

MINUTES
STATE BUILDING COMMISSION
September 9, 2021

The State Building Commission met this day at 11:00 a.m. in House Hearing Room I of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Speaker Sexton called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Cameron Sexton, Speaker of the House of Representatives
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury
David Lillard, State Treasurer
Butch Eley, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Randy McNally, Lieutenant Governor

ORGANIZATION

- Department of General Services
- Tennessee State University
- State Building Commission

PRESENTER

Commissioner Christi Branscom
Associate Vice President and Dean of Students, Dr. Frank Stevenson
State Architect Ann McGauran

OTHER PARTICIPANTS

Ms. Tee Jones, NCRM Chief Financial Officer
Ms. Sherryl Tucker, NCRM Director of Operations

CONSENT AGENDA

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

1. Agency: **University of Tennessee Health Science Center**
Project Title: Campus Police Building Upgrades
SBC Project No: 540/013-08-2021
Requested Action: Approval of a project and proceeding with the process to select a designer

2. Agency: **University of Tennessee Health Science Center**
Project Title: Multiple Buildings Roof Replacement
SBC Project No: 540/013-09-2021
Requested Action: Approval of a project and proceeding with the process to select a designer

3. Agency: **University of Tennessee Institute of Agriculture**
Project Title: Lone Oaks 4-H Center Master Plan Amendment
SBC Project No: 540/001-06-2021
Requested Action: Approval of a project and to utilize a previously selected consultant

4. Agency: **University of Tennessee Institute of Agriculture**
Project Title: Soccer Turf Research Building
SBC Project No: 540/001-07-2021
Requested Action: Approval of a project and to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

5. Agency: **University of Tennessee – Knoxville**
Project Title: Higher Education Emergency Relief Projects
SBC Project No: 540/009-27-2021
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing Campus Resources and System Procurement for a portion of the work

6. Agency: **University of Tennessee – Knoxville**
Project Title: Nielsen Air Handler Replacements
SBC Project No: 540/009-18-2019
Requested Action: Approval to cancel the project

7. Agency: **University of Tennessee – Knoxville**
Project Title: Neyland Stadium South Renovations
SBC Project No: 540/009-02-2017
Requested Action: Approval of a revision in project scope

8. Agency: **University of Tennessee – Martin**
Project Title: Martin Master Plan
SBC Project No: 540/011-02-2021
Requested Action: Approval to award a contract to the best evaluated proposer

9. Agency: **University of Tennessee – Pulaski**
 Project Title: Tennis Courts
 SBC Project No: 540/006-01-2021
 Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **Tennessee Board of Regents / East Tennessee State University**
 Project Title: Fine Arts Classroom
 SBC Project No: 166/005-08-2013
 Requested Action: Approval of a revision in project funding

11. Agency: **Tennessee Board of Regents / Tennessee State University**
 Project Title: Balcony Repairs
 SBC Project No: 166/001-01-2017
 Requested Action: Approval of a revision in project budget and funding

12. Agency: **Tennessee Board of Regents / Tennessee State University**
 Project Title: Love Learning Resource Center Building Envelope
 SBC Project No: 166/001-02-2021
 Requested Action: Approval of a project and proceeding with the process to select a designer

13. Agency: **Tennessee Board of Regents / Tennessee College of Applied Technology**
 Project Title: TCAT Chattanooga Advanced Manufacturing Building
 SBC Project No: 166/012-02-2020
 Requested Action: Approval of a revision in project scope and funding

14. Agency: **Tennessee Board of Regents / Walters State Community College**
 Project Title: Sevier County Campus Addition
 SBC Project No: 166/023-02-2016
 Requested Action: Approval of a revision in project funding

15. Agency: **University of Memphis**
 Project Title: Athletic Facility Improvements
 SBC Project No: 367/072-02-2021
 Requested Action: Approval of a project and proceeding with the process to select a designer for a portion of the work

16. Agency: **Tennessee Technological University**
 Project Title: Campus-Wide Exterior Lighting Upgrades
 SBC Project No: 364/011-08-2021
 Requested Action: Approval of a project and proceeding with the process to select a designer

17. Agency: **Tennessee Technological University**
 Project Title: Quillen Field Lighting Upgrade
 SBC Project No: 364/011-09-2021
 Requested Action: Approval of a project utilizing a Campus Consultant for design and university procurement for construction

18. Agency: **Tennessee Technological University**
Project Title: Steam Plant Deaerator Tank Replacement
SBC Project No: 364/011-10-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
19. Agency: **Department of Military**
Project Title: Ft. Campbell UTES Re-Roof and Facility Update
SBC Project No: 368/014-01-2020
Requested Action: Approval of a revision in project budget and funding and proceeding with negotiations
20. Agency: **Department of Military**
Project Title: New Ft. Campbell National Guard Readiness Center
SBC Project No: 368/014-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
21. Agency: **Department of Environment & Conservation**
Project Title: Fall Creek Falls Campground C Renovations
SBC Project No: 126/036-01-2020
Requested Action: Approval of a revision in project scope and funding
22. Agency: **Department of Transportation**
Project Title: Region 3 Aerial Survey and Wireless Communications Buildings
SBC Project No: 243/020-01-2020
Requested Action: Approval of a revision in project budget and funding in order to award a contract
23. 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 funding

DEPARTMENT OF GENERAL SERVICES

National Civil Rights Museum, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in project budget and funding, and an amendment to the grant agreement

Project Title: National Civil Rights Museum Grant

Project Description: Annual grant to provide maintenance support.

SBC Number: 529/000-01-2020

Total Project Budget: \$750,000.00

Source of Funding:	<u>Original</u>		<u>Change</u>		<u>Revised</u>			
	\$300,000.00	\$	0.00		\$300,000.00		19/20	CurrFunds-CapMaint (A)
	150,000.00		0.00		150,000.00		20/21	CurrFunds-CapMaint (MP) (A)
	0.00		300,000.00		300,000.00		21/22	CurrFunds-CapMaint (A)
Original Project Budget:	\$450,000.00							
Change in Funding:			\$300,000.00					
Revised Project Budget:					\$750,000.00			

Comment: This adds funds from a FY 21/22 line-item in the capital budget and this grant has been determined to be for a public purpose. The grantee is the Lorraine Civil Rights Museum Foundation.

The agreement for the current grant will be amended to add additional scope and to extend the grant through October 31, 2025.

Previous Action:

01/09/2020	SBC	Approved a grant agreement
05/26/2020	ESC	Approved an amendment to the grant agreement (reallocation of budget)
10/08/2020	SBC	Approved a revision in project budget, funding, and an amendment to the agreement (extending the term)

Minutes:

09/09/2021	SBC	Speaker Sexton asked if someone from the National Civil Rights Museum wanted to present. Commissioner Branscom said yes and invited Ms. Tee Jones, NCRM Chief Financial Officer, to share what's happening at the museum. Ms. Jones shared that she has been at the museum since 2006 and over the past 15 years has really appreciated the partnership with the State. They have completed the interior renovation. Prior to the renovation, visitor levels were about 200,000 annually and that increased to approximately 330,000 visitors. COVID impacted those numbers because the museum was closed or partially closed but still had between 115,000 and 120,000 visitors last year. Their new year started in July and they welcomed approximately 30,000 visitors in that month. There has been a transition in the position of President and Dr. Russell Wiggington started on August 1 st . Ms. Jones stated that an Executive Leadership program has been started in
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conjunction with Auto Zone, their virtual Freedom Awards will be in October and they partnered with Shelby County Schools during the 20-21 school year to provide free admission for students.

Secretary Hargett noted that they had a lot of momentum and Dr. Wiggington is a great hire to continue the forward motion. He would like to encourage even more Tennesseans to visit. Ms. Jones agreed and invited the members to visit as well.

The Commission approved a revision in project budget, funding, and an amendment to the agreement (extending the term).

TENNESSEE STATE UNIVERSITY

Acquisition – Lease (Space)

Requested Action: **Approval of a lease and waiver of advertisement**

Transaction Description: Transaction No. 332.77-22.2599

• **Proposed Lease**

- **Location:** Tennessee State University - Nashville
Davidson County – 2005, 2007, 2009 and 2312 Heiman St., Nashville, TN
- **Landlord:** House of God Inc.
- **Term:** September 13, 2021-November 28, 2021, and from January 10, 2022 – May 15, 2022
- **Area / Costs:** Up to 163 Beds:

	\$/bed	Estimated Total Cost
Cost per bed	\$27.00/night	\$334,476.00 (Sept – Nov) \$321,273.00 (Jan. - May)

- **Source of Funding:** Plant Funds (Aux-Housing) (A)
- **Procurement Method:** Negotiated

Comment: These rooms will be used to increase housing for undergraduate students due to an unprecedented demand for student housing. The University will be leasing the Keith, Lewis, Tate and Jenkins Residence Facilities. Students began moving onto campus on August 11, to meet immediate needs, the University entered into a short-term use agreement with the House of God from September 12, 2021 to November 28, 2021 (77 days) and January 10, 2022 – May 15, 2022 (73 days).

This location was selected because of the proximity to TSU's main campus and the availability of the entire buildings for this use. Advertising is not required since the term of this lease is for less than one year and an unforeseen situation has arisen making it impractical to advertise.

TSU students will have access to the residence public spaces and amenities, including parking and laundry facilities. TSU will provide security and residence services. TSU may cancel its right to access any of the rooms with notice to the property owner.

Minutes: 09/09/2021 SBC Approved a lease and waiver of advertisement

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

Approved the Minutes of the State Building Commission meeting held on August 12, 2021 with the following corrections:

- 1) Page 24, Item 9. **Source of Funding:** 21/22 CurrFunds-CapMaint (A)
- 2) Page 69, **Minutes:** Approved awarding a *contract* to the Best Value proposer

Report of Items Approved by Office of the State Architect

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

- 1) **State Procurement Agency:** TN Board of Regents **User Agency:** Roane State Community College
Location: Roane, Tennessee
Project Title: Baseball & Softball Complex Improvements
SBC Project No: 166/027-04-2018 **Approval Date:** 07/28/2021
Designer: Studio Four Design, Inc. **Contractor:** Monolith Construction, LLC
Construction Completion %: 30% **Targeted Substantial Completion:** 02/04/2022
Change Order No. 7 **Comment: Added Scope**
Change Order Amount: \$8,590.44 This change order provides for brick veneer in lieu of
Change Order Percentage: .78% metal siding per Alternate No. 2.
Cumulative Percentage: 18.95%
Approved Project Funding **After This Change Order**
Original Bid Target: \$1,140,000.00
Base Contract Amount: \$1,099,690.00 **Revised Contract Amount:** \$1,308,099.29
Contingency: \$105,000.00 **Remaining Undedicated Funds:** \$76,900.71

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville, Tennessee
Project Title: Campus HVAC Repairs
SBC Project No: 166/001-05-2018 **Approval Date:** 08/18/2021
Designer: Kurzynske & Kurzynske **Contractor:** Williams Mechanical, LLC
Construction Completion %: 96% **Targeted Substantial Completion:** 08/15/2021
Change Order No. 3 **Comment: Hidden Condition**
Change Order Amount: \$5,439.41 This change order addresses the need to replace 2
Change Order Percentage: .63% chemical feeders for the HVAC system. This change
Cumulative Percentage: 13.73% order adds two days to the project schedule.
Approved Project Funding **After This Change Order**
Original Bid Target: \$900,000.00
Base Contract Amount: \$864,050.00 **Revised Contract Amount:** \$982,702.30
Contingency: \$90,000.00 **Remaining Undedicated Funds:** \$3,224,297.70

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville, Tennessee
Project Title: Harned Hall HVAC Upgrade
SBC Project No: 166/001-06-2019 **Approval Date:** 08/18/2021
Designer: Edmonds Engineering Inc **Contractor:** Demand Mechanical LLC
Construction Completion %: 95% **Targeted Substantial Completion:** 08/15/2021
Change Order No. 4 **Comment: Hidden Conditions**
Change Order Amount: \$16,787.61 This change order addresses the need to alter the specified safety railing system on the roof due to mounting limitations discovered during construction.
Change Order Percentage: 4.95%
Cumulative Percentage: 17.74% **After This Change Order**
Approved Project Funding
Original Bid Target: \$650,000.00
Base Contract Amount: \$338,807.00 **Revised Contract Amount:** \$398,906.37
Contingency: \$65,000.00 **Remaining Undedicated Funds:** \$316,093.63
- 4) **State Procurement Agency:** East TN State Univ. **User Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Memorial Center Code Corrections
SBC Project No: 369/005-11-2018 **Approval Date:** 07/26/2021
Designer: MBI Companies, Inc. **Contractor:** Preston Construction Co.
Construction Completion %: 57% **Targeted Substantial Completion:** 11/30/2021
Change Order No. 6 **Comment: Added Scope/ Unforeseen Condition**
Change Order Amount: \$328,693.50 This change order provides for painting on the east and west ends of the building.
Change Order Percentage: 18.91%
Cumulative Percentage: 22.70% **After This Change Order**
Approved Project Funding
Original Bid Target: \$2,045,000.00
Base Contract Amount: \$1,738,000.00 **Revised Contract Amount:** \$2,132,522.74
Contingency: \$204,500.00 **Remaining Undedicated Funds:** \$409,742.86
- 5) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton State Park Restaurant and Visitor Ctr.
SBC Project No: 126/051-02-2017 **Approval Date:** 07/26/2021
Designer: Tinker, Ma **Contractor:** Southland Constructors, Inc.
Construction Completion %: 94.32% **Targeted Substantial Completion:** 07/27/2021
Change Order No. 6 **Comment: Codes/Unavoidable Delay/Error/Value Add**
Change Order Amount: \$96,443.80 This change order provides for changes to the egress stair; extended overhead due to delayed power delivery to the site; fixture, drywall and ceiling tile changes relating to designer error; and owner requested HVAC changes, electrical/lighting changes in the Exhibit Hall and kitchen equipment/layout revisions. This change order adds 50 days to the project schedule.
Change Order Percentage: 1.76%
Cumulative Percentage: 14.30% **After This Change Order**
Approved Project Funding
Original Bid Target: \$6,246,842.97
Base Contract Amount: \$5,465,600.00 **Revised Contract Amount:** \$6,246,829.98
Contingency: \$1,115,249.82 **Remaining Undedicated Funds:** \$1,237,179.87

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Tiptonville, Tennessee
Project Title: NWCX Replace Emergency Backup Power Systems-Phase II
SBC Project No: 140/001-03-2015 **Approval Date:** 08/18/2021
Designer: Allen & Hoshall, Inc. **Contractor:** Wade Electric, Co
Construction Completion %: 92% **Targeted Substantial Completion:** 09/29/2021
Change Order No. 11 **Comment: Unavoidable Delay**
Change Order Amount: \$0.00 This change order addresses the need to add 30 days to
Change Order Percentage: 0.00% the project schedule due to supply chain and material
Cumulative Percentage: 10.07% delivery delays.
- Approved Project Funding** **After This Change Order**
Original Bid Target: \$5,820,667.93
Base Contract Amount: \$5,589,980.00 **Revised Contract Amount:** \$6,152,866.39
Contingency: \$428,312.07 **Remaining Undedicated Funds:** \$1,696,105.46
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Lexington/Henderson
Project Title: Lexington RC HVAC and Energy Updates
SBC Project No: 361/053-02-2019 **Approval Date:** 08/11/2021
Designer: OLG Engineering **Contractor:** Herron Construction
Construction Completion %: 94% **Targeted Substantial Completion:** 09/28/2021
Change Order No. 4 **Comment: Unavoidable Delay**
Change Order Amount: \$0.00 This change order adds 77 to the project schedule due
Change Order Percentage: 0.00% to a delay in material delivery.
Cumulative Percentage: 21.84%
- Approved Project Funding** **After This Change Order**
Original Bid Target: \$724,500.00
Base Contract Amount: \$600,273.00 **Revised Contract Amount:** \$731,343.80
Contingency: \$72,450.00 **Remaining Undedicated Funds:** \$116,752.91

Initial and Revised Approvals of Capital Projects

- Reported the following six 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:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: 920 Madison Ave. Renovations
Project Description: This project will renovate part of the 920 Madison building to accommodate the Physical Therapy/Pediatrics and the Child Psychiatry Departments.
SBC Project No. 540/013-07-2021
Total Project Budget: \$420,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design
Approval Date: 08/18/2021

- 2) **State Procurement Agency:** University of Tennessee - Chattanooga
Location: Chattanooga, Tennessee
Project Title: Art Wing Roof Replacement
Project Description: This project will replace the roof above the shop studios in the Art wing of the Fine Arts Building.
SBC Project No. 540/005-10-2021
Total Project Budget: \$200,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design
Approval Date: 08/18/2021
- 3) **State Procurement Agency:** Tennessee Board of Regents / Northeast State Community College
Location: Blountville, Tennessee
Project Title: Pierce Building First Floor HVAC Updates
Project Description: Update to the existing HVAC system that serves the first floor of the Pierce Administration Building.
SBC Project No. 166/038-02-2021
Total Project Budget: \$222,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and proceeding with the process to select a designer
Approval Date: 08/17/2021
- 4) **State Procurement Agency:** Tennessee Board of Regents / Southwest Tennessee Community College
Location: Memphis, Tennessee
Project Title: Farris Complex Interior Updates
Project Description: Update worn and dated flooring and base trim, paint/wall finishes, and ceilings in the Farris Complex.
SBC Project No. 166/033-01-2021
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a Consultant for design
Approval Date: 08/18/2021
- 5) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: Administration Building Electrical Upgrades
Project Description: Upgrade the electrical system including the installation of a generator with an auto-sensing electrical power transfer switch in the Eller Administration Building.
SBC Project No. 166/017-01-2020
Total Project Budget: \$440,000.00
Source of Funding: \$ 40,000.00 Plant Funds (Non-Aux) (A)
\$400,000.00 Curr Funds-Cap Maint. (MP) (A)
Approval: Approved a revision in project budget and funding to award a contract (\$40,000.00 increase)
Approval Date: 08/17/2021

- 6) **State Procurement Agency:** Tennessee Board of Regents / Columbia State Community College
Location: Columbia, Tennessee
Project Title: Clement and Warf Building HVAC Updates
Project Description: This project will provide updates to the HVAC systems servicing the Ledbetter Auditorium located in the Clement Humanities Building and the Warf Science Building Chemistry Lab complex.
- SBC Project No.** 166/015-02-2021
Total Project Budget: \$347,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and proceeding with the process to select a designer
Approval Date: 08/17/2021

Approvals of Acquisitions and Disposals of State Property

- Reported the following disposal of TDOT property in accordance with Item 2.04(E)(2) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** STREAM / Department of Transportation
Transaction Description: Transaction No. 21-08-001
Location: Davidson County – 0.242 ± acres - 915 6th Avenue South, Nashville, TN
Grantee: Nashville OZ Propco IV
Estimated Purchase Price: \$715,000.00
Approval: Approved disposal in fee with wavier of advertisement and one appraisal
Approval Date: 08/11/2021

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** The University of Tennessee Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: Energy & Environmental Science Research Building (Ellington)
SBC Project No. 540/001-04-2013
Designer: Barber McMurry Architects, LLC
Amount: \$4,908.00
Explanation: This ASR is for structural engineering services inherent to the successful execution of the project and outside the scope of the basic structural design resulting from the identification of a void in the soil during excavation.
- Approval Date:** 08/17/2021
OSA Receipt Date: 08/18/2021

- 2) **State Procurement Agency:** The University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Campus Beautification (JW Mall Extension)
SBC Project No. 540/009-08-2017
Designer: IBI Group Architects, Engineers, and Landscape Architects, a New York General Partnership
Amount: \$45,774.00
Explanation: This ASR is for design services involving construction materials testing, inspections and includes required designer oversight.
Approval Date: 08/04/2021
OSA Receipt Date: 08/05/2021
- 3) **State Procurement Agency:** The University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Guerry-Crossroads Roof Replacement
SBC Project No. 540/005-05-2019
Designer: Derthick Henley & Wilkerson Architects
Amount: \$4,039.14
Explanation: This additional service request for basic project requirements is to cover extensive work relating to construction administration and project close out services.
Approval Date: 07/30/2021
OSA Receipt Date: 07/30/2021
- 4) **State Procurement Agency:** The University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Dentistry Faculty Practice/Research Building
SBC Project No. 540/013-01-2016
Designer: Fleming Associates Architects, PC
Amount: \$47,335.10
Explanation: This additional service request is for more extensive work associated with construction and materials testing including additional inspections.
Approval Date: 07/27/2021
OSA Receipt Date: 07/30/2021

Other Business

There being no further business, the meeting adjourned at 11:10 a.m.

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

Project Title: Campus Police Building Upgrades

Project Description: This project provides upgrades to correct life safety issues to meet state fire marshal code requirements. Funds support upgrades to building systems, finishes, and all related work.

SBC Number: 540/013-08-2021

Total Project Budget: \$8,000,000.00

Source of Funding: \$8,000,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item in the capital budget. The project description has been modified for clarity.

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

Minutes: 09/09/2021 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

Project Title: Multiple Buildings Roof Replacement

Project Description: This project replaces roofs and repairs parapets and flashing for multiple buildings. Project includes all related work.

SBC Number: 540/013-09-2021

Total Project Budget: \$5,000,000.00

Source of Funding: \$5,000,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item in the capital budget. The primary buildings included are: 930 Madison Building (roof 1990), Student Alumni Center (1966) (roof 1994), Link Building (flat areas) (roof 1990), Dunn Dental Building (roof 1994), Hyman Building (1953) (roof 1994), Johnson Building (1946) (roof 1994), Wittenborg Building (1926) (roof 1994), and Coleman Building (roof 1994). These roofs are beyond their useful life.

The Tennessee Historical Commission has determined that this project will not adversely affect the Hyman Building, Johnson Building, and Wittenborg Building, State-owned resources and no further action is necessary.

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

Minutes: 09/09/2021 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Middleton, Hardeman County, Tennessee

Requested Action: Approval of a project and to utilize a previously selected consultant

Project Title: Lone Oaks 4-H Center Master Plan Amendment

Project Description: This project will provide an amendment to the Lone Oaks 4-H Center Master Plan.

SBC Number: 540/001-06-2021

Total Project Budget: \$50,000.00

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

Comment: This request will amend the Master Plan to accommodate new initiatives recognized by the campus as well as other future capital budget requests. Nelson Byrd Woltz, LLC is requested as they prepared the most recent Master Plan in 2017 (SBC # 540/001-03-2016).

Minutes: 09/09/2021 SBC Approved project and utilizing a previously selected consultant

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

Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing Campus Resources and System Procurement for a portion of the work

Project Title: Higher Education Emergency Relief Projects

Project Description: This project will be for projects funded from the Higher Education Emergency Relief Funding (HEERF) program. Individual subprojects may include improvements related to recent needs associated with remote learning platforms and limited in-person safety measures and can affect security, HVAC, classrooms, restrooms, interior and exterior meeting / gathering spaces, AV and production spaces, as well as remote meeting technologies.

SBC Number: 540/009-27-2021

Total Project Budget: \$15,000,000.00

Current Project Funding: \$ 5,046,000.00

Source of Funding: \$ 5,046,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 21/22 **disclosed** project reported by THEC in Quarter 1. Campus Resources and System Procurement are requested due to the simplicity of the scope and to expedite the work.

Minutes: 09/09/2021 SBC Approved project and to select a designer and utilizing Campus Resources and System Procurement for a portion of the work

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

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

Project Title: Nielsen Air Handler Replacements

Project Description: This project will replace air handlers in the Nielsen Physics building.

SBC Number: 540/009-18-2019

Original Project Budget: \$250,000.00

Project Expenditures: \$ 22,954.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$250,000.00	\$(227,046.00)	\$22,954.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$250,000.00			
Change in Funding:		\$(227,046.00)		
Revised Project Budget:			\$22,954.00	

Comment: After initiation of this project, it was discovered that the work would require more extensive scope and additional funding would be required; therefore, this scope of work will be completed under another SBC project (540/009-22-2021) Multiple Buildings HVAC Improvements.

Previous Action: 09/12/2019 SBC Approved project utilizing Campus Consultant (Engineering Services Group, Inc.) for design and Campus Resources & System Procurement for construction.

Minutes: 09/09/2021 SBC Approved cancellation of the project

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee**Requested Action:** Approval of a revision in project scope**Project Title:** Neyland Stadium South Renovations**Project Description:** This project will provide renovations of the south ground and concourse levels and includes addressing life safety issues, improvements to the west bowl seating, and demolition of south hall, along with updating utilities. New amenities will include gates, ~~a north~~ videoboards, and specialty patron features. This is a phased project with planning for the total project included in the first phase.**SBC Number:** 540/009-02-2017**Total Project Budget:** \$180,000,000.00

Source of Funding:	\$109,000,000.00	TSSBA	(A)
	37,400,000.00	Plant Funds (Aux-Athletics)	(A)
	33,600,000.00	Gifts	(O)

Comment: This request adds scope for replacing the south videoboard, providing the same quality as the new north videoboard.

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

Minutes: 09/09/2021 SBC Approved a revision in project scope

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Martin Master Plan

Project Description: This project will provide a new Campus Master Plan for the University of Tennessee Martin.

SBC Number: 540/011-02-2021

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 Plant Funds (Non-Aux) (A)

Comment: Three proposals were received on July 7, 2021. The Notice of Intent to award was sent on July 27, 2021 naming DLR Group as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 05/13/2021 SBC Approved project and issuing an RFQ for master planning services

Minutes: 09/09/2021 SBC Approved awarding a contract to the best evaluated proposer (DLR Group)

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Pulaski, Giles County, Tennessee

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

Project Title: Tennis Courts

Project Description: This project will provide 6 new tennis courts including fencing, lighting, parking, access road, restrooms, and necessary site work.

SBC Number: 540/006-01-2021

Total Project Budget: \$1,500,000.00

Current Project Funding: \$ 100,000.00

Source of Funding: \$ 100,000.00 Gifts (0)

Comment: This is an additional FY 21/22 disclosed project reported by THEC in Quarter 1. This request will provide planning services for the project.

Minutes: 09/09/2021 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Fine Arts Classroom

Project Description: Construct facility for rehearsal, teaching and public presentation of the performing arts.

SBC Number: 166/005-08-2013

Total Project Budget: \$52,338,250.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$28,000,000.00	\$ 0.00	\$28,000,000.00	2015	GO Bonds-CapImp	(A)
	6,350,750.00	0.00	6,350,750.00		Gifts	(O)
	8,000,000.00	0.00	8,000,000.00		Grant, Johnson City	(O)
	2,487,500.00	(1,300,000.00)	1,187,500.00		Plant (Non-Aux)	(A)
	7,500,000.00	0.00	7,500,000.00		TSSBA (Gifts/Aux/various)	(O)
	0.00	1,300,000.00	1,300,000.00		Settlement Proceeds	(O)
Original Project Budget:	\$52,338,250.00					
Change in Funding:		\$ 0.00				
Revised Project Budget:			\$52,338,250.00			

Comment: Funding is being revised to include settlement proceeds to account for design errors mediated during the settlement proceedings.

Previous Action:

10/10/2013	SBC	Approved project
05/26/2015	ESC	Approved designer selection (McCarty Holsaple McCarty, Inc.)
07/09/2017	SBC	Approved a revision in budget and utilizing CM/GC
10/13/2015	SBC	Approved CM/GC selection (Denark Construction, Inc.)
09/08/2016	SBC	Approved a revision in budget
12/08/2016	SBC	Approved a revision in budget and funding
05/11/2017	SBC	Approved the EDP as presented by McCarty Holsaple McCarty, Inc.
01/09/2020	SBC	Approved a revision in funding
10/08/2020	SBC	Approved a revision in funding

Minutes: 09/09/2021 SBC Approved a revision in project funding

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Balcony Repairs

Project Description: Replace deteriorated stairwells in priority order at the Ford Residential and New Housing Complex.

SBC Number: 166/001-01-2017

Total Project Budget: \$875,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$400,000.00	\$475,000.00	\$875,000.00	Plant Funds (Aux-Housing) (A)
Original Project Budget:	\$400,000.00			
Change in Funding:		\$475,000.00		
Revised Project Budget:			\$875,000.00	

Comment: Available funds were not sufficient to complete all the work. Fifteen stairways were replaced with the initial funding. This funding is expected to replace as many of the remaining seventeen stairways as possible.

Previous Action:

07/13/2017	SBC	Approved project
07/27/2017	ESC	Approved designer selection (Melvin Gill and Associates)
10/11/2018	SBC	Approved a revision in scope

Minutes: 09/09/2021 SBC Approved a revision in project budget and funding

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: Love Learning Resource Center Building Envelope

Project Description: Exterior renovation to address water infiltration issues. Work includes masonry restoration, cleaning, waterproofing, new gutters, flashing and roof repairs/replacement.

SBC Number: 166/001-02-2021

Total Project Budget: \$1,300,000.00

Source of Funding: \$1,300,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 21/22 **disclosed** project reported by THEC in Quarter 1 for \$1,000,000. Additional funds became available to improve the condition of the building. Exterior renovation will address water infiltration issues.

Minutes: 09/09/2021 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Chattanooga, Chattanooga, Hamilton County, Tennessee

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

Project Title: TCAT Chattanooga Advanced Manufacturing Building

Project Description: Construct an advanced manufacturing building to include classrooms, labs, student services, and administrative space. Reconfigure and expand parking lot.

SBC Number: 166/012-02-2020

Total Project Budget: \$21,900,000.00

Source of Funding:	\$21,700,000.00	2020	GO Bonds-CapImp	(A)
	200,000.00		Gifts	(O)

Comment: Funds are being moved from moveable equipment and Administration & Miscellaneous to match the current cost estimate. The remaining funds are sufficient to purchase the equipment needed for the new building. Earlier in the project, funds were moved from equipment to complete Commissioning. The campus is prepared to purchase equipment outside of the project at this time. Also, due to budget constraints, the renovations portion will be eliminated from the project at this time.

Previous Action:

08/13/2020	SBC	Approved project and to select a designer
09/21/2020	ESC	Approved designer selection (Barber McMurry Architects)
10/19/2020	ESC	Approved utilizing CM/GC alternative delivery method
05/13/2021	SBC	Approved awarding a contract for CM/GC (Hoar Construction)

Minutes: 09/09/2021 SBC Approved a revision in project scope and funding

TENNESSEE BOARD OF REGENTS**Walters State Community College, Morristown, Hamblen County, Tennessee ******Requested Action:** Approval of a revision in project funding**Project Title:** Sevier County Campus Addition**Project Description:** Construct new building for Allied Health Labs, additional classrooms, and professional entertainment labs. Construct additional buildings or make renovations to accommodate mechanical systems. Renovate areas relocated due to the construction.**SBC Number:** 166/023-02-2016**Total Project Budget:** \$12,500,000.00

Source of Funding:	\$ 790,000.00		Gifts	(O)
	11,250,000.00	17/18	CurrFunds-CapImp	(A)
	460,000.00		Plant Funds (Non-Aux)	(A)

Comment: Funds are being moved from construction to moveable equipment and Administration and Miscellaneous. Funds will be used to purchase additional equipment for the facility and to pay for soft costs associated with the project. Construction is complete with costs below the initial estimate.

Previous Action:	09/08/2016	SBC	Approved planning a project
	12/19/2016	ESC	Approved designer selection (Barber McMurry Architects)
	07/13/2017	SBC	Approved revision in budget and funding
	09/13/2018	SBC	Approved EDP presentation
	09/24/2018	ESC	Approved utilizing BV1 alternative delivery method

Minutes: 09/09/2021 SBC Approved a revision in project funding

** Work to be done in Sevier County

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

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

Project Title: Athletic Facility Improvements

Project Description: Complete athletic projects to improve facilities including Olympic weight room upgrade, baseball field repair, video scoreboard upgrades, various locker room upgrades, Field House practice area and office upgrades, and other needs as envisioned by athletics and the master plan. New entry gate for security and access to the Park Avenue campus athletic area.

SBC Number: 367/072-02-2021

Total Project Budget: \$5,000,000.00

Current Project Funding: \$ 350,000.00

Source of Funding: \$ 350,000.00 21/22 Plant Funds (Non-Aux) (A)

Comment: This is for a portion of a FY 20/21 **disclosed** project in the capital budget titled Athletic Facility Improvements for \$5,000,000. The current funding is for the new entry security and access gate and the designer selection will be for this portion of the work.

Minutes: 09/09/2021 SBC Approved project and to select a designer for a portion of the work

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Campus-Wide Exterior Lighting Upgrades

Project Description: Replacement and update of site lighting along streets, pedestrian paths, parking lots and all related work.

SBC Number: 364/011-08-2021

Total Project Budget: \$1,567,000.00

Source of Funding: \$1,567,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY21/22 line-item in the capital budget.

Minutes: 09/09/2021 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a project utilizing a Campus Consultant for design and university procurement for construction

Project Title: Quillen Field Lighting Upgrade

Project Description: Install new LED lighting and poles at Bush Stadium/Quillen Field. Replace wiring, related components and equipment as required. New lighting shall comply with NCAA lighting requirements.

SBC Number: 364/011-09-2021

Total Project Budget: \$ 870,000.00

Source of Funding: \$ 870,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY20/21 **disclosed** project in the capital budget. The use of a Consultant (Maffett Loftis Engineering, LLC) is requested due to the limited scope of the project. University procurement is requested for the purchase and installation of the lighting, poles and related components and equipment.

Minutes: 09/09/2021 SBC Approved project utilizing a Campus Consultant for design and university procurement for construction

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Steam Plant Deaerator Tank Replacement

Project Description: Replace the deaerator tank at the Steam Plant.

SBC Number: 364/011-10-2021

Total Project Budget: \$ 920,000.00

Source of Funding: \$ 920,000.00 21/22 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 21/22 line-item in the capital budget.

Minutes: 09/09/2021 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYUnit Training Equipment Site – Fort Campbell, Fort Campbell, Christian County, Kentucky

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

Project Title: Ft. Campbell UTES Re-Roof and Facility Update

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

SBC Number: 368/014-01-2020

Total Project Budget: \$1,015,000.00

Source of Funding:	Original	Change	Revised	
	\$ 905,000.00	\$110,000.00	\$1,015,000.00	Federal Funds (NGB) (F)
Original Project Budget:	\$ 905,000.00			
Change in Funding:		\$110,000.00		
Revised Project Budget:			\$1,015,000.00	

Comment: One bid was received on June 24, 2021. An increase in funding is needed to increase the MACC to allow for negotiations. There will be no additional designer fees. The increase in construction cost is due to federal wage rates, inflation, and market conditions. A contract needs to be executed by September 30, 2021 to utilize the federal funding. For these reasons, this action is in the best interest of the State.

Previous Action: 11/12/2020 SBC Approved project and to select designer
11/23/2020 ESC Approved designer selection (LCMA, LLC dba Lyle Cook Martin Architects)

Minutes: 09/09/2021 SBC Approved a revision in project budget and funding and proceeding with negotiations

DEPARTMENT OF MILITARYFort Campbell, Fort Campbell, Christian County, Kentucky

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

Project Title: New Ft. Campbell National Guard Readiness Center

Project Description: Construction of a new Readiness Center and all required related work.

SBC Number: 368/014-01-2021

Total Project Budget: \$13,909,000.00

Current Project Funding: \$ 1,105,000.00

Source of Funding: \$ 1,105,000.00 Federal (NGB) (F)

Comment: This is a FY 21/22 line-item in the capital budget. This project is 100% federally funded.

Minutes: 09/09/2021 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONFall Creek Falls State Park, Spencer, Van Buren County, Tennessee

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

Project Title: Fall Creek Falls Campground C Renovations

Project Description: Renovation of Fall Creek Falls Campground C including upgrading the primary electrical system, demolishing and replacing existing bathhouses, *demolishing existing pavilion*, improving access roads and sidewalks, and all required related work.

SBC Number: 126/036-01-2020

Total Project Budget: \$3,510,000.00

Source of Funding: \$3,510,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This request adds scope to demolish the existing pavilion due to space limitations for the modern Recreational Vehicle (RV) campsite renovations. The work is anticipated to be accomplished within the existing project funding.

Funding is being moved from various soft costs into the MACC in order to include procurement of the prefabricated bathhouses in the construction contract. The reduction in funds for various soft cost will not negatively impact the project. There will be additional designer fees due to the increased MACC.

These structures are less than 50 years old and do not require review by the Tennessee Historical Commission.

Previous Action: 10/08/2020 SBC Approved project and to select designer
 10/19/2020 ESC Approved designer selection (CTI Engineers Inc)

Minutes: 09/09/2021 SBC Approved a revision in project scope and funding

DEPARTMENT OF TRANSPORTATION

Region 3 – Middle TN, Nashville, Davidson County, Tennessee

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

Project Title: Region 3 Aerial Survey and Wireless Communications Buildings

Project Description: Construction of a new facility to house TDOT's aerial survey and wireless communications operations, demolish an existing driver service center, and all required related work.

SBC Number: 243/020-01-2020

Total Project Budget: \$3,640,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,990,000.00	\$ 0.00	\$2,990,000.00	19/20	TDOT Plant Construction Funds	(A)
	0.00	650,000.00	650,000.00	21/22	TDOT Plant Construction Funds	(A)
Original Project Budget:	\$2,990,000.00					
Change in Funding:		\$650,000.00				
Revised Project Budget:			\$3,640,000.00			

Comment: Four bids were received on August 4, 2021. An increase in funding is needed to award a contract to W. E. O'Neal Construction Company for the base bid only. There will be no additional designer fees.

The increase in construction cost is due to inflation and market conditions.

Previous Action:

01/09/2020	SBC	Approved project and to select designer, and utilizing Agency Resources for a portion of construction
01/28/2020	ESC	Approved designer selection (Orchard Hiltz & McCliment Inc. dba OHM Advisors)
01/14/2021	SBC	Approved a revision in project scope, the EDP as recommended by the State Architect, and utilizing Agency Resources for a portion of the work

Minutes: 09/09/2021 SBC Approved a revision in project budget and funding in order to award a contract

TENNESSEE STATE VETERANS HOMES BOARDVeterans Home, Cleveland, Bradley County, Tennessee**Requested Action:** Approval of a revision in funding**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:** \$47,879,558.00

Source of Funding:	\$ 4,170,020.00		City & County Funds	(O)
	60,111.00		Gift-in-Place	(O)
	3,100,000.00	2012	GOBonds-CapImp	(A)
	25,000.00	2012	TSVHB Op Funds	(O)
	3,000,000.00		Gift	(O)
	4,000,000.00	14/15	CurrFunds-CapImp	(A)
	3,000,000.00	18/19	CurrFunds-CapImp	(A)
	30,524,427.00		Federal Funds	(F)

Comment: A revision in funding is requested to move \$600,000 from soft costs to the MACC to replenish the contingency.

There will be no change to the designer's fee. The construction is approximately 75% complete.

Previous Action:	10/11/2012	SBC	Approved full planning; gift in place, RFP for CM/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
	12/12/2013	SBC	Approved a revision in funding
	07/10/2014	SBC	Approved a revision in project budget and funding
	04/09/2015	SBC	Approved the EDP and award to Rentenbach as CMGC
	08/09/2018	SBC	Approved revision in project budget and funding
	02/14/2019	SBC	Approved a revision in project budget funding and revised EDP as recommended by the State Architect
	07/11/2019	SBC	Approved a revision in funding and proceeding with a previously approved planning project
	11/12/2020	SBC	Approved a revision in project budget and funding

Minutes: 09/09/2021 SBC Approved a revision in funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State