

MINUTES
STATE BUILDING COMMISSION
December 13, 2018

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally recognized Speaker Beth Harwell and asked her to chair the meeting since it was her last meeting with the State Building Commission. Speaker Harwell called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Tennessee Board of Regents
- Department of Education
- State Building Commission

PRESENTER

Executive Director Dick Tracy
Director Terri Breece
State Architect Ann McGauran

OTHER PARTICIPANTS

President M. David Rudd, University of Memphis
Rebecca Conrad, ANF Architects, Inc.
Bart Kline, Kline Swinney Associates
Mark Hawley, Kline Swinney Associates

CONSENT AGENDA

Approved the following capital projects and grants which have been reviewed and recommended for approval by Commission staff:

1. Agency: **University of Tennessee – Chattanooga**
Project Title: Fletcher Hall Renovations
SBC Project No: 540/005-09-2018
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

2. Agency: **University of Tennessee – Knoxville**
Project Title: College of Vet. Medicine Bldg. Improvements
SBC Project No: 540/009-02-2011
Requested Action: Approval of a revision in project budget, scope, and funding

3. Agency: **University of Tennessee – Martin and Health Science Center**
Project Title: Accessibility Improvements – UTM & UTHSC
SBC Project No: 540/000-02-2012
Requested Action: Approval to cancel the project

4. Agency: **University of Tennessee – Martin and Health Science Center**
Project Title: ADA Compliance – UTM & UTHSC
SBC Project No: 540/000-02-2017
Requested Action: Approval of a revision project budget and funding

5. Agency: **University of Tennessee – Knoxville**
Project Title: 4848 Lyons View – Programming
SBC Project No: 540/009-18-2018
Requested Action: Approval of a project and utilizing a previously selected consultant for programming services

6. Agency: **Tennessee Board of Regents – TCAT Athens/Cleveland State Community College**
Project Title: McMinn County Higher Education Training Facility
SBC Project No: 166/040-01-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

7. Agency: **Tennessee Board of Regents – Austin Peay State University**
Project Title: University Bookstore Improvements
SBC Project No: 166/0003-12-2017
Requested Action: Approval of a revision in project budget and funding

8. Agency: **Tennessee Board of Regents – Tennessee Technological University**
Project Title: Laboratory Science Building and Infrastructure
SBC Project No: 166/011-11-2013
Requested Action: Approval of revision in scope

9. Agency: **Tennessee Board of Regents – Tennessee State University**
Project Title: Agriculture Food Science Research Facility
SBC Project No: 166/001-12-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: Tennessee Board of Regents – University of Memphis
 Project Title: Indoor Football Practice Facility
 SBC Project No: 166/007-04-2014
 Requested Action: Approval of a revision in project budget and scope
11. Agency: Tennessee Board of Regents – Southwest Tennessee Community College
 Project Title: Whitehaven Center Funeral Services Program
 SBC Project No: 166/033-02-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
12. Agency: Tennessee Board of Regents – Volunteer State Community College
 Project Title: Roof Replacements
 SBC Project No: 166/025-03-2018
 Requested Action: Approval of a revision in project budget and funding
13. Agency: University of Memphis
 Project Title: Indoor Football Practice Facility Phase 2
 SBC Project No: 367/072-02-2018
 Requested Action: Approval of accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
14. Agency: Department of Military
 Project Title: VTS-Milan Sanitary Sewer
 SBC Project No: 368/031-04-2018
 Requested Action: Approval of a project utilizing a designer selected in accordance with federal procedures
15. Agency: Department of Economic & Community Development
 Project Title: Volkswagen Plant Infrastructure
 SBC Project No: 170/003-01-2015
 Requested Action: Approval of an amendment to the grant contract
16. Agency: Tennessee Wildlife Resources Agency
 Project Title: Cheatham WMA Flooding Pumps Replacement
 SBC Project No: 220/018-02-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
17. Agency: Tennessee State Veterans Homes Board
 Project Title: West TN Veterans Nursing Home
 SBC Project No: 680/006-01-2014
 Requested Action: Approval of a revision in project budget and funding
18. Agency: Department of General Services
 Project Title: Clayborn Temple – Grant
 SBC Project No: 460/000-01-2018
 Requested Action: Approval of a grant agreement
19. Agency: Department of General Services
 Project Title: Statewide Tennessee Environmental Consultant
 SBC Project No: 529/000-01-2017
 Requested Action: Approval of a revision in project budget and funding.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by ANF Architects, Inc.

Project Title: Student Recreation Facility Construction

Project Description: Construct a new recreation and physical education facility, demolish an outdoor pool and replace with a smaller pool, and make upgrades to the remaining facilities, and construct new recreation fields.

SBC Number: 166/007-22-2014

Total Project Budget: \$30,000,000.00

Source of Funding: \$30,000,000.00 TSSBA (Student fees) (0)

Comment: Original scope was not feasible to operate and maintain without raising student fees. Project was reduced, and a new designer selected in 2017. This EDP is for the re-designed facility.

Previous Action:

09/11/2014	SBC	Approved project and issuance of RFP for CM/GC
11/24/2014	ESC	Approved designer selection (Crump Firm, Inc.)
08/13/2015	SBC	Selected CM/GC (Hoar Construction)
09/10/2015	SBC	Approved EDP
10/12/2017	SBC	Revised budget and approval to select new designer
12/18/2017	ESC	Selected new designer (ANF Architects, Inc.)

Minutes: 12/13/2018 SBC Mr. Dick Tracy recognized President Rudd with the University of Memphis and Ms. Rebecca Conrad with ANF Architects, Inc. Ms. Conrad gave the presentation and stated that the project is in budget and on time with construction starting in June 2019.

The Commission approved the EDP as presented by ANF Architects, Inc.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Dyersburg State Community College, Dyersburg
(Doors and Hardware Updates)
SBC Project No. 166/017-02-2017
Bid date: 11/28/2018
Bid target: \$250,000
MACC: \$275,000
SBC Action: Referred to ESC with authority to act

DEPARTMENT OF EDUCATION

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

Requested Action: Approval of the Early Design Phase as presented by Kline Swinney Associates

Project Title: TSB Centralized Operations Building

Project Description: Construct a new support facility, re-purpose Building 14, demolish Buildings 16 and 17, and all required work.

SBC Number: 168/005-01-2017

Total Project Budget: \$4,870,000.00

Source of Funding: \$4,870,000.00 17/18 CurrFunds-CapImp (A)

Previous Action: 07/13/2017 SBC Approved project and to select designer
07/27/2017 ESC Approved designer selection (Kline Swinney Associates)

Minutes: 12/13/2018 SBC Ms. Terri Breece introduced Bart Kline with Kline Swinney Associates for the presentation. Mr. Kline and Mr. Mark Hawley gave the presentation. Mr. Hawley stated that the construction is scheduled to start in June 2019 and move in June 2020. The demolition of buildings 16 and 17 will occur when they have moved to the new building.

Speaker Harwell asked about the quote from Helen Keller on the front of the building. Mr. Hawley read the quote "We are never really happy until we try to brighten the lives of others. The best and most beautiful things in the world cannot be seen or even touched, they must be felt with the heart. Life is either a daring adventure or nothing at all."

The Commission approved the EDP as presented by Kline Swinney Associates.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 8, 2018.

Report of Items Approved by Office of the State Architect

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

- 1) **State Procurement Agency:** University of Tennessee **User Agency:** UT Chattanooga
Location: Chattanooga, Tennessee
Project Title: Holt Hall Improvements
SBC Project No: 540/005-03-2011 **Approval Date:** 11/20/2018
Designer: Artech Design Group **Contractor:** J & J Contractors, Inc.
Construction Completion %: 70% **Targeted Substantial Completion:** 04/08/2019
Change Order No. 4 **Comment:** Hidden Conditions / Codes / Omission /
Change Order Amount: \$41,912.35 **Schedule Modifications / Design Modifications /**
Change Order Percentage: .73% **Added Scope**
Cumulative Percentage: 16.05%

This change order provides for additional drywall boards to replace sections of wall surfaces that had to be abated and removed by a previous abatement contractor, as well as extending an existing wall to deck all of which are termed as hidden conditions. Code inspections required a temporary construction wall, between Phase I and Phase II construction be made smoke tight. Work also required air, water, and gas piping to a fume hood, dishwasher, and autoclave which the designer failed to account for. The user agency requested a ships ladder be added in a mechanical room for access to a roof hatch. Lastly, 159 days were added to the contract for delays in completing phase I.

Approved Project Funding

Original Bid Target: \$7,100,000.00
Base Contract Amount: \$5,750,000.00
Contingency: \$700,000.00

After This Change Order

Revised Contract Amount: \$6,672,678.96
Remaining Undedicated Funds: \$1,075,000.00

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT Hartsville
Location: Hartsville, Tennessee
Project Title: TCAT MEP & Infrastructure Updates
SBC Project No: 166/000-01-2015 **Approval Date:** 10/26/2018
Designer: IC Thomasson Assoc. **Contractor:** CHC Mechanical Contractors, Inc.
Construction Completion %: 94% **Targeted Substantial Completion:** 10/26/2018
Change Order No. 4 **Comment:** Hidden Conditions
Change Order Amount: \$47,323.95
Change Order Percentage: 7.98%
Cumulative Percentage: 12.25%

This change order provides for the replacement of an existing underground hot water line that was found to be crushed.

Approved Project Funding

Original Bid Target: \$593,343.00
Base Contract Amount: \$593,343.00
Contingency: \$50,000.00

After This Change Order

Revised Contract Amount: \$666,044.40
Remaining Undedicated Funds: \$7,228.05

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Music Mass Comm HVAC Replacement
SBC Project No: 166/003-05-2015 **Approval Date:** 11/15/2018
Designer: IC Thomasson Assoc. **Contractor:** Xenergy, Inc.
Construction Completion %: 94% **Targeted Substantial Completion:** 10/18/2018
Change Order No. 5 **Comment: Hidden Conditions**
Change Order Amount: \$2,080.59 This change order accommodates needed repairs to the
Change Order Percentage: .38% HVAC hot and cold water lines that were discovered to
Cumulative Percentage: 14.15% be leaking.
Approved Project Funding **After This Change Order**
Original Bid Target: \$2,200,000.00
Base Contract Amount: \$548,000.00 **Revised Contract Amount:** \$625,554.91
Contingency: \$220,000.00 **Remaining Undedicated Funds:** \$1,794,445.09
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Safety & Structural Repairs
SBC Project No: 166/005-07-2017 **Approval Date:** 11/21/2018
Designer: Cope Associates Inc. **Contractor:** J.E. Green Company
Construction Completion %: 60% **Targeted Substantial Completion:** 10/11/2018
Change Order No. 3 **Comment: Hidden Conditions**
Change Order Amount: \$79,943.50 This change order addresses the need to provide new
Change Order Percentage: 8.17% structural steel to replace the existing deteriorated steel.
Cumulative Percentage: 13.14%
Approved Project Funding **After This Change Order**
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$978,700.00 **Revised Contract Amount:** \$1,107,331.05
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$1,092,668.95
- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Lexington, Tennessee
Project Title: Lexington Readiness Center Energy Updates & Reroof
SBC Project No: 361/053-01-2016 **Approval Date:** 10/25/2018
Designer: Design House 1411 **Contractor:** J&S Construction Company, Inc.
Construction Completion %: 96.47% **Targeted Substantial Completion:** 04/13/2018
Change Order No. 2 **Comment: Hidden Conditions / Added Scope**
Change Order Amount: \$92,993.12 This change order addresses remediation of a leak on an
Change Order Percentage: 20.61% existing, adjacent roof that caused damage to some
Cumulative Percentage: 20.61% interior finishes. Replacement of these interior finishes is
included.
Approved Project Funding **After This Change Order**
Original Bid Target: \$532,526.00
Base Contract Amount: \$451,152.00 **Revised Contract Amount:** \$544,145.12
Contingency: \$53,252.60 **Remaining Undedicated Funds:** \$170,070.89

Initial Approvals of Capital Projects

- Reported the following three 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:** STREAM / Tennessee Wildlife Resources Agency
Location: Region 4 – Upper East
Project Title: Cambron Tract Barn Demolition
Project Description: Demolish derelict barn and all related work.
SBC Project No. 220/020-01-2018
Total Project Budget: \$15,000
Source of Funding: 18/19 TWRA Op Funds (A)
Approval: Approved project utilizing Agency Resources for construction
Approval Date: 11/19/2018
 - 2) **State Procurement Agency:** STREAM / Department of Transportation
Location: Region 1 – East Tennessee
Project Title: Driver Testing Center Demolition
Project Description: Demolish abandoned driver testing center at 111 West 5th Avenue in Knoxville, Tennessee, and all required related work.
SBC Project No. 241/010-01-2018
Total Project Budget: \$30,000
Source of Funding: 18/19 TDOT Plant Construction Funds (A)
Approval: Approved project utilizing Agency Resources for construction
Approval Date: 11/19/2018
 - 3) **State Procurement Agency:** STREAM / Department of Veterans Services
Location: Wildersville, Tennessee
Project Title: Billboard Demolition at Parkers Crossroads Veterans Cemetery
Project Description: Demolition of billboard and all required related work.
SBC Project No. 682/006-01-2018
Total Project Budget: \$7,500
Source of Funding: 18/19 TDVS Op Funds (A)
Approval: Approved project utilizing Central Procurement Office for construction
Approval Date: 11/08/2018
- Reported the following three capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Kimbrough Boiler
Project Description: Abandon existing underground steam lines, install new boilers in mechanical room and all required related work.
SBC Project No. 373/003-05-2018
Total Project Budget: \$335,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget
Approval Date: 11/19/2018

- 2) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Food Service Improvements – Morgan University Center
Project Description: Renovation of the Chick-Fil-A food service venue in the Morgan University Center.
SBC Project No. 373/003-13-2018
Total Project Budget: \$257,000
Source of Funding: Gift-in-Place (O)
Approval: Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
Approval Date: 11/19/2018
- 3) **State Procurement Agency:** STREAM / Department of Veterans Services
Location: Nashville, Tennessee
Project Title: Gulf War Monuments
Project Description: Construction Gulf (Middle East) War Monuments on War Memorial Plaza.
SBC Project No. 529/000-03-2016
Total Project Budget: \$238,000
Source of Funding: \$156,000 16/17 CurrFunds-CapImp (A)
\$ 34,000 Gift (O)
\$ 48,000 18/19 TDVS Op Funds (A)
Approval: Approved a revision in project budget and funding in order to award a contract
Approval Date: 11/15/2018

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** STREAM / Tennessee State Veterans Homes Board
Location: Arlington, Tennessee
Project Title: West TN Veterans Nursing Homes
Project Description: Planning for a 126-bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include site diligence, land acquisition and all required related work.
SBC Project No. 680/006-01-2014
Total Project Budget: \$3,630,000
Source of Funding: \$ 600,000 14/15 CurrFunds-CapImp (A)
\$ 50,000 14/15 TDVA Op Funds (A)
\$2,980,000 Gift (O)
Approval: Approved utilizing Construction Manager/General Contractor alternative delivery method
Approval Date: 11/20/2018

Report of Items Submitted to the SBC

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

Other Business

Treasurer Lillard acknowledged, on behalf of himself and his colleagues, Speaker Harwell's final meeting as a member of the State Building Commission as well as this being one of the final meetings for Commissioner Martin. Treasurer Lillard thanked both for their valuable contributions for many years to this commission.

There being no further business, the meeting adjourned at 11:16 a.m.

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UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Fletcher Hall Renovations

Project Description: This project will provide interior finishes, fixed and movable furnishings, lighting improvements, A/V and technology upgrades, restroom improvements, ADA improvements, elevator upgrades, and stairwell improvements as well as associated HVAC, mechanical and fire protection upgrades, and space reconfiguration for faculty offices. The exterior entrance steps will be upgraded.

SBC Number: 540/005-09-2018

Total Project Budget: \$7,000,000.00

Source of Funding: \$7,000,000.00 Gifts (0)

Comment: Two proposals were received on October 11, 2018. The Notice of Intent to award was sent on October 26, 2018 naming Hoar Construction as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

08/09/2018	SBC	Approved project and proceeding to select a designer and utilizing CM/GC alternative delivery method
08/20/2018	ESC	Approved designer selection (Derthick Henley & Wilkerson Architects)

Minutes:

12/13/2018	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction)
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UNIVERSITY OF TENNESSEE

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

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

Project Title: College of Vet. Medicine Bldg. Improvements

Project Description: This project will provide for exterior and interior improvements to the College of Veterinary Medicine Building. Concrete stairs at the main entrance will be restored. Skylights in the teaching hospital and windows in the library will be replaced. The HVAC system will be upgraded. Gates, caging, and restraint stocks in the teaching hospital will be repaired or replaced, as required. The mechanical system for a 1,200 SF lab will be modified to support biosafety related research. *Diagnostic equipment*, electrical equipment, lighting systems, and ceilings will also be replaced.

SBC Number: 540/009-02-2011

Total Project Budget: \$13,071,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 4,700,000.00	\$0.00	\$4,700,000.00	2011	GOBonds-CapMaint	(A)
	140,000.00	0.00	140,000.00	11/12	CurrFunds-CapMaint	(A)
	6,700,000.00	0.00	6,700,000.00	16/17	CurrFunds-CapMaint	(A)
	<u>376,000.00</u>	<u>1,155,000.00</u>	<u>1,531,000.00</u>		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$11,916,000.00					
Change in Funding:		\$1,155,000.00				
Revised Project Budget:			\$13,071,000.00			

Comment: This request adds funding and scope for replacing the *diagnostic equipment*. There will be no additional designer fee because the moveable equipment does not impact the scope of the designer's work.

Previous Action:

07/14/2011	SBC	Approved project and to select a designer
07/25/2011	ESC	Approved designer (Smee + Busby Architects)
05/08/2014	SBC	Approved revision in project budget, scope, and funding
08/13/2015	SBC	Approved revision in project budget, and funding
07/14/2016	SBC	Approved a revision in project budget, funding and allocated additional line-item funding to the project

Minutes: 12/13/2018 SBC Approved a revision in project budget, scope, and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin and Health Science Center

Requested Action: Approval to cancel the project

Project Title: Accessibility Improvements – UTM & UTHSC

Project Description: Provide for ongoing Accessibility Improvements for the disabled to campus facilities.

SBC Number: 540/000-02-2012

Original Project Budget: \$2,773,205.77

Project Expenditures: \$ 753,326.57

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,100,000.00	\$ (375,531.78)	\$724,468.22	10/11	CurrFunds-CapMaint	(R)
	673,205.77	(673,205.77)	0.00	11/12	CurrFunds-CapMaint	(R)
	200,000.00	(171,141.65)	28,858.35	12/13	CurrFunds-CapMaint	(A)
	200,000.00	(200,000.00)	0.00	13/14	CurrFunds-CapMaint	(A)
	200,000.00	(200,000.00)	0.00	14/15	CurrFunds-CapMaint	(A)
	200,000.00	(200,000.00)	0.00	15/16	CurrFunds-CapMaint	(A)
	200,000.00	(200,000.00)	0.00	16/17	CurrFunds-CapMaint	(A)
Original Project Budget:	<u>\$2,773,205.77</u>					
Change in Funding:		<u>\$(2,019,879.20)</u>				
Revised Project Budget:			<u>\$753,326.57</u>			

Comment: This project is being cancelled in order to transfer the remaining funds to the newer 2017 accessibility project to provide funding for the UTM needs.

Previous Action:

07/12/2012	SBC	Approved project
11/14/2013	SBC	Approved revision in scope, budget, source, and process to select designer
03/24/2014	ESC	Approved designer selection (Self + Tucker Architects; Lyle Cook Martin Architects)
07/10/2014	SBC	Approved allocation of additional line-item funding and to correct the funding years as previously approved
07/09/2015	SBC	Approved allocation of additional line-item funding
07/14/2016	SBC	Approved allocation of additional line-item funding

Minutes: 12/13/2018 SBC Approved cancellation of the project

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin and Health Science Center

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

Project Title: ADA Compliance – UTM & UTHSC

Project Description: Provide for ongoing Accessibility Improvements for the disabled to campus facilities.

SBC Number: 540/000-02-2017

Total Project Budget: \$2,219,879.20

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
\$	0.00	\$375,531.78	\$375,531.78	10/11	CurrFunds-CapMaint	(R)
	0.00	673,205.77	673,205.77	11/12	CurrFunds-CapMaint	(R)
	0.00	171,141.65	171,141.65	12/13	CurrFunds-CapMaint	(R)
	0.00	200,000.00	200,000.00	13/14	CurrFunds-CapMaint	(R)
	0.00	200,000.00	200,000.00	14/15	CurrFunds-CapMaint	(R)
	0.00	200,000.00	200,000.00	15/16	CurrFunds-CapMaint	(R)
	0.00	200,000.00	200,000.00	16/17	CurrFunds-CapMaint	(R)
	200,000.00	0.00	200,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	\$ 200,000.00					
Change in Funding:		\$2,019,879.20				
Revised Project Budget:			\$2,219,879.20			

Comment: This request combines funding from the 2012 accessibility project to provide funding for the UTM needs.

Previous Action: 07/13/2017 SBC Approved project and proceeding to select a designer

Minutes: 12/13/2018 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project and utilizing a previously selected consultant for programming services

Project Title: 4848 Lyons View – Programming

Project Description: This project will provide analysis and programming for the use of property located at 4848 Lyons View.

SBC Number: 540/009-18-2018

Total Project Budget: \$50,000.00

Source of Funding: \$50,000.00 Plant Funds (Non-Aux) (A)

Comment: Due to the unique characteristics of the property, the previously selected consultant (McCarty Holsaple McCarty) has been requested so the distinctive requirements of the premises can be transferred to the current programming exercise.

Minutes: 12/13/2018 SBC Approved project and utilizing a previously selected consultant for programming services

TENNESSEE BOARD OF REGENTSTCAT Athens/Cleveland State Community College, Athens, McMinn County, Tennessee

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

Project Title: McMinn County Higher Education Training Facility

Project Description: Construct a facility to allow collaboration between TCAT Athens, CISCC, UT Extension, Adult Education, local industry. Project will relocate current CISCC leased space, expand programs as identified in the TCAT Master Plan, relocate both UT Extension and Adult Education, and create a space for local industry workforce training to upgrade the existing workforce.

SBC Number: 166/040-01-2018

Total Project Budget: \$17,750,000.00

Current Project Funding: \$ 500,000.00
(if not fully funded)

Source of Funding:	\$ 335,000.00	Gift (McMinn County)	(0)
	165,000.00	Gift (City of Athens)	(0)

Comment: Funding is to pre-plan a project which is currently in TBR's FY 19/20 Capital Budget request and on THEC's recommended project list.

Minutes: 12/13/2018 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSAustin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: University Bookstore Improvements

Project Description: Renovate building at 328 College Street to house the bookstore and university offices.

SBC Number: 166/003-12-2017

Total Project Budget: \$2,425,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,925,000.00	\$500,000.00	\$2,425,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$1,925,000.00			
Change in Funding:		\$500,000.00		
Revised Project Budget:			\$2,425,000.00	

Comment: Additional funds are to update exterior finishes.

Previous Action: 11/09/2017 SBC Approved project
12/18/2017 ESC Approved designer selection (Lyle Cook Martin Architects)

Minutes: 12/13/2018 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSTennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Laboratory Science Building and Infrastructure

Project Description: Construct new facilities for laboratory sciences, relocating the Chemistry program. Project includes modifications to the utilities facilities to accommodate the new building. *Demolish the old Maintenance Building.*

SBC Number: 166/011-11-2013

Total Project Budget: \$92,899,506.00

Source of Funding:	\$14,535,506.00	Plant Funds (Non-Aux)	(A)
	1,000,000.00	Gifts	(O)
	6,000,000.00	TSSBA (Student Fees)	(O)
	114,000.00	Student Fees	(A)
	71,250,000.00	16/17 CurrFunds-CapImprov	(A)

Comment: Revised scope is for the demolition of the old Maintenance Building as part of the project and in accordance with TTU's **2014 Master Plan**. 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:	07/11/2013	SBC	Approved fully planning a project
	01/25/2016	ESC	Approved designer selection (Upland Design Group, Inc.)
	08/11/2016	SBC	Approved utilization of CM/GC
	10/13/2016	SBC	Approved a revision in budget and funding
	11/10/2016	SBC	Approved CM/GC (Rentenbach Constructors)
	12/08/2016	SBC	Approved a revision budget and funding
	08/10/2017	SBC	Approved EDP
	06/14/2018	SBC	Approved a revision in budget and GMP

Minutes:	12/13/2018	SBC	Approved a revision in scope
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TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Agriculture Food Science Research Facility

Project Description: Construct an Agriculture Food Science Research Facility.

SBC Number: 166/001-12-2018

Total Project Budget: \$10,000,000.00

Current Project Funding: \$ 500,000.00
(if not fully funded)

Source of Funding: \$ 500,000.00 Federal Funds (USDA) (F)

Comment: This is an FY 17/18 disclosed project in the capital budget for Agriculture Facilities Improvements, disclosed to THEC for \$3,500,000 and will be disclosed in the 19/20 capital budget for \$10,000,000. This funding will allow the preplanning of the project.

Minutes: 12/13/2018 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSUniversity of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Indoor Football Practice Facility

Project Description: Construct additions to the existing football practice facility for support services.

SBC Number: 166/007-04-2014

Total Project Budget: \$10,600,000.00

Source of Funding:	\$10,000,000.00	TSSBA (AA Conference)	(O)
	600,000.00	Gifts	(O)

Comment: The total project budget is being reduced from \$19,000,000 and the facility to enclose the Turf field has been removed from the project. UoM will bring a project forward as a gift-in-place project to accomplish the remaining scope.

Previous Action:	03/13/2014	SBC	Approved gift-in-place project
	09/14/2017	SBC	Approved a revision in budget, funding, use of CM/GC, and selecting previously utilized designer (Fleming Architects)
	01/11/2018	SBC	Award CM/GC (Turner Construction Company)
	04/12/2018	SBC	Approved a revision in funding and scope
Minutes:	12/13/2018	SBC	Approved a revision in project budget and scope

TENNESSEE BOARD OF REGENTSSouthwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: Whitehaven Center Funeral Services Program

Project Description: Renovate unfinished space in the Whitehaven Center for a new Funeral Services educational program, including HVAC, plumbing, lighting and life safety modifications, and new finishes and casework.

SBC Number: 166/033-02-2018

Total Project Budget: \$650,000.00

Source of Funding:

\$275,000.00	Plant Funds (Non-Aux)	(A)
375,000.00	Plant Funds (Student Fees)	(O)

Comment: This is an FY 17/18 disclosed project reported to THEC in December 2017.

Minutes: 12/13/2018 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Roof Replacements

Project Description: Replace roofs on the Pickel Building (2002) and the Cookeville Higher Education Campus (2002).

SBC Number: 166/025-03-2018

Total Project Budget: \$1,472,098.56

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,220,000.00	\$ 0.00	\$1,220,000.00	18/19	CurrFunds-CapMaint (MP)	(A)
	0.00	252,098.56	252,098.56	16/17	CurrFunds-CapMaint	(R)
Original Project Budget:	\$1,220,000.00					
Change in Funding:		\$252,098.56				
Revised Project Budget:			\$1,472,098.56			

Comment: Additional funds are from a completed project at TTU for the same facility, Cookeville Higher Education Campus Roof Repair (166/011-04-2016). The management of the facility was transferred to VSCC before work was completed. The additional funds are needed to meet the designer's estimate for the current project at VSCC.

Previous Action: 07/12/2018 SBC Approved project and use of previously selected designer (Richard C. Rinks and Associates, Inc.)

Minutes: 12/13/2018 SBC Approved a revision in project budget and funding

UNIVERSITY OF MEMPHISUniversity of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Indoor Football Practice Facility Phase 2

Project Description: Construct addition to the existing Football Practice Facility to enclose the turf field.

SBC Number: 367/072-02-2018

Total Project Budget: \$11,400,000.00

Current Project Funding: \$11,400,000.00 (Gift in place) (0)

Comment: This project will provide what was anticipated to be the second phase of SBC project 166/007-04-2014, the first phase of which is currently under construction. The overall project was a FY 13/14 **disclosed** project. The designer, Fleming Architects, and contractor, Turner Construction Company, working on the first phase of the project will provide design and construction services on this second phase.

Minutes: 12/13/2018 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

DEPARTMENT OF MILITARYVolunteer Training Site, Milan, Carroll County, Tennessee

Requested Action: Approval of a project utilizing a designer selected in accordance with federal procedures

Project Title: VTS-Milan Sanitary Sewer

Project Description: Construct a sewer system that will service the cantonment area, the barracks area, and the Milan Readiness Center; and all required related work.

SBC Number: 368/031-04-2018

Total Project Budget: \$1,614,704.00

Source of Funding: \$1,614,704.00 Federal Funds (NGB) (F)

Comment: This is a 100% federally funded project. Goodwyn, Mills and Cawood, was selected as the designer in accordance with federal procedures and also serves as one of the agency consultants for the Department of Military.

Goodwyn, Mills and Cawood will be engaged through this project to complete construction document, bidding, construction administration, and close out phases. The previous phases of this project were completed under a federal contract.

Minutes: 12/13/2018 SBC Approved project utilizing a designer selected in accordance with federal procedures

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENTVolkswagen Plant, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of an amendment to the grant contract

Project Title: Volkswagen Plant Infrastructure

Project Description: Grant to the Industrial Development Board of the County of Hamilton for the development of the Volkswagen Plant infrastructure, site development, equipment, facility construction and all related work.

SBC Number: 170/003-01-2015

Total Project Budget: \$169,285,003.20

Source of Funding:

\$ 385,136.00	08/09	CurrFunds-CapImp	(R)
3,099,867.20	11/12	CurrFunds-CapImp	(R)
165,800,000.00	2015	GOBonds-CapImp	(A)

Comment: Amendment revises grant budget allocations. The contract expiration date remains October 31, 2020. It is anticipated that the grant will be closed out in the spring of 2019.

Previous Action:

09/10/2015	SBC	Approved grant subject to review by bond counsel
10/31/2016	SBC	Approved a revision in funding
05/02/2017	OSA	Approved a revision in project budget

Minutes: 12/13/2018 SBC Approved an amendment to the grant

TENNESSEE WILDLIFE RESOURCES AGENCYRegion 2 – Middle, Ashland City, Cheatham County, Tennessee

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

Project Title: Cheatham WMA Flooding Pumps Replacement

Project Description: Install water pump systems that seasonally flood fields for waterfowl habitat, and all required related work.

SBC Number: 220/018-02-2018

Total Project Budget: \$800,000.00

Source of Funding: \$800,000.00 18/19 TWRA Op Funds (A)

Comment: This project will replace the current barge-mounted pumping operation that is failing. The new pump system will be a land-based operation that requires a permanent foundation and infrastructure for proper installation.

Minutes:: 12/13/2018 SBC Approved project and to select a designer

TENNESSEE STATE VETERANS HOMES BOARD

Veterans Nursing Home, Arlington, Shelby County, Tennessee

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

Project Title: West TN Veterans Nursing Home

Project Description: Planning for a 126 bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include site diligence, land acquisition and all required related work.

SBC Number: 680/006-01-2014

Total Project Budget: \$54,801,061.00

Current Project Funding: \$ 3,710,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 600,000.00	\$ 0.00	\$ 600,000.00	14/15	CurrFunds-CapImp	(A)
	50,000.00	0.00	50,000.00	14/15	TDVA Op Funds	(A)
	2,980,000.00	0.00	2,980,000.00		Gift	(O)
	0.00	50,000.00	50,000.00		Gift (City of Germantown)	(O)
	0.00	30,000.00	30,000.00		Gift (Tipton County)	(O)
Original Project Budget:	\$3,630,000.00					
Change in Funding:		\$80,000.00				
Revised Project Budget:			\$3,710,000.00			

Comment: This revision recognizes additional gift funds that have been received by the state for this project.

Previous Action:

08/21/2014	SBC	Approved project
11/13/2014	SBC	Approved using consultant for site investigation
12/11/2014	SBC	Approved a revision in funding
08/09/2018	SBC	Approved a revision in project budget, scope, and funding
10/29/2018	ESC	Approved designer selection (The Orcutt Winslow LLP)

Minutes: 12/13/2018 SBC Approved a revision in project budget and funding

DEPARTMENT OF GENERAL SERVICESClayborn Temple, Memphis, Shelby County, Tennessee

Requested Action: Approval of a grant agreement

Project Title: Clayborn Temple - Grant

Project Description: Grant for the restoration of Clayborn Temple.

SBC Number: 460/000-01-2018

Total Project Budget: \$250,000.00

Source of Funding: \$250,000.00 18/19 CurrFunds-CapImp (A)

Comment: This project is a FY 18/19 line-item in the capital budget and has been determined to be for a public purpose. The grant will be administered through the Community Foundation of Greater Memphis.

Minutes: 12/13/2018 SBC Approved grant

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

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

Project Title: Statewide Tennessee Environmental Consultant

Project Description: Provide environmental services to State properties, interests and initiatives. Services include consulting, assessments, surveys, monitoring, training, and remediation, as may be required for maintaining regulatory compliance and addressing environmental concerns.

SBC Number: 529/000-01-2017

Total Project Budget: \$14,800,000.00

Current Project Funding: \$ 8,800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 1,000,000.00	\$ 0.00	\$1,000,000.00	16/17	CurrFunds-CapMaint	(A)
	1,000,000.00	500,000.00	1,500,000.00		Various Agency Funds	(O)
	800,000.00	0.00	800,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	1,000,000.00	0.00	1,000,000.00	17/18	CurrFunds-CapMaint	(A)
	2,000,000.00	1,500,000.00	3,500,000.00		Various Project Funds	(O)
	0.00	1,000,000.00	1,000,000.00	18/19	CurrFunds-CapMaint	(A)
Original Project Budget:	\$ 5,800,000.00					
Change in Funding:		\$3,000,000.00				
Revised Project Budget:			\$8,800,000.00			

Comment: Additional funding is a combination of an FY18/19 line-item in the capital budget for Environmental Consultants and recognizing additional spending authority from various capital projects and agency funds. The increased funding is needed to complete environmental work at several locations across the state and increases the total project budget to anticipate the total expenditures over the term.

Previous Action:

06/19/2017	SBC	Approved project and issuing a RFO
07/13/2017	SBC	Approved a revision in funding
09/14/2017	SBC	Approved award of contract (EnSafe, Inc.)
02/14/2018	OSA	Approved a revision in funding, report to March 2018 SBC

Minutes: 12/13/2018 SBC Approved a revision in project budget and funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State