.00	**Remaining Undedicated Funds:**	$274,167.37

Initial and Revised Approvals of Capital Projects

- Reported the following two capital improvements 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:**	University of Tennessee Institute of Agriculture
	Location:	Greeneville, Tennessee
	Project Title:	UTIA Clyde Austin 4-H Center Carport (23/24)
	Project Description:	Installation of prefabricated carport at Director's residence. Includes all related work.
	SBC Project No.	540/001-03-2024
	Total Project Budget:	$7,500.00
	Source of Funding:	Plant Funds (Non-Aux) (A)
	Approval:	Approved project and utilizing Campus Consultant (MBI Companies, Inc.) for design and System Procurement for construction
	Approval Date:	06/13/2024

2)	**State Procurement Agency:**	STREAM / Department of Environment & Conservation
	Location:	Lebanon, Tennessee
	Project Title:	Demolition – 5070 & 5072 Murfreesboro Road, Lebanon, TN
	Project Description:	Demolish a retail building and vacant restaurant at Cedars of Lebanon State Park (CLSP) and all required related work.
	SBC Project No.	126/015-01-2020
	Total Project Budget:	$29,250.00
	Source of Funding:	$10,000.00 19/20 TDEC Op Funds (A) $19,250.00 22/23 TDEC Op Funds (A)
	Approval:	Approved a revision in project budget and funding (increase budget by $19,250.00)
	Approval Date:	06/13/2024

- 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 – Knoxville
Location: Knoxville, Tennessee
Project Title: Frieson Black Cultural Center Upgrades
Project Description: Upgrades include flooring, paint, and finishes; patio and exterior step replacement; and all related work to complete the project.
SBC Project No. 540/009-25-2022
Total Project Budget: $515,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget (increase budget by $100,000.00)
Approval Date: 05/23/2024

2) **State Procurement Agency:** TN Board of Regents / TN College of Applied Technology @ Morristown
Location: Morristown, Tennessee
Project Title: Demolition of 312 Calvary Drive
Project Description: Demolish 312 Calvary Drive, Morristown, TN and all related work.
SBC Project No. 166/072-01-2024
Total Project Budget: $300,000.00
Source of Funding: 21/22 CurrFunds-CapImp (A)
Approval: Approved project and utilizing a Regional Consultant (Rodney L. Wilson Consulting, PLLC) for design
Approval Date: 05/23/2024

3) **State Procurement Agency:** STREAM / Department of General Service
Location: Nashville, Tennessee
Project Title: War Memorial Auditorium Dimming Renovation
Project Description: Replace existing dimmer rack and company switch.
SBC Project No. 529/090-01-2015
Original Project Budget: $100,000.00
Project Expenditures: $ 0.00
Source of Funding: Gift-in-Place (O)
Approval: Approved cancellation of the project
Approval Date: 05/14/2024

Approvals of Acquisitions and Disposals of State Property

- Reported the following two acquisitions 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. 24-01-012
Location: Long Hunter State Park (LHSP)
Davidson County – 1.50 +/- acres – 3701 Couchville Pike, Hermitage, TN
Owner(s): Blu Taco Belle, LLC
Estimated Purchase Price: Fair Market Value
Source of Funding: 23/24 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 05/23/2024

2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 24-04-011
Location: Pickwick Landing State Park (PLSP)
Hardin County – 0.12 +/- acres – 0 Legends Drive, Counce, TN
Owner(s): Gregory & Amanda Vanhoose
Estimated Purchase Price: Fair Market Value
Source of Funding: State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 05/23/2024

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:** University of Tennessee Health Science Center
Location: Knoxville, Tennessee
Project Title: Audiology and Speech Pathology
SBC Project No. 540/013-06-2021
Designer: Lindsay & Maples, Architects, Inc.
Amount: $58,644.00
Explanation: This ASR is for the provision of additional programming and design services for the proposed playground.
Approval Date: 05/10/2024
OSA Receipt Date: 05/10/2024

2) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Integrated Health Services Building
SBC Project No. 369/005-05-2022
Designer: Moody Nolan, Inc.
Amount: $179,965.00
Explanation: This ASR is for full project programming and site selection services and is considered inherent to the successful execution of the project.
Approval Date: 05/01/2024
OSA Receipt Date: 05/01/2024

3) **State Procurement Agency:** STREAM / Department of General Services
Location: Statewide, Tennessee
Project Title: Memphis Regional Megasite
SBC Project No. 529/000-02-2010
Designer: SSOE Group
Amount: $9,360.00
Explanation: This ASR is for an additional survey in consideration of the Megasite Authority's interest in protecting the aquifer.
Approval Date: 04/29/2024
OSA Receipt Date: 05/01/2024

- **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

Secretary Hargett asked State Architect McGauran to communicate with STREAM and the Megasite Authority that a report of a study of possible procurement of land near the Megasite. In keeping with the spirit of what they have done in the past with the original parcels, this report should include a listing of all the plats and who owns the parcels. When State government starts studying something landowners tend to start assuming the state is preparing to buy. Secretary Hargett stated that the Commission understands that there are Megasite revenues that can be used to possibly procure these if and when the Megasite makes a decision and there will not be Legislative appropriations, appropriations from the Governor's office to potentially buy land. In approving the study, he hopes everyone goes in with that understanding.

There being no further business, the meeting adjourned at 11:18 a.m.

* * * * * * *

UNIVERSITY OF TENNESSEE

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

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

Project Title: Cancer Research Building 4th Floor Renovation

Project Description: Build out of the top floor of the Cancer Research Building into modern biomedical research laboratories and for the demolition of the Holiday Inn*, 955 and 959 Madison Ave.* properties.

SBC Number: 540/013-01-2023

Total Project Budget: $19,370,000.00

Source of Funding:				
	$18,982,600.00	22/23	CurrFunds-CapImp	(A)
	387,400.00		Plant Funds (Non-Aux)	(A)

Comment: Adding demolition of two adjacent buildings at 955 and 959 Madison Ave to the project scope. Demolishing these buildings in conjunction with the Holiday Inn project will enable better access, site safety, acceleration of schedule, and cost savings due to the constricted site. The work is anticipated to be accomplished within the existing project funding.

The Tennessee Historical Commission (THC) has determined that this project will not adversely affect the State-owned resource at 955 Madison Ave, and no further action is necessary. The demolition of 959 Madison Ave was determined to be an adverse effect; mitigation has been submitted to THC.

Previous Action:			
	01/12/2023	SBC	Approved project and proceeding with the process to select a designer and utilizing CM/GC alternative delivery method
	01/23/2023	ESC	Approved designer selection (Brg3s, Inc.)
	08/21/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco,LLC)
Minutes:	06/13/2024	SBC	Approved a revision in project scope

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	UTK Frieson Center Renovation & Expansion (23/24)
Project Description:	Construction of a new addition and renovation of the existing building for community spaces and expand exterior hardscape areas at the Frieson Black Cultural Center including all related work.
SBC Number:	540/009-05-2024
Total Project Budget:	$4,000,000.00
Source of Funding:	$4,000,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is an April 30, 2024 **disclosed** project reported by UT.
Minutes:	06/13/2024 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Library Storage Building

Project Description: Construction of a new building located on the Middlebrook Pike property to provide a storage facility for library archival and special collection materials. Includes all related work to complete the project.

SBC Number: 540/009-14-2022

Total Project Budget: $15,370,000.00

Source of Funding:	**Original**	**Change**	**Revised**	
	$13,000,000.00	$2,370,000.00	$15,370,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	**$13,000,000.00**			
Change in Funding:		**$2,370,000.00**		
Revised Project Budget:			**$15,370,000.00**	

Comment: The request increases the budget from $13,000,000.00 to $15,370,000.00 and reallocates funding from the MACC to Movable Equipment to accommodate specialized storage shelving. Based upon current estimate and with this additional funding request the entire scope of the project is within the budget and scheduled to be complete summer 2025.

Previous Action:

04/14/2022	SBC	Approved project and to select a designer
04/25/2022	ESC	Approved designer selection (Sparkman & Associates Architects, Inc.)
05/11/2023	SBC	Approved a revision in project scope, budget and funding

Minutes: 06/13/2023 SBC Approved a revision in project budget and funding and EDP as recommended by the State Architect

EAST TENNESSEE STATE UNIVERSITY

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

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

Project Title: Integrated Health Services Building

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

SBC Number: 369/005-05-2022

Total Project Budget: $55,786,960.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$40,844,600.00	$ 0.00	$40,844,600.00	22/23	CurrFunds-CapImp	(A)
	3,055,400.00	11,886,960.00	14,942,360.00		Gifts	(O)
Original Project Budget:	**$43,900,000.00**					
Change in Funding:		**$11,886,960.00**				
Revised Project Budget:			**$55,786,960.00**			

Comment: This request increases the project budget from $43,900,000 to $55,786,960, to address cost escalation and include the addition of approximately 19,000 SF of shell space to the new building. This shell space will be used for future clinical education opportunities. This building was relocated from the Innovation Park Campus to the main ETSU Campus. As part of the Campus Master Plan (SBC# 369/000-02-2021) development, this building was identified to be ideally located on ETSU's main campus to promote inter-professional opportunities.

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

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: Boulevard Commons Extension

Project Description: Rework South Dossett Drive from John Robert Bell to the intersection of Jack Vest Drive to include a pedestrian path on axis with the new Football Stadium.

SBC Number: 369/005-08-2021

Total Project Budget: $4,550,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$4,000,000.00	$550,000.00	$4,550,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$4,000,000.00**				
Change in Funding:		**$550,000.00**			
Revised Project Budget:			**$4,550,000.00**		

Comment: This request increases the project budget from $4,000,000 to $4,550,000, to allow ETSU to add back some of the intended scope removed during design due to cost escalation and enhanced design elements. This project is under construction.

Previous Action:	08/12/2021	SBC	Approval of a project and to select a designer
	10/25/2021	ESC	Approved designer selection (Facility Systems Consultants, LLC)
Minutes:	06/13/2024	SBC	Approved a revision in project budget and funding

EAST TENNESSEE STATE UNIVERSITY

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

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

Project Title: Brown Hall and Shelbridge Repairs and Upgrades

Project Description: Repairs and upgrades at Brown Hall and Shelbridge Main House. Project includes the repair and replacement of a structural wall at Brown Hall; repair or replacement of the MEP systems, windows, and architectural millwork at Shelbridge Main House; accessibility improvements; correction of code issues; and all related work.

SBC Number: 369/005-02-2021

Total Project Budget: $3,700,000.00

Source of Funding:

Original	Change	Revised			
$3,000,000.00	$ 0.00	$3,000,000.00	21/22	CurrFunds-CapMaint	(A)
0.00	700,000.00	700,000.00		Plant Funds (Non-Aux)	(A)
$3,000,000.00					
	$700,000.00				
		$3,700,000.00			

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

Comment: This request increases the project budget from $3,000,000 to $3,700,000, to allow ETSU to add back some of the intended scope removed during design due to cost escalation including critical maintence items. This project is under construction.

Previous Action:

08/12/2021	SBC	Approval of a project and to select a designer
08/23/2021	ESC	Approved designer selection (Reedy & Sykes Architecture and Design)

Minutes: 06/13/2024 SBC Approved a revision in project budget and funding

EAST TENNESSEE STATE UNIVERSITY

Statewide, Tennessee

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

Project Title: Campus Consultants

Project Description: Professional service consultants for Architecture, MEP Engineering, *Structural, and Landscape.*

SBC Number: 369/000-01-2021

Total Project Budget: $1,800,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$ 900,000.00	$900,000.00	$1,800,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$ 900,000.00**				
Change In Funding:		**$900,000.00**			
Revised Project Budget:			**$1,800,000.00**		

Comment: This action increases the project budget from $900,000.00 to $1,800,000.00 and updates the project scope to include structural and landscape consultant services. Funding will be allocated from appropriate sources for specific services. This project continues to serve the Campus' needs for professional consultant.

Discipline	**Firm**	**Start Date**	**Expiration Date**
Architect	Clark Nexsen, Inc.	05/12/2021	05/14/2026
MEP	Facility Systems Consultants, LLC	04/29/2021	04/30/2026
Landscape	TBD	TBD	04/30/2026
Structural	TBD	TBD	04/30/2026

Previous Action:	04/08/2021	SBC	Approved procurement and to select consultants
	04/19/2021	ESC	Approved designer selection (Architect – Clark Nexsen, Inc.) (MEP Engineer – Facility Systems Consultants, LLC)
	03/09/2023	SBC	Approved an amendment extending the term
Minutes:	06/13/2024	SBC	Approved a revision in project budget and funding, to select two additional consultants

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of accepting gift-in-place construction with plans and specifications approved by the State Architect**
Project Title:	Athletic Training Academic Addition
Project Description:	Construction of a 4,000 square foot addition to the Athletic Training Center on Park Avenue Campus for use as study and academic activities for football.
SBC Number:	367/007-02-2024
Total Project Budget:	$2,000,000.00
Current Project Funding:	$2,000,000.00
Source of Funding:	$2,000,000.00 Gift-in-Place (O)
Comment:	This is a 04/01/2024 disclosed project reported by University of Memphis. The donor has the ability to procure design and construction services to meet the need for the facility. University personnel will be closely involved in general oversight of the project and coordination of the construction with campus activities.
Minutes:	06/13/2024 SBC Approved accepting gift-in-place construction with plans and specifications approved by the State Architect

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Mynders Hall Renovation

Project Description: Completely renovate Mynders Hall for academics and research functions.

SBC Number: 367/007-05-2023

Total Project Budget: $25,000,000.00

Current Project Funding: $ 2,650,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$ 1,500,000.00	$1,150,000.00	$2,650,000.00	Plant Funds (Non-Aux)	(A)
Original Project Funding:	**$ 1,500,000.00**				
Change in Funding:		**$1,150,000.00**			
Revised Project Budget:			**$2,650,000.00**		

Comment: The increase of funding will allow the design to be completed through the Construction Document phase and funds environmental mitigation within the currently unoccupied building.

Previous Action:	08/10/2023	SBC	Approved project and to select a designer and utilizing CMGC alternative delivery method
	08/21/2023	ESC	Approved designer selection (LRK, Inc.)
	03/14/2024	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Montgomery Martin Contractors, LLC)
Minutes:	06/13/2024	SBC	Approved a revision in project funding

TENNESSEE BOARD OF REGENTS

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

Requested Action:	**Approval of a revision in project scope**
Project Title:	Housing Renovations
Project Description:	Renovate Lucille Clement, Stone, Buc Ridge, West, Nell Dossett, *and Yoakley Halls*. Work to include building system replacements as well as selected space reconfiguration and new finishes. Replacement of the furnishings will also be part of the project.
SBC Number:	166/005-01-2022
Total Project Budget:	$25,000,000.00
Current Project Funding:	$25,000,000.00

Source of Funding:			
	$22,000,000.00	TSSBA (Housing)	(A)
	$ 3,000,000.00	Plant Funds (Aux-Housing)	(A)

Comment:	The project description has been modified to add Yoakley Hall. It is anticipated that this additional scope can be completed without an increase in the total project budget. The addition of Yoakley Hall in this renovation will add approximately 82 beds to our inventory on campus.

Previous Action:			
	05/23/2022	SBC	Approved project and use of CM/GC
	11/21/2022	ESC	Approved Designer (Thompson & Litton, Inc.)
	07/13/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Blaine Construction Corporation)
Minutes:	06/13/2024	SBC	Approved a revision in project scope

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Chattanooga, Chattanooga, Hamilton County, Tennessee **

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect
Project Title:	Rhea County Facility
Project Description:	Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements.
SBC Number:	166/012-04-2023
Total Project Budget:	$20,000,000.00
Source of Funding:	$20,000,000.00 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 (Derthick, Henley & Wilkerson Architects, PLLC) 03/25/2024 ESC Approved awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction, LLC)
Minutes:	06/13/2024 SBC Approved the EDP as recommended by the State Architect

** Work to be done in Rhea County

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

Project Title: TCAT Capacity Initiatives

Project Description: Expand and upgrade TCAT facilities and remote teaching sites across the State. Renovate, reallocate and/or expand various program spaces for Covington, Crossville, Crump, Dickson, Harriman, Elizabethton, Hartsville, Hohenwald, Knoxville, Livingston, McMinnville, Memphis, Morristown, Murfreesboro, Nashville, Newbern, Oneida, Paris, and Pulaski. Purchase property, install a paved driving course, and construct a new building for the TCAT Chattanooga Transportation and Logistics program.

SBC Number: 166/000-01-2022

Total Project Budget: $20,462,000.00

Source of Funding:

	Original	Change	Revised			
	$ 1,865,000.00	$ 0.00	$ 1,865,000.00	21/22	CurrFunds-CapImp	(A)
	14,347,000.00	4,250,000.00	18,597,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$16,212,000.00**					
Change in Funding:		**$4,250,000.00**				
Revised Project Budget:			**$20,462,000.00**			

Comment: This request increases the project budget from $16,212,000.00 to $20,462,000.00 as a result of increased costs associated with the TCAT Chattanooga Transportation and Logistics Building, which is the largest portion of the project. The cost increases are related to unanticipated amounts of unsuitable soils requiring unforeseen site work and increased costs for paving. With this increase in project budget, this project is on schedule and in budget with construction anticipated to start fall of 2024.

Previous Action:

02/10/2022	SBC	Approved project and to select three designers
03/21/2022	ESC	Approved designer selections (Middle Region – Hurst-Roche, Inc. and West Region – Clark + Associates, Architects)
08/19/2022	ESC	Approved designer selection (East Region – Hefferlin + Kronenberg Architects, PLLC)

Minutes:

06/13/2024	SBC	Approved a revision in project budget, funding, and the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Agriculture Food and Animal Science Facility

Project Description: Construct an agriculture food and animal science facility and all related work.

SBC Number: 166/001-02-2023

Total Project Budget: $37,250,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$32,250,000.00	$ 0.00	$32,250,000.00	Federal Funds (ARP)	(F)
	0.00	5,000,000.00	5,000,000.00	Federal Funds (USDA)	(F)
Original Project Budget:	**$32,250,000.00**				
Change in Funding:		**$5,000,000.00**			
Revised Project Budget:			**$37,250,000.00**		

Comment: This request increases the total project budget from $32,250,000.00 to $37,250,000.00 and reallocates moveable equipment funding to building construction to meet the designer's estimates. The increased costs additional square footage added during programming and design. The campus has funding on hand to provide all necessary equipment.

Previous Action:	05/11/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative deliver method
	07/25/2023	ESC	Approved designer selection (Kline Swinney Associates)
Minutes:	06/13/2024	SBC	Approved a revision in project budget and funding

DEPARTMENT OF MILITARY

Volunteer Training Site - Milan, Lavinia, Gibson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	VTS Milan Training Area Roads Remediation
Project Description:	Remediate and repair asphalt road failures, culverts, and all required related work.
SBC Number:	368/031-01-2024
Total Project Budget:	$1,250,000.00
Current Project Budget:	$ 90,601.00
Source of Funding:	$ 90,601.00 Federal Funds (NGB) (F)
Comment:	This request is 100% federally funded. 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 National Guard Bureau.
Minutes:	06/13/2024 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Volunteer Training Site - Smyrna, Smyrna, Rutherford County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	VTS Smyrna Regional Training Center Covered Shelter
Project Description:	Construction of a pre-engineered covered shelter and all required related work.
SBC Number:	361/079-02-2024
Total Project Budget:	$1,010,000.00
Current Project Budget:	$ 60,869.00
Source of Funding:	$ 60,869.00 Federal Funds (NGB) (F)
Comment:	This request is 100% federally funded. 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 National Guard Bureau.
Minutes:	06/13/2024 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Volunteer Training Site - Tullahoma, Tullahoma, Coffee County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	VTS Tullahoma Dining Facility
Project Description:	Construction of a dining facility and all required related work.
SBC Number:	361/093-01-2024
Total Project Budget:	$2,300,000.00
Current Project Budget:	$ 133,028.00
Source of Funding:	$ 133,028.00 Federal Funds (NGB) (F)
Comment:	This request is 100% federally funded. 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 National Guard Bureau.
Minutes:	06/13/2024 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Frozen Head State Park, Wartburg, Morgan County, Tennessee

Requested Action:	**Approval of a revision in project scope and the Early Design Phase** as recommended by the State Architect
Project Title:	Frozen Head State Park Campground Improvements
Project Description:	Renovate RV, primitive, and back country campgrounds; *construct new campground bathhouses; demolition of existing non-ADA compliant bathhouses;* 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:	A revision in project scope is requested to clarify the complete project scope. The bathhouse structures are less than 50 years old and do not require reivew by the Tennessee Historical Commission. Project is on schedule and in budget with construction anticipated to start late 2024.
Previous Action:	09/08/2022 SBC Approved project and to select a designer 09/21/2022 ESC Approved designer selection (Reedy and Sykes Architecture and Design)
Minutes:	06/13/2024 SBC Approved a revision in project scope and the EDP as recommended by the State Architect

TENNESSEE HISTORICAL COMMISSION

Carter House State Historic Site, Franklin, Williamson County, Tennessee

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

Project Title: Carter House New Visitor Center

Project Description: Construct a new visitor's center including demolishing the existing visitor center, site improvements, and all required related work.

SBC Number: 160/008-01-2017

Total Project Budget: $8,500,000.00

Source of Funding:

Original	Change	Revised			
$3,120,000.00	$ 0.00	$3,120,000.00	17/18	CurrFunds-CapImp	(A)
300,000.00	0.00	300,000.00	18/19	CurrFunds-CapImp	(A)
3,080,000.00	0.00	3,080,000.00	22/23	CurrFunds-CapImp	(A)
0.00	2,000,000.00	2,000,000.00	22/23	THC Op Funds (Historic Property Land Acquisition Fund)	(O)
$6,500,000.00					
	$2,000,000.00				
		$8,500,000.00			

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

Comment: A revision in project budget and funding from $6,500,000.00 to $8,500,000.00 is requested to address new ordinances, code revisions, inflation, and stormwater requirements. The design fee will be adjusted accordingly.

Previous Action:

07/13/2017	SBC	Approve project, to select designer and utilizing Best Value
07/27/2017	ESC	Approved designer selection (Orcutt Winslow)
04/12/2018	SBC	Approved EDP as presented by Orcutt Winslow
07/12/2018	SBC	Approved a revision in project budget and funding
07/13/2022	SBC	Approved a revision in project budget and funding

Minutes: 06/13/2024 SBC Approved a revision in project budget and funding

DEPARTMENT OF GENERAL SERVICES

Regional Consolidated Facility - Nashville, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a revision in project scope and funding**
Project Title:	TBI Headquarters Mechanical Upgrades
Project Description:	Replacement of *lab fans, air handlers, water heaters, generators,* water-cooled chillers, natural-gas boilers, cooling tower, upgrades to the building automation system, and all required related work.
SBC Number:	529/020-03-2021
Total Project Budget:	$17,240,000.00
Source of Funding:	$17,240,000.00 21/22 FRF CurrFunds-CapMaint (A)
Comment:	A revision in project scope is requested to include additional elements related to the previously approved scope. A revision to the project funding is requested to increase the MACC and Designer Fee utilizing funding from Administration and Miscellaneous.
Previous Action:	07/22/2021 SBC Approved project and to select a designer 07/22/2021 ESC Approved designer selection (Henderson Engineers, Inc.) 01/12/2023 SBC Approved a revision in funding
Minutes:	06/13/2024 SBC Approved a revision in project scope and funding

DEPARTMENT OF GENERAL SERVICES

THP District 4 Headquarters Memphis, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect			
Project Title:	THP District 4 Headquarters Memphis - New Facility			
Project Description:	Construct a new district headquarters building in Memphis and all required related work.			
SBC Number:	502/007-01-2022			
Total Project Budget:	$18,890,000.00			
Source of Funding:	$18,890,000.00	22/23	FRF CurrFunds-CapImp	(A)
Comment:	Project is on schedule and within budget with construction anticipated to start in mid to late 2024.			
Previous Action:	08/11/2022	SBC	Approved project and to select a designer	
	02/27/2023	ESC	Approved designer selection (Renaissance Group, Inc.)	
Minutes:	06/13/2024	SBC	Approved the EDP as recommended by the State Architect	

DEPARTMENT OF GENERAL SERVICES

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

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	TN Tower Office Space Consolidation – Touchdown Meeting Spaces
Project Description:	Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.
SBC Number:	529/079-02-2024
Total Project Budget:	$5,500,000.00
Source of Funding:	$5,500,000.00 FRF Reserves (R)
Comment:	This is a portion of a FY 23/24 **line-item** (2024 Office Space Reduction Plan) in the capital budget. This project will provide shared meeting spaces on the second floor within the TN Tower. The project will have an impact on the overall real estate reduction plan for Middle Tennessee. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.
Minutes:	06/13/2024 SBC Approved project and to select a designer

Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State