MINUTES

STATE BUILDING COMMISSION February 14, 2019

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 called the meeting to order at 11:03 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
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
Stuart McWhorter, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor Glen Casada, Speaker of the House of Representatives

ORGANIZATION

- University of Tennessee
- University of Memphis
- Tennessee Board of Regents
- Department of General Services
- State Building Commission

<u>PRESENTER</u>

Interim President Randy Boyd President M. David Rudd Chancellor Dr. Flora Tydings Commissioner Christi Branscom State Architect Ann McGauran

OTHER PARTICIPANTS

Neal Kessler, SmithGroup JJR Roland Rayner, President TCAT Memphis Chris Norton, Braganza Associates John Gromos, Turner Construction Gary Everton, EOA Architects Dan Brodbeck, Compass Partners

Lieutenant Governor McNally introduced Commissioner McWhorter with the Department of Finance & Administration as a new member of the Commission.

CONSENT AGENDA

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

1. Agency: <u>University of Tennessee – Knoxville</u>

Project Title: Roof Replacements (18/19)

SBC Project No: 540/009-03-2019

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

2. Agency: <u>University of Tennessee – Knoxville</u>

Project Title: Student Union Space Buildout

SBC Project No: 540/009-04-2019

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

3. Agency: University of Tennessee – Knoxville

Project Title: Emergency – Carrick Hall Mold Remediation

SBC Project No: 540/009-05-2019

Requested Action: Approval of a project utilizing Campus Consultant for design and a contract procured by

Central Procurement Office and University System Procurement for construction

4. Agency: <u>University of Tennessee – Knoxville</u>

Project Title: Emergency – Clement Hall Water Remediation

SBC Project No: 540/009-06-2019

Requested Action: Approval of a project utilizing Campus Consultant for design and a contract procured by

Central Procurement Office and University System Procurement for construction

5. Agency: <u>University of Tennessee – Knoxville</u>

Project Title: Carousel Theatre – Programming

SBC Project No: 540/009-07-2019

Requested Action: Approval of a project and to issue a Request for Qualifications

6. Agency: <u>University of Tennessee Institute of Agriculture</u>

Project Title: Lone Oaks 4-H Center Life Safety Improvements

SBC Project No: 540/001-01-2018

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

7. Agency: <u>University of Tennessee Institute of Agriculture</u>

Project Title: Energy & Enviro. Science Research Bldg. (Ellington)

SBC Project No: 540/001-04-2013

Requested Action: Approval to award a contract to the best evaluated proposer for a Construction

Manager/General Contractor

8. Agency: University of Tennessee – Chattanooga

Project Title: Hunter Hall Improvements

SBC Project No: 540/005-10-2018

Requested Action: Approval to award a contract to the best evaluated proposer for a Construction

Manager/General Contractor

9. Agency: <u>University of Tennessee Health Science Center</u>

Project Title: Madison Plaza Food Court Upgrade

SBC Project No: 540/013-07-2018

Requested Action: Approval of a revision in designer responsibility

10. Agency: <u>University of Tennessee</u>

Project Title: Programming Consultants

SBC Project No: 540/000-01-2019

Requested Action: Approval of a procurement and to issue a Request for Qualifications

11. Agency: <u>University of Memphis</u>

Project Title: Mynders Hall Roof Replacement

SBC Project No: 367/007-02-2019

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

12. Agency: Middle Tennessee State University

Project Title: MTSU Murfreesboro Municipal Airport Study

SBC Project No: 366/009-02-2019

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

13. Agency: <u>Tennessee Board of Regents / Austin Peay State University</u>

Project Title: Fine Arts Improvements SBC Project No: 166/003-05-2013

Requested Action: Approval of a revision in project funding

14. Agency: <u>East Tennessee State University</u>

Project Title: Master Plan Update Amendment

SBC Project No: 369/000-01-2019

Requested Action: Approval of an amendment to a Master Plan utilizing a previously selected consultant

15. Agency: Department of Agriculture

Project Title: Natchez Trace State Forest Work Center

SBC Project No: 100/010-02-2018

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

16. Agency: Tennessee State Veterans Homes Board

Project Title: TN Veterans Home – Cleveland

SBC Project No: 680/001-01-2012

Requested Action: Approval of a revision in project funding and revised Early Design Phase as

recommended by the State Architect

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Neyland Stadium Improvements

Project Description: This project will provide the maintenance of Neyland Stadium with such items as, but not

limited to, painting, waterproofing, graphics, handrail replacement, walking surfaces improvements, deck repair, and improvements to the suites and restrooms in the East

Skyboxes.

SBC Number: 540/009-07-2015

Total Project Budget: \$10,000,000.00

Current Project Funding: \$ 6,000,000.00

Source of Funding: <u>Original</u> <u>Change</u> <u>Revised</u>

\$ 5,000,000.00 \$1,000,000.00 \$6,000,000.00 Plant Funds (Aux-Athletics)

Original Project Budget: \$ 5,000,000.00

Change in Funding: \$1,000,000.00

Revised Project Budget: \$6,000,000.00

Comment: This request adds the FY 18/19 disclosed project in the capital budget to the existing FY

15/16 disclosed project. This adds scope for deck repairs, and restroom improvements.

Current funding request will also cover additional painting and deck repair.

Minutes: 02/14/2019 SBC Approved a revision in project budget, scope, and funding

(A)

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Conference Center Renovations

Project Description: This project will provide renovations to the Conference Center Building including some

deferred maintenance and relocations for Hearing and Speech Services, creation of a

Reliability & Maintainability Center (RMC), and other various functions.

SBC Number: 540/009-08-2018

Total Project Budget: \$8,010,000.00

 Source of Funding:
 Original
 Change
 Revised

 \$3,620,000.00
 \$370,000.00
 \$3,990,000.00
 Plant Funds (Non-Aux) UTK
 (A)

 3,000,000.00
 0.00
 3,000,000.00
 Plant Funds (Non-Aux) UTHSC
 (A)

0.00

Original Project Budget: \$7,640,000.00

Change in Funding: \$370,000.00

Revised Project Budget: \$8,010,000.00

1.020.000.00

Comment: This increase is based on the designer's estimate of all components needed to provide space

for the RMC within the Conference Center Building.

Previous Action: 07/12/2018 SBC Approved project and to select a designer

08/20/2018 ESC Approved designer selection (Lindsay & Maple Architects Inc)

1,020,000.00

11/08/2018 SBC Approved a revision in scope and budget, and utilizing Campus

Resources and System Procurement for a portion of construction

Insurance

Minutes: 02/14/2019 SBC Approved a revision in project budget and funding

(O)

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of an update to the Lambuth Campus Master Plan as approved by THEC and

presented by SmithGroup JJR

Project Title: Lambuth Campus Master Plan Update

Project Description: Provide amendment to the campus master plan for the Lambuth campus location. Amendment

requests for the Main and Park campus to be submitted at a later date.

SBC Number: 367/000-02-2018

Total Project Budget: \$250,000.00

Source of Funding: \$250,000.00 Plant Funds (Non-Aux) (A)

Comment: The Lambuth Campus Master Plan Update addresses a potential middle college and the

renovation of two existing residence halls for academic use, and revises the land acquisition and

demolition plan to accommodate a future high school and land acquisitions.

Previous Action: 09/13/2018 SBC Approved awarding a contract to a previously selected master planner

(SmithGroup JJR)

Minutes: 02/14/2019 SBC President David Rudd introduced Neal Kessler with SmithGroup JJR. Mr.

Kessler gave the presentation. Lieutenant Governor McNally asked when the University hopes to reach the target goal of enrollment of 2,500. Mr. Kessler replied that the 2,500 is the ultimate goal and probably wouldn't be achieved for about 10-15 years, but the hope is that it could be achieved sooner. Lieutenant Governor asked what the head count or Full Time Enrollment (FTE) would be when that enrollment goal was met. Mr. Kessler replied that the FTE would be about half. President Rudd then also responded to the Lieutenant Governor's question saying that the 2,500 student enrollment goal may take several decades to achieve, but in the short term with the dual enrollment from the high school the head count could achieve an enrollment closer to a head count of 1.000-1.400 students. President Rudd noted that a lot of this campus is nontraditional part-time students and the high school brings an opportunity to create a pipeline of full time students. With the dual enrollment program, once they finish high school they will already have a year of college. The University is also emphasizing the renovation of Sprague Hall, emphasizing the Health Sciences and Nursing programs since this is the focus of the majority of the students at the campus. The 2,500 is a long term goal but President Rudd thinks they can reach the 1,500 mark pretty quickly, within a couple of years, with the high school. Lieutenant Governor McNally asked if the high school is part of the City of Jackson. President Rudd replied that it is fully funded by the City of Jackson and the only investment the University has is the property. The University has worked with the City Council for several months in a redevelopment group. The high school may be one of the best things to happen to the Lambuth Campus as it creates an immediate impact on the campus that is critical to the long term financial model.

Secretary Hargett sought confirmation that it was never contemplated to have an FTE of 2,500. President Rudd confirmed and stated that a FTE of 2,500 is not realistic. President Rudd stated that he doesn't believe the current capacity would be 2,500 FTE because a large portion of the enrollment is nontraditional students on a part-time basis. This is part of the unique identity of the campus that they are emphasizing and leveraging for future growth and financial stability. Secretary Hargett agreed that the high school is a fantastic opportunity to create a pipeline and that it is even better when funding comes from non-state sources.

Treasurer Lillard asked if the proposed renovations to the two existing residence halls are for Spangler and Sprague Halls. President Rudd replied that was the case and that these projects are currently being recommended by THEC for capital funds. The University would like to renovate Sprague immediately since it will allow them to grow the nursing program by about 40%. They already have that demand and once the facility is completed they will immediately grow the program. The enrollment limit has been because of the lack of square footage because there is an accreditation requirement in terms of square footage in lab space for each student. Treasurer Lillard asked if the renovation was going to proceed on a dual track with the effort to put a high school on the campus. President Rudd replied that they have already moved on planning Sprague Hall so that if the budget is allocated they could the renovation this fiscal year. President Rudd believes the high school is a year away.

The Commission approved an update to the Lambuth Campus Master Plan as approved by THEC and presented by SmithGroup JJR.

Lieutenant Governor McNally recognized that the Senate Education Chair, Chairman Gresham, was in attendance.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in funding and approval of the Early Design Phase as

presented by Braganza Associates

Project Title: Satellite Campus

Project Description: Acquire and build a new satellite campus for programs focusing on the medical device

manufacturing industry. Programs will include Machining, Welding, and Industrial Maintenance and other programs to support area work force development. Make

renovations for programs at the main campus.

SBC Number: 166/070-01-2017

Total Project Budget: \$16,925,000.00

Source of Funding: \$ 3,977,270.00 16/17 CurrFunds-CapImp (D55Cap) (A)

10,925,000.00 17/18 CurrFunds-CapImp (A) 2,000,000.00 Gifts (O) 22,730.00 16/17 THEC Operating (D55Cap) (A)

Comment: Funding is being reallocated from moveable equipment to meet the construction estimate and

recognize the land gift. Any shortfall in moveable equipment will be purchased by the campus.

Previous Action: 04/13/2017 SBC Approved a project

06/26/2017 ESC Approved designer selection (Braganza Associates)

07/13/2017 SBC Approved a revision in project budget, funding and utilizing CM/GC

07/12/2018 SBC Approved CM/GC (Hoar Construction)

Minutes: 02/14/2019 SBC Chancellor Tydings introduced TCAT Memphis President Roland

Rayner and Chris Norton with Braganza Associates. Mr. Norton gave the presentation stating that the project is within budget and on schedule

to begin construction mid-June.

Lieutenant Governor McNally stated that the Commission had received

a letter from Senator Brian Kelsey supporting this project.

Secretary Hargett asked about the parking for the main entrance on the east side of the building and the location of the ADA accessible entrance. Mr. Norton replied that parking is on the north side due to the triangular shape of the site determining where the building was going to

go.

Comptroller Wilson stated that Representative Mark White had a lot of

questions and supports this project.

The Commission approved a revision in funding and the EDP as

presented by Braganza Associates.

DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding and project update presentation

Project Title: New State Museum

Project Description: Complete design and construction of the new State Museum based upon the functional

program and master plan developed by Lord Cultural Resources. All related work is

included.

SBC Number: 529/050-01-2015

Total Project Budget: \$160,000,000.00

Current Project Funding: \$157,510,000.00

Source of Funding: Original Change Revised

> \$121,610,000.00 \$ 0.00 \$121,610,000.00 15/16 FRF CurrFunds-CapImp (A) 17,700,000.00 0.00 17,700,000.00 FY17 FRF GO Bonds-CapImp (R/A) 8,700,000.00 (5,500,000.00)3,200,000.00 FY17 GO Bonds-CapImp (R/A) 9.500.000.00 5,500,000.00 15,000,000.00 Gifts (O)

Original Project Budget: \$157,510,000.00

Change in Funding:

\$ 0.00

Revised Project Budget: \$157,510,000.00

Comment: This replaces some of the bridge funding with additional gift funding from the museum

foundation.

Previous Action: 05/13/2015 SBC Referred to ESC with authority to act

Approved project and RFQ for PM services 05/26/2015 ESC Referred to ESC with authority to act 07/09/2015 SBC

Approved revised funding; using CM/GC; award to Compass Partners 07/20/2015 **ESC**

as PMaA

08/24/2015 **ESC** Approved issuing RFQ for Exhibit Designer Approved designer selection (EOA Architects) 08/24/2015 ESC 10/13/2015 SBC Referred CM/GC contract award to ESC

10/22/2015 ESC Approved award to Turner Construction as CM/GC

Approved award to Gallagher & Associates as Exhibit Designer 10/22/2015 **ESC** Approved issuing RFP for Exhibit Fabricator Services and referring 11/12/2015 SBC

award of contract to ESC with authority to act

03/10/2016 SBC Approved contract award to Design & Production Inc for Exhibit

Fabricator Services

SBC Approved Early Design Phase 03/30/2016 07/14/2016 SBC Referred to ESC with authority to act Approved revision in funding 07/25/2016 ESC

03/09/2016 SBC Referred to ESC with authority to act 03/23/2017 **ESC** Approved revision in funding and GMP Approved revision in project funding 02/08/2018 SBC 08/09/2018 SBC Approved revision in project funding

Minutes: 02/14/2019 SBC

Commissioner Branscom made the request and introduced Mr. John Gromos with Turner Construction Co to present an update on the State Museum. Mr. Gromos introduced Gary Everton with EOA Architects PLLC and Dan Brodbeck with Compass Partners, LLC. Mr. Gromos gave the presentation, focusing on the status of the roof, cladding issues, HVAC and humidity controls.

Secretary Hargett asked when the thirty year warranty for the roof starts and Mr. Gromos replied that it will start after the acceptance by the State. Secretary Hargett asked how often the environment is monitored. Mr. Gromos replied that it is monitored every second of the day. The control system captures data on the performance of those systems at all times and the State determines how often it is recorded; this is a requirement for the commissioning process. Secretary Hargett asked who monitors the environment and Mr. Gromos replied that the data has been collected by the commissioning authority and the controls contractor since the system was brought online. Recently it has been transitioned to the State and JLL as the Facility Manager. Secretary Hargett asked how JLL monitors the environmental information and stated that his concern is that the State has highly treasured items in these areas and doesn't want to find out a day late that the temperature wasn't where it needed to be. Secretary Hargett asked what sets off alarms when there is a problem with the temperature. Mr. Gromos deferred to the Department of General Services. Secretary Hargett asked if the Commission could be provided a copy of the reports from JLL and pre JLL. Secretary Hargett asked who would be the right person to ask questions regarding the temperature, the humidity and the like. Secretary Hargett stated that his biggest concern is that they move into a new building and if the temperature and humidity are monitored somewhere else, the folks in the building are unaware when there is a problem. Secretary Hargett asked about the notification process and stated that he wants to make sure the information gets to the right people who can do something about it in a timely fashion. Mr. Peter Heimbach, Director of Special Projects for the Department of General Services, stated that the way the building automation system functions is that the computer monitors the system 24/7 and the system can be set at different intervals to check the sensors and report out the then current conditions. The Department is working to determine what those intervals should be in order to get the best data to monitor the building and provide the museum with data so the museum can verify that everything is appropriate for the artifacts and other items. Mr. Heimbach stated that the Department of General Services and JLL monitor the data and are notified by alarms whenever the data is out of range or if something in the system is not functioning correctly. He added that a human being is not monitoring the system constantly but on an interim basis, a daily basis and is notified whenever the system alarms that something needs to be looked at or verified. Secretary Hargett stated that there is a great concern whenever there are fluctuations in humidity where there are historic documents and wants to make sure they have the ability to respond to those quickly. Mr. Heimbach stated that the system will send out emails to those designated whenever there is an alarm condition along with prewarning conditions. Secretary Hargett stated that he wants to make sure those people managing those facilities on site have the information as early as possible and Mr. Heimbach replied that that was a goal.

Treasurer Lillard stated that the construction issues relative to temperature and humidity are a serious matter affecting the potential accreditation of the organization as a museum, and whether or not other organizations could break contracts on exhibits. Treasurer Lillard asked if they have all the appropriate expertise on this at this moment; if there are any more solutions needed to be implemented at this point; or if there is a need for any second looks at how it was designed or built. Mr. Gromos stated that the design team has confirmed the capacity of the systems and the construction team has confirmed that they have been installed per the design and with some control sequence modifications they are seeing good performance of temperature and humidity equipment. Mr. Heimbach stated that the team that is assembled to analyze where the situation is right now and the proposed fixes to repair anything that goes out of range is comprised of the mechanical engineer that designed the system, the mechanical contractor, the mechanical building automation system controls contractor, the Commissioning agent, and an on staff engineer from JLL to make sure the State's best interests are preserved. State Architect Ann McGauran stated that it is her understanding that the mechanical designer is a museum specialist and asked if any of the others have similar qualifications. Mr. Heimbach stated that the mechanical engineer is the most specialized with museum constraints and that knowledge is specific to how a mechanical system should operate in a museum. The other participants have knowledge of mechanical systems in general and that knowledge is sufficient to know if the mechanical system is functioning properly. What the engineer from HDA adds is the parameters specific to museums. Treasurer Lillard stated that he appreciates the team's desire to get to the bottom of this and deal with it as a professional matter. He added that this is our opportunity to get this straightened out once and for all which needs to

happen. He continued that this is a major State facility and we don't want to end up in a situation with a continual headache having to revisit this every other year in the future. Mr. Heimbach stated that there is an inverse season review, as part of the commissioning contract, over the course of the next 16 months to verify that the building behaves properly both in the summer and in the winter seasons as well as the transitions between in order to have a review for a full year plus four months. Treasurer Lillard stated that he expects that DGS and the design and construction teams will advise the Commission staff anytime they feel they do not have the resources, the expertise or need further assistance to address these systems. If there are issues that appear to be more than can be surmounted presenting themselves the Commission should be informed and be involved in trying to help find the solution. Mr. Heimbach agreed.

Commissioner McWhorter asked if the deficiencies in the roof are an installation issue or a product issue. Mr. Gromos stated that investigation into the cause of the leaks indicated a deficiency in the installation. The scupper had a bad weld, and the roof drain problem may have been an installation issue as well. Mr. Gromos stated they will increase quality control observing the subcontractors' work in place. Commissioner McWhorter asked if they are using the same subcontractor for the reinstallations and Mr. Gromos replied "yes". Secretary Hargett asked if there were any lessons learned on the envelope. Mr. Gromos replied that it is really understanding the details whether with mockups or otherwise. He added that mockups set up a great opportunity to set the standard for the subcontractors relative to what is or isn't acceptable on the installation. Unfortunately, discovering issues is part of the startup of a new building. This is why there is a warranty period, because the industry is not perfect and there are going to be areas where the workmanship is not as strong as they want it, so this is an opportunity to address those areas.

As to the metal panels, Mr. Gromos stated that they may have underestimated the intricacies of the detail and the tolerance associated with getting the pieces to fit exactly right. Since it is fourteen weeks to receive the replacement piece, this has been an issue.

Secretary Hargett asked how close the project is to being substantially complete and Mr. Gromos is replied that their plan is to be complete in April depending on weather. They cannot complete the exterior in inclement weather and they have a limited work schedule because they are not doing the work during the museum's working hours so the full days are limited to Mondays.

Secretary Hargett stated the some of the Legislators, specifically Chairman Watson have some concerns and have the following questions and would like the minutes to reflect the answers. (The answers were provided by STREAM on 03/08/2019.)

- How often is the environment monitored?
 The environment is monitored on a constant basis by the building automation system computer which notifies designated personnel via email when the environment is out of range, when there is an issue with a component of the system that needs to be addressed, and when circumstances exist that can lead to an out of range condition.
- Who monitors the environment?
 Over the course of the project, that has been monitored by the mechanical subcontractor, the controls subcontractor, and the commissioning agent. That responsibility was transferred to the state and JLL upon acceptance of the system.
- Can you provide readings of the various areas in the museum?
 Those will be provided under separate cover.
- Are you experiencing current challenges providing a stable environment for the collections?
 At the time of the SBC meeting there were challenges when the weather was extremely cold and dry or when the weather was extremely hot and humid.

- How are those being addressed?
 The design, construction, and facilities personnel are working together to adjust the system programming so that it more appropriately responds to changing conditions. Since the SBC meeting, those adjustments have provided better system response and control. The building system programming will continue to be adjusted over the next year to ensure proper performance across the full range of environmental conditions.
- How are museum, and future Library & Archives, leadership personnel notified and how quickly?
 Since the system has the ability to email various conditions, alerts and alarms, any individual can be added to receive those emails directly, or they can be notified by the personnel responding to system conditions.

Secretary Hargett stated to Mr. Gromos that his people at Turner have demonstrated the utmost professionalism and they have enjoyed working with them. Secretary Hargett stated that Treasurer Lillard stated it correctly earlier that they need to make sure to get this issue resolved right now in order to be a great source of pride for Tennesseans for decades to come.

Comptroller Wilson asked Mr. Dan Brodbeck, Compass, to come forward. Comptroller Wilson asked if the path forward is reasonable. Mr. Brodbeck replied that it is very reasonable and the Turner Construction has been very responsible and responsive to what's been happening, the design team has been very supportive of all the questions. Mr. Brodbeck stated that he doesn't like what has happened, but feels it is moving in the right direction.

The Commission approved a revision in project funding.

The breakdown of the \$17,700,000.00 FRF G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

<u>Original</u>	<u>Change</u>	<u>Revised</u>		
\$ 80,047.73	\$ 0.00	\$ 80,047.73	2001	FRF Cap Improv
4,959,987.31	0.00	4,959,987.31	2006	FRF Cap Maint
1,834,478.40	0.00	1,834,478.40	2007	FRF Cap Improv
406,017.30	0.00	406,017.30	2007	FRF Cap Maint
3,086,870.56	0.00	3,086,870.56	2008	FRF Cap Improv
1,750,000.00	0.00	1,750,000.00	2008	FRF Cap Maint
822,377.81	0.00	822,377.81	2009	FRF Cap Maint
280,039.00	0.00	280,039.00	2010	FRF Cap Maint
50,000.00	0.00	50,000.00	2010	FRF Cap Improv
3,000,000.00	0.00	3,000,000.00	2011	FRF Cap Improv
1,430,181.89	0.00	1,430,181.89	2011	FRF Cap Maint
\$17,700,000.00	\$ 0.00	\$17,700,000.00		

The breakdown of the \$8,700,000.00 G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

<u>Original</u>	<u>Change</u>	Revised		
0.00	0.00	\$ 0.00	2004	Cap Improv
0.00	0.00	0.00	2004	Cap Maint
0.00	0.00	0.00	2005	Cap Maint
0.00	0.00	0.00	2006	Cap Maint
0.00	0.00	0.00	2006	Cap Improv
3,169,792.70	(3,169,792.70)	0.00	2007	Cap Improv
3,374,777.31	(2,330,207.30)	1,044,570.01	2007	Cap Maint
472,470.18	0.00	472,470.18	2009	Cap Maint
300,000.00	0.00	300,000.00	2009	Cap Improv
378,254.87	0.00	378,254.87	2010	Cap Maint
888,501.94	0.00	888,501.94	2011	Cap Maint
32,116.67	0.00	32,116.67	2012	Cap Maint
84,086.33	0.00	84,086.33	2012	Cap Improv
\$8,700,000.00	(\$5,500,000.00)	\$3,200,000.00		-

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on January 10, 2019.

Report of Items Approved by Office of the State Architect

• <u>Change Orders</u> 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: Location:	TN Board of Regents Hartsville, Tennessee	User Agency: TCAT Hartsville	
	Project Title:	TCAT MEP & Infrastruct	ture Undates	
	SBC Project No:	166/000-01-2015	Approval Date:	01/08/2019
	Designer:	IC Thomasson Assoc.		al Contractors, Inc.
	Construction Completion %:	98%	Targeted Substantial Completio	n: 11/20/2018
	Change Order No.	5	Comment: Hidden Conditions	
	Change Order Amount:	\$6,075.49	This change order addresses the	needed replacement
	Change Order Percentage:	1.02%	of an existing clay sewer line th	at was found to be
	Cumulative Percentage:	13.28%	crushed and in need of replaceme	nt.
	Approved Project Funding		After This Change Order	
	Original Bid Target:	\$593,343.00		
	Base Contract Amount:	\$593,343.00	Revised Contract Amount:	\$672,119.89
	Contingency:	\$50,000.00	Remaining Undedicated Funds:	\$1,152.56
2)	State Procurement Agency:	TN Board of Regents	User Agency: Tennessee St	ate University
	Location:	Nashville, Tennessee		
	Project Title:	TSU Migration Implement		
	SBC Project No:	166/001-03-2016	Approval Date:	12/20/2018
	Designer:	Street Dixon Rick	Contractor: Nex-Gen Cons	struction LLC
		Orcutt Winslow PLLC		
	Construction Completion %:	95%	Targeted Substantial	10/02/2018
		-	Completion:	
	Change Order No.	5	Comment: Unavoidable Delays	1111 150 1
	Change Order Amount:	\$17,445.09	This change order accommodate	
	Change Order Percentage:	2.73%	and general conditions cost due	
	Cumulative Percentage:	10.79%	delays by the university in unloading	
			space to be renovated in order for	ine contractor to start
	Approved Project Funding		and progress the work.	
	Approved Project Funding Original Bid Target:	\$710,000.00	After This Change Order	
	Base Contract Amount:	\$639,400.00	Revised Contract Amount:	\$708,380.93
	Contingency:	\$71,000.00	Remaining Undedicated	\$6,441,619.07
	comingency.	Ψ7 1,000.00	Funds:	ΨΟ, Ι ΤΙ, ΟΙ 7.Ο <i>Ι</i>

3)	State Procurement Agency: Location:	TN Board of Regents Chattanooga, Tennesse		Chattanooga State	Comm College
	Project Title: SBC Project No: Designer: Construction Completion %: Change Order No. Change Order Amount: Change Order Percentage: Cumulative Percentage: Approved Project Funding Original Bid Target:	CETAS Interior Moderni: 166/012-01-2016 TWH Architects, Inc. 86%	Approval Date: Contractor: Targeted Substan Comment: Error This change order	is for the provision of the existing extering and security.	02/17/2019 of a new electrical
	Base Contract Amount: Contingency:	\$711,000.00 \$115,000.00	Revised Contract Remaining Under		\$819,838.71 \$3,156,161.29
4)	State Procurement Agency: Location:	STREAM Livingston, Tennessee	3	Department of Milit	ary
	Project Title:	Livingston RC Re-roof a			
	SBC Project No:	361/054-01-2016	Approval Date:		01/10/2019
	Designer:	Roof Design & Consultation	Contractor:	Porter Roofing Con	ntractors, Inc.
	Construction Completion %: Change Order No.	87.26% 2	Targeted Substar Comment:	ntial Completion:	04/20/2018
	Change Order Amount: Change Order Percentage: Cumulative Percentage:	\$30,521.00 20.84% 20.84%	This change order the training bay.	r provides roof wor	k associated with
	Approved Project Funding Original Bid Target:	\$147,263.00	After This Chang	<u>e Order</u>	
	Base Contract Amount:	\$146,422.00	Revised Contract	t Amount:	\$176,943.00
	Contingency:	\$14,726.30	Remaining Under		\$34,895.00
5)	State Procurement Agency: Location:	STREAM Milan, Tennessee		Department of Milit	ary
	Project Title:	VTS-Milan Electrical Co			01/15/2010
	SBC Project No:	368/031-02-2017	Approval Date:	10 C Construction	01/15/2019
	Designer:	Design House 1411 0%		J&S Construction (Intial Completion:	07/08/2019
	Construction Completion %: Change Order No.	1	Comment: Value		07/00/2019
	Change Order Amount:	\$24,950.00		r addresses the nee	ed to install meter
	Change Order Percentage:	17.68%		cal panel and a weath	
	Cumulative Percentage:	17.68%	facilities due to Mila	an Public Utility not be	eing able to provide
	ŭ			ansformers for meterir	ng.
	Approved Project Funding Original Bid Target:	¢ያያደ በበበ በበ	After This Chang	<u>je Order</u>	
	Base Contract Amount:	\$885,000.00 \$141,150.00	Revised Contrac	t ∆mount·	\$166,100.00
	Contingency:	\$44,250.00	Remaining Unde		\$792,748.17
	contingency.	Ψ 17,200.00	Action in g office	aioutou i ulius.	Ψ172 ₁ 1 10.11

State Procurement Agency: STREAM 6) User Agency: Department of Human Services Location: Nashville, Tennessee Project Title: AWS Phase 2 – DHS to Polk SBC Project No: 529/000-09-2017 Approval Date: 12/28/2018 Contractor: Designer: Johnson & Associates **Dowdle Construction Construction Completion %:** Targeted Substantial 70% 04/01/2019 Completion: Change Order No. Comment: Added Scope 3 This change order provides for tenant requested changes on Change Order Amount: \$212,069.70 the 17th floor layout of the J.K. Polk SOB, the addition of Change Order Percentage: 29.43% unisex ADA accessible restrooms on the 14th and 16th floors, **Cumulative Percentage:** 47.87% the addition of 12 new doors to replace those discovered to have obsolete keypads cored in, the addition of a dutch door requested by the tenants, and a new plumbing chase wall to provide for a break room. After This Change Order Approved Project Funding Original Bid Target: \$720,500.00 Base Contract Amount: **Revised Contract Amount:** \$720,500.00 \$1,065,369,48 Contingency: \$60,000.00 Remaining Undedicated Funds: \$4,096,184.32 7) State Procurement Agency: **STREAM** Department of Human Services User Agency: Location: Nashville. Tennessee Project Title: AWS Phase 2 – DHS to Polk SBC Project No: 529/000-09-2017 Approval Date: 01/25/2019 Contractor: Designer: Johnson & Associates **Dowdle Construction Construction Completion %:** 80% **Targeted Substantial** 03/31/2019 Completion: Comment: Added Scope Change Order No. Change Order Amount: \$6.701.93 This change order provides for two additional electrical junction boxes above the ceiling for feeding additional Change Order Percentage: 0.93% **Cumulative Percentage:** furniture, as well as one pair of new glass storefront 48.80% doors at the 17th floor. Approved Project Funding After This Change Order **Original Bid Target:** \$720,500.00 **Base Contract Amount: Revised Contract Amount:** \$720,500.00 \$1,072,071,41 Remaining Undedicated Funds: Contingency: \$60,000.00 \$4,089,482.39 8) **State Procurement Agency: STREAM User Agency:** Department of General Services Location: Nashville, Tennessee Project Title: **Emergency Roof Replacement** SBC Project No: 529/010-01-2017 Approval Date: 01/02/2019 Designer: Smith Seckman Reid Contractor: Porter Roofing Contractors, Inc. Construction Completion %: Targeted Substantial Completion: 100% 06/09/2018 Change Order No. Comment: 3 Change Order Amount: (\$2,700.00) This change order provides a credit back to the project funding for liquidated damages assessed on the Change Order Percentage: (0.49%)**Cumulative Percentage:** contractor for exceeding the contractual obligation for 10.41% attaining substantial completion by 9 calendar days. After This Change Order Approved Project Funding Original Bid Target: \$548,109.00 Base Contract Amount: \$548,109.00 **Revised Contract Amount:** \$605,154.00 Contingency: Remaining Undedicated Funds: \$100,000.00 \$703,958.07

 <u>Designer Additional Services</u> for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the SBC By-Laws, Policy & Procedures)

1) State Procurement Agency: University of Tennessee – Knoxville

Project: Cherokee Farm – Parking Lot Improvements

SBC No. 540/009-03-2017

Designer: Civil & Environmental Consultants, Inc.

Amount: \$3,500.00

Explanation: This ASR provides for additional storm water calculations required by the City of

Knoxville.

Approval Date: 01/09/2019

State Procurement Agency: University of Tennessee – Knoxville

Project: Golf Team Facility
SBC No. 540/009-16-2016
Designer: Blankenship & Partners

Amount: \$9,210.00

Explanation: This ASR addresses the additional design services needed to change a team meeting

room into a men's player lounge, which included changes to the ceiling, lighting,

electrical, and furnishings.

Approval Date: 01/25/2019

Initial Approvals of Capital Projects

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

1) State Procurement Agency: Middle Tennessee State University

Location: Murfreesboro, Tennessee **Project Title:** Demolition 2105 Ragland Ave

Project Description: This project provides for the demolition of 2105 Ragland Avenue, Murfreesboro, TN.

SBC Project No. 366/009-01-2019
Total Project Budget: \$45,000.00

Source of Funding: Plant Funds (Non-Aux) (A)

Approval: Approved project utilizing campus procurement for demolition

Approval Date: 02/14/2019

• Reported the following two 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: STREAM / Department of Military

Location: Lexington, Tennessee

Project Title: Emergency – Lexington HVAC Replacement

Project Description: Replace failed HVAC units and all required related work.

 SBC Project No.
 361/053-01-2019

 Total Project Budget:
 \$220,000.00

Source of Funding: \$110,000.00 Federal Funds (NGB) (F)

\$110,000.00 12/13 CurrFunds-CapMaint (E&C) (R)

Approval: Approved project utilizing Agency Resources for design

Approval Date: 01/25/2019

2) State Procurement Agency: STREAM / Department of General Services

Location: Nashville, Tennessee

Project Title: 5th Avenue North Sidewalk Replacement

Project Description: Replacement of sidewalk on 5th Ave. North between Junior Gilliam Way and Greenway

and all required related work.

SBC Project No. 529/031-01-2019 **Total Project Budget:** \$110,000.00

Source of Funding: \$ 1,693.63 07/08 CurrFunds-CapMaint (ADA) (R)

\$108,306.37 08/09 CurrFunds-CapMaint (ADA) (R)

Approval: Approved project utilizing an Agency Consultant for design and the IDIQ Contract to

perform the work

Approval Date: 01/17/2019

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: Tennessee Board of Regents / TN College Applied Technology

Location: Statewide, Tennessee

Project Title: Tennessee College Applied Technology Improvements

Project Description: Provide equipment and program expansion and improvements at TCATs statewide as

associated with the TCAT Master Plan.

SBC Project No. 166/000-04-2013 **Total Project Budget**: \$100,154,921.00

Source of Funding: \$ 9,570,000.00 15/16 CurrFunds-CapImp (A)

\$ 18,800,000.00 2015 GO Bonds-CapImp (A) \$ 4,700,000.00 Plant Funds (Non-Aux) (A) \$ 51,300,000.00 17/18 CurrFunds-CapImp (A) \$ 1,284,921.00 ECD Grant (CDBG) (O) \$ 14,500,000.00 18/19 CurrFunds-CapImp (A)

Approval: Approved utilizing CM/GC

Approval Date: 01/24/2019

Reported the following approval of a revision in funding for capital project in accordance with Item 2.04(B)(2) of the SBC By-Laws, Policy & Procedures:

STREAM / Department of Correction State Procurement Agency:

Location: Statewide, Tennessee

Project Title: High Mast Lighting Systems Upgrades – Phase 1 and Phase 2

Project Description: Refurbish existing high mast lighting systems to incorporate new LED lamps and

fixtures to reduce energy use and maintenance requirements.

SBC Project No. 140/001-06-2013 Total Project Budget: \$2,900,000.00

Source of Funding: \$1,500,000.00 13/14 CurrFunds-CapMaint (SA) (A)

\$1,400,000.00 14/15 CurrFunds-CapMaint (SA) (A)

Approval: Approved a revision in project funding

Approval Date: 01/23/2019

Approvals of Acquisitions and Disposals of State Property

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

State Procurement Agency: Middle Tennessee State University

Transaction Description: Transaction No. 19-01-002

Location: Middle Tennessee State University

Rutherford County – 2.70 acres – 2105 Ragland Avenue, Murfreesboro, TN

Owner(s): Karma, LLC **Estimated Purchase Price:** Fair Market Value

Source of Funding: Plant Funds (Aux-Housing) (A)

Approval: Approved acquisition in fee with waiver of advertisement and one appraisal

Approval Date: 01/17/2019

Reported the following two disposals of TDOT property in accordance with Item 2.04(E)(2) of the SBC By-Laws, Policy & Procedures:

STREAM / Department of Transportation 1) State Procurement Agency:

Transaction No. 18-10-002 **Transaction Description:**

Location: Williamson County – 2.56 +/- acres – Oak Meadow Drive, Franklin, TN

Estimated Sale Price: Fair Market Value

Franklin Investment Holdings, LLC Grantee:

Approved disposal in fee with waiver of advertisement and one appraisal Approval:

Approval Date: 01/17/2019

State Procurement Agency: STREAM / Department of Transportation

Transaction Description: Transaction No. 18-10-005

Location: Washington County – 2.56 +/- acres – Ed Baxter Rd, Johnson City, TN

Estimated Sale Price: Fair Market Value

Hudson JCF New Property, LLC Grantee:

Approval: Approved disposal in fee with waiver of advertisement and one appraisal

Approval Date: 01/17/2019

Report of Items Submitted to the SBC

- 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)
- Annual Report of the Tennessee Residence Commission (in accordance with T.C.A. § 4-23-203 (b))
- Annual Report of the State Capitol Commission (in accordance with T.C.A. § 4-8-304)

Other Business

There being no further business, the meeting adjourned at 11:57 a.m.

* * * * * * *

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Roof Replacements (18/19)

Project Description: This project will replace roofing and all related work on the Fleming Warehouse (1995), 1525

(2012) and 1610 (2002) University Avenue, Early Learning Center (2011) on Lake Avenue, 525 N. Gay Street (1925), 711 Concord (1961), 2000 Sutherland Avenue (1951), and Tyson

Alumni Center (1901).

SBC Number: 540/009-03-2019

Total Project Budget: \$5,800,000.00

Source of Funding: \$5,800,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This is a FY 18/19 <u>line-item</u> project in the capital budget. The project description has been

modified for clarity. The roof at Fleming Warehouse and Tyson Alumni Center are over 20 years old. The other buildings are recent acquisitions and roofs are nearing the end of their

life.

The Tennessee Historical Commission request to look at the design drawings of this alteration, prior to issuing for construction, for the 711 Concord buildings 23 & 24, and the Tyson Alumni Center, to insure that it is being done in accordance with the provisions of the Secretary of the

Interior's Standards for Treatment of Historic Properties.

Minutes: 02/14/2019 SBC Approved project and to select a designer

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Student Union Space Buildout

Project Description: This project will finish out shell space in the Student Union for flexible office and meeting

space.

SBC Number: 540/009-04-2019

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 18/19 <u>disclosed</u> project reported to THEC on December 12, 2018.

Minutes: 02/14/2019 SBC Approved project and to select a designer

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project utilizing Campus Consultant for design and a contract procured by

Central Procurement Office and University System Procurement for construction

Project Title: Emergency - Carrick Hall Mold Remediation

Project Description: This project will provide mold remediation for fan coils in North and South Carrick Halls.

SBC Number: 540/009-05-2019

Total Project Budget: \$800,000.00

Source of Funding: \$800,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is a retroactive approval of an FY 18/19 emergency project with Statewide emergency

services contract to be used for construction. Requesting Campus Consultant due to scope being limited to in-kind replacement. Consultant will be paid under the Professional Consultant

project account.

Minutes: 02/14/2019 SBC Approved project and utilizing Campus Consultant for design and a

Central Procurement contract and University System Procurement for

construction

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project utilizing Campus Consultant for design and a contract procured

by Central Procurement Office and University System Procurement for construction

Project Title: Emergency - Clement Hall Water Remediation

Project Description: This project will provide remediation and repair due to water damage from broken sprinkler

line. Repairs include sprinkler line, electrical, elevators, finishes, and ceiling.

SBC Number: 540/009-06-2019

Total Project Budget: \$800,000.00

Source of Funding: \$800,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is a retroactive approval of an FY 18/19 emergency project with Statewide emergency

services contract to be used for construction. Requesting Campus Consultant due to scope being limited to in-kind replacement. Consultant will be paid under the Professional Consultant project account. Insurance proceeds will be realized through reimbursement of

plant funds by Risk Management.

Minutes: 02/14/2019 SBC Approved project and utilizing Campus Consultant for design and a

Central Procurement contract and University System Procurement

for construction

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project and to issue a Request for Qualifications

Project Title: Carousel Theatre - Programming

Project Description: This project will provide programming for renovating or replacing the Ula Love Doughty

Carousel Theatre.

SBC Number: 540/009-07-2019

Total Project Budget: \$100,000.00

Source of Funding: \$100,000.00 Plant Funds (Non-Aux) (A)

Minutes: 02/14/2019 SBC Approved project and issuing an RFQ

University of Tennessee Institute of Agriculture, Middleton, Hardeman County, Tennessee

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

Project Title: Lone Oaks 4-H Center Life Safety Improvements

Project Description: This project will provide code deficiency corrections at the Sales Barn Facility including

sprinkler system installation, ADA accessible toilets, floor/wall/ceiling one-hour

separation, and electrical and mechanical improvements.

SBC Number: 540/001-01-2018

Total Project Budget: \$925,000.00

Source of Funding: Original Change Revised

> \$825,000.00 \$100,000.00 \$925,000.00 Plant Funds (Non-Aux) (A)

Original Project Budget:

\$825,000.00 Change in Funding:

\$100,000.00

Revised Project Budget: \$925,000.00

Comment: This request covers the increased cost of fire protection equipment and is based on the

designer's estimate.

Previous Action: 04/12/2018 SBC Approved project and proceeding with the process to select a

designer

05/22/2018 **ESC** Approved designer selection (Allen & Hoshall, Inc.)

Minutes: 02/14/2019 SBC Approved a revision in project budget and funding

<u>University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee</u>

Requested Action: Approval to award a contract to the best evaluated proposer for a Construction

Manager/General Contractor

Project Title: Energy & Enviro. Science Research Bldg. (Ellington)

Project Description: The site for this new project is the current location of the Ellington Plant Science Building

(1966) which will be demolished. The new building will house teaching laboratories, research/public service labs, offices, new classrooms, and a 500 seat-teaching and learning center with appropriate support facilities. Included will be a New Surge Building to accommodate adequate surge space. In FY 12-13, \$2M was approved for planning of this

project.

SBC Number: 540/001-04-2013

Total Project Budget: \$84,000,000.00

Current Project Funding: \$ 6,000,000.00

Source of Funding: \$ 4,000,000.00 18/19 CurrFunds-CapImp (A)

\$ 2,000,000.00 Plant Funds (Non-Aux) (A)

Comment: Three proposals were received on December 12, 2018. The Notice of Intent to award was

sent on December 19, 2018 naming The Christman Company as the best evaluated proposer.

There were no protests during the protest period.

Previous Action: 12/12/2013 SBC Approved project and to select a designer and utilizing CM/GC

10/11/2018 SBC Approved revision in project budget and funding

10/29/2018 ESC Approved designer selection (Barber McMurry Architects, LLC)

Minutes: 02/14/2019 SBC Approved awarding a CM/GC contract (The Christman Company)

University 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: Hunter Hall Improvements

Project Description: Project will provide finishes and infrastructure upgrades including electrical, data/telecom,

HVAC, and plumbing; accessibility and fire code improvements; security upgrades, building envelope upgrades, and site work including replacement of accessible ramp and sidewalk

ADA improvements. Relocation and preparation of surge space is also included.

SBC Number: 540/005-10-2018

Total Project Budget: \$13,000,000.00

Source of Funding: \$13,000,000.00 18/19 CurrFunds-CapMaint (A)

Comment: Two proposals were received on January 8, 2019. The Notice of Intent to award was sent on

January 15, 2019 naming Hoar Construction as the best evaluated proposer. There were no

protests during the protest period.

Previous Action: 10/11/2018 SBC Approved project and to select a designer and utilizing CM/GC

10/29/2018 ESC Approved designer selection (Derthick Henley & Wilkerson Architects)

Minutes: 02/14/2019 SBC Approved awarding a CM/GC contract (Hoar Construction)

<u>University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee</u>

Requested Action: Approval of a revision in designer responsibility

Project Title: Madison Plaza Food Court Upgrade

Project Description: This project is the build out of space in the Plaza building for a Starbucks coffee shop and

Chick-fil A, and replacement of dining furniture.

SBC Number: 540/013-07-2018

Total Project Budget: \$968,000.00

Source of Funding: \$968,000.00 Plant Funds (Non-Aux) (A)

Comment: This request discloses the change in designer responsibility, adding Starbucks design to their

scope of work. Starbucks does not have a designer; therefore, Self Tucker Architects, Inc. will

prepare the design.

Previous Action: 10/11/2018 SBC Approved project and to select a designer and utilize Campus Resources

for construction

10/29/2018 ESC Approved designer selection (Self Tucker Architects, Inc.)

Minutes: 02/14/2019 SBC Approved a revision in designer responsibility

University of Tennessee, Statewide, Tennessee

Requested Action: Approval of a procurement and to issue a Request for Qualifications

Project Title: Programming Consultants

Project Description: This project will provide system-wide professional programming services for various types

of buildings.

SBC Number: 540/000-01-2019

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This project will provide a pool of professional consulting services of multiple designers

per building type. The selection of consultants for the pool will follow the designer selection process. The same designer may be selected for various building types. The selection for use will be based on the designer qualifications, chosen by University System

and reported to the State Architect.

Minutes: 02/14/2019 SBC Approved project and issuing an RFQ

<u>Professional Programming Consultant Contract Dates</u>

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

Building Type		Start Date	Current End Date	Anticipated Maturity Date
Classroom/Lab/Research	TBD	04/01/2019	03/31/2020	03/31/2024
Classroom/Lab/Research	TBD	04/01/2019	03/31/2020	03/31/2024
Classroom/Lab/Research	TBD	04/01/2019	03/31/2020	03/31/2024
Medical/Health Science	TBD	04/01/2019	03/31/2020	03/31/2024
Medical/Health Science	TBD	04/01/2019	03/31/2020	03/31/2024
Medical/Health Science	TBD	04/01/2019	03/31/2020	03/31/2024
Music/Performing Arts	TBD	04/01/2019	03/31/2020	03/31/2024
Music/Performing Arts	TBD	04/01/2019	03/31/2020	03/31/2024
Music/Performing Arts	TBD	04/01/2019	03/31/2020	03/31/2024
Office/Administration	TBD	04/01/2019	03/31/2020	03/31/2024
Office/Administration	TBD	04/01/2019	03/31/2020	03/31/2024
Office/Administration	TBD	04/01/2019	03/31/2020	03/31/2024
Site/Infrastructure	TBD	04/01/2019	03/31/2020	03/31/2024
Site/Infrastructure	TBD	04/01/2019	03/31/2020	03/31/2024
Site/Infrastructure	TBD	04/01/2019	03/31/2020	03/31/2024
Dining/Housing	TBD	04/01/2019	03/31/2020	03/31/2024
Dining/Housing	TBD	04/01/2019	03/31/2020	03/31/2024
Dining/Housing	TBD	04/01/2019	03/31/2020	03/31/2024
Athletics/Recreation	TBD	04/01/2019	03/31/2020	03/31/2024
Athletics/Recreation	TBD	04/01/2019	03/31/2020	03/31/2024
Athletics/Recreation	TBD	04/01/2019	03/31/2020	03/31/2024

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Mynders Hall Roof Replacement

Project Description: Replace deteriorated roofing system (1991) with fully adhered EPDM and add roof drains

and all related work.

SBC Number: 367/007-02-2019

Total Project Budget: \$750,000.00

Source of Funding: \$750,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 18/19 <u>disclosed</u> project as reported by THEC for Quarter 3. The

Tennessee Historical Commission has determined that this project will <u>not</u> adversely affect

this State-owned resource and no further action is necessary.

Minutes: 02/14/2019 SBC Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: MTSU Murfreesboro Municipal Airport Study

Project Description: Consultant services for the programming and proposed site layout of future facilities

required for the Department of Aerospace and interface with the City of Murfreesboro Municipal Airport Master Plan and current expansion program, and all related

investigations.

SBC Number: 366/009-02-2019

Total Project Budget: \$50,000.00

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

Minutes: 02/14/2019 SBC Approved project and to select a consultant

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Fine Arts Improvements

Project Description: Renovations and expansion for the Fine Arts program to provide a creative and improved

functional environment.

SBC Number: 166/003-05-2013

Total Project Budget: \$21,300,000.00

Source of Funding: \$15,000,000.00 2015 GO Bonds -CapImp (A)

6,300,000.00 Plant Funds (Non-Aux) (A)

Comment: Project funds are being reallocated for modifications to the HVAC system. This will

complete the project.

Previous Action: 07/11/2013 SBC Approved full planning of project

07/30/2013 ESC Approved designer selection (Street Dixon Rick Architecture)

11/14/2013 SBC Approved use of CM/GC

03/13/2014 SBC Approved CM/GC (Turner Construction Company)

06/11/2015 SBC Approved EDP

07/09/2015 SBC Approved a revision in budget and source of funding

Minutes: 02/14/2019 SBC Approved a revision in project funding

EAST TENNESSEE STATE UNIVERSITY

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

Requested Action: Approval of an amendment to a Master Plan utilizing a previously selected consultant

Project Title: Master Plan Update Amendment

Project Description: Amend the 2014 campus Master Plan Update to address the Academic Facilities space data

and the Lamb Hall Capital Outlay project.

SBC Number: 369/000-01-2019

Total Project Budget: \$75,000.00

Source of Funding: \$75,000.00 Plant Funds (Non-Aux) (A)

Comment: Fisher + Associates completed the 2014 Master Plan Update under contract with TBR.

Utilization of the previously selected consultant is requested because this is a minor

amendment that must be completed in advance of the budget process.

Minutes: 02/14/2019 SBC Approved an amendment to a Master Plan utilizing a previously

selected consultant

DEPARTMENT OF AGRICULTURE

Division of Forestry, Lexington, Henderson County, Tennessee

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

Project Title: Natchez Trace State Forest Work Center

Project Description: Construction of an operations building and a shop area for equipment maintenance,

storage, and emergency management personnel staging, including site development and

all required related work.

SBC Number: 100/010-02-2018

Total Project Budget: \$1,710,000.00

Source of Funding: \$1,710,000.00 18/19 CurrFunds-CapImp (A)

Previous Action: 07/12/2018 SBC Approved project and to select a designer

07/23/2018 ESC Approved designer selection (A2H Inc)

Minutes: 02/14/2019 SBC Approved the EDP as recommended by the State Architect

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Cleveland, Bradley County, Tennessee

Approval of a revision in project funding and revised Early Design Phase as Requested Action:

recommended by the State Architect

Project Title: TN Veterans Home - Cleveland

Project Description: Construct a 108-bed intermediate and skilled care nursing facility for the veterans of

Tennessee. Project to include all required related work.

SBC Number: 680/001-01-2012

Total Project Budget: \$47,729,558.00

Current Project Funding: \$17,205,131.00

Source of Funding:	<u>Original</u>	<u>Change</u>	Revised			
· ·	\$ 3,255,981.65	\$764,038.35	\$ 4,020,020.00		City & County Funds	(O)
	60,111.00	0.00	60,111.00		Gift-in-Place	(O)
	3,100,000.00	0.00	3,100,000.00	2012	GOBonds-CapImp	(A)
	25,000.00	0.00	25,000.00		TSVHB Op Funds	(O)
	3,000,000.00	0.00	3,000,000.00		Gift	(O)
	4,000,000.00	0.00	4,000,000.00	14/15	CurrFunds-CapImp	(A)
	3,000,000.00	0.00	3,000,000.00	18/19	CurrFunds-CapImp	(A)

\$764,038.35

Original Project Budget: \$16,441,092.65

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Change in Funding:

Revised Project Budget: \$17,205,131.00

Comment: Additional funds have been received by the state.

> The project remains consistent with federal guidelines, and the building materials remain consistent with prior approvals. The site plan layout has been modified to streamline operations by reducing the number of homes while maintaining the same

number of beds.

10/11/10010

Previous Action:	10/11/2012	SRC	Approved full planning; glit in place, RFP for Civi/GC
	11/19/2012	ESC	Approved designer selection (The Lewis Group)
	01/10/2013	SBC	Approved recognized bond proceeds

06/13/2013 SBC Approved a revision in budget, scope, and funding

Approved a revision in funding 12/12/2013 SBC

Approved a revision in project budget and funding **SBC** 07/10/2014 Approved the EDP and award to Rentenbach as CMGC 04/09/2015 **SBC** 08/09/2018 **SBC** Approved a revision in project budget and funding

Minutes: 02/14/2019 **SBC** Lieutenant Governor McNally stated that Senator Mike Bell and

> Senator Todd Gardenhire have expressed some concern in the delay of this project and asked State Architect Ann McGauran to check with the Department of Veterans Services or the Department of General Services on its status. Secretary Hargett

asked that the Commission be copied on the email response to both Senators.

The Commission approved a revision in project funding and revised EDP as recommended by the State Architect

Approved:

Tre Hargett Secretary, State Building Commission Secretary of State