

MINUTES
STATE BUILDING COMMISSION
January 9, 2020

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. Secretary Tre Hargett called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Cameron Sexton, Speaker of the House of Representatives
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
Vice-Chairman Randy McNally, Lieutenant Governor

ORGANIZATION

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

PRESENTER

Commissioner Christi Branscom
State Architect Ann McGauran
State Architect Ann McGauran

CONSENT AGENDA

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

1. Agency: **University of Tennessee – Chattanooga**
Project Title: Fletcher Hall Renovations
SBC Project No: 540/005-09-2018
Requested Action: Approval of a revision in project budget, scope, and funding

2. Agency: **University of Tennessee – Chattanooga**
Project Title: McKenzie Arena Ramp and Sound Improvements
SBC Project No: 540/005-01-2020
Requested Action: Approval of a project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

3. Agency: **University of Tennessee – Chattanooga**
Project Title: Lupton Garage Improvements
SBC Project No: 540/005-02-2020
Requested Action: Approval of a project and proceeding with the process to select a designer

4. Agency: **University of Tennessee – Chattanooga**
Project Title: Security Improvements
SBC Project No: 540/005-03-2020
Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **University of Tennessee – Chattanooga**
Project Title: University Center Improvements – Chattanooga Rooms
SBC Project No: 540/005-04-2020
Requested Action: Approval of a project and proceeding with the process to select a designer and to accept gift-in-place construction for a portion of the work, with plans and specifications to be approved by the State Architect

6. Agency: **University of Tennessee – Knoxville**
Project Title: Conference Center Upgrades (Interior Improvements)
SBC Project No: 540/009-01-2020
Requested Action: Approval of a project utilizing Campus Consultant for design

7. Agency: **University of Tennessee – Knoxville**
Project Title: Security Upgrades
SBC Project No: 540/009-02-2020
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing System Procurement for a portion of construction

8. Agency: **University of Tennessee – Knoxville**
Project Title: Volunteer Hall Painting
SBC Project No: 540/009-03-2020
Requested Action: Approval of a project and utilizing System Procurement for construction

9. Agency: **University of Tennessee – Martin**
 Project Title: Football Bleacher Replacement
 SBC Project No: 540/011-01-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **University of Tennessee - Chattanooga**
 Project Title: Mapp Building Additive Mfg Lab & Entrepreneurial Center
 SBC Project No: 540/005-02-2018
 Requested Action: Approval of a revision in project scope

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

12. Agency: **Tennessee Board of Regents / Middle Tennessee State University**
 Project Title: Roof Replacements
 SBC Project No: 166/009-10-2017
 Requested Action: Approval of a revision in scope

13. Agency: **Tennessee Board of Regents / University of Memphis**
 Project Title: Energy Conservation
 SBC Project No: 166/007-01-2016
 Requested Action: Approval to cancel the project

14. Agency: **Tennessee Board of Regents / Motlow State Community College**
 Project Title: Classroom Upgrades for Art and Theater
 SBC Project No: 166/021-01-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer

15. Agency: **Tennessee Board of Regents / Walters State Community College**
 Project Title: Master Plan
 SBC Project No: 166/023-01-2018
 Requested Action: Approval of the selection of a consultant as a result of an RFP

16. Agency: **Tennessee Board of Regents / TCAT Murfreesboro**
 Project Title: Lighting and HVAC Upgrades
 SBC Project No: 166/074-01-2020
 Requested Action: Approval of a project utilizing the regional consultant for design

17. Agency: **East Tennessee State University**
 Project Title: Millennium Centre Computer Science Renovation
 SBC Project No: 369/005-15-2018
 Requested Action: Approval of a revision in project budget and scope

18. Agency: **Tennessee Technological University**
 Project Title: Roaden University Center Sprinkler Expansion
 SBC Project No: 364/011-01-2019
 Requested Action: Approval of a revision in project budget and funding in order to award a contract

19. Agency: **Department of Environment & Conservation**
Project Title: Engineering Consultant
SBC Project No: 126/000-01-2018
Requested Action: Approval to award a new contract to a previously selected consultant
20. Agency: **Department of Environment & Conservation**
Project Title: Pin Oak Lodge HVAC Replacement
SBC Project No: 126/057-01-2020
Requested Action: Approval of a project utilizing an Agency Consultant for design and a Central Procurement Office contract for construction
21. 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 project and proceeding with the process to select a designer, and utilizing Agency Resources for a portion of construction
22. Agency: **Department of General Services**
Project Title: Environmental Consultant
SBC Project No: 529/000-01-2017
Requested Action: Approval of a revision in project funding and to extend the contract an additional twenty-four months
23. Agency: **Department of General Services**
Project Title: National Civil Rights Museum Grant
SBC Project No: 529/000-01-2020
Requested Action: Approval of a grant agreement
24. Agency: **Department of General Services**
Project Title: New Library & Archives Building
SBC Project No: 529/043-01-2005
Requested Action: Approval of a revision in project funding

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for a real estate master plan consultant

Project Title: Real Estate Master Plan

Project Description: Development of a real estate master plan and all required related work.

SBC Number: 529/000-03-2019

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 19/20 Misc Op Funds (A)

Comment: In response to an RFQ for a real estate master plan consultant, the State received eight responses on Thursday, November 14, 2019. The Notice of Intent to award was issued on Friday, December 20, 2019 naming Ernst & Young as the best evaluated respondent. No protests were received in the protest period.

Previous Action: 10/10/2019 SBC Approved project and issuing an RFQ for real estate master plan consultant

Minutes: 01/09/2020 SBC Commissioner Branscom presented the project and stated that the evaluation team for this selection had representatives from the Executive branch, the Legislative branch and the Office of the State Architect. The evaluation team was unanimous with the decision for Ernst & Young as the best evaluated proposer.

The Commission approved awarding a contract to the best evaluated proposer for a real estate master plan consultant (Ernst & Young).

UNIVERSITY OF TENNESSEE

Bid Activity Report

- 1) University of Tennessee – Knoxville, Knoxville
(Conference Center Renovations)
SBC Project No. 540/009-08-2018
Bid Date: 12/19/2019
Target: \$4,379,000
MACC: \$4,817,000
SBC Action: Referred to ESC with authority to act

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on December 12, 2019.

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:	TCAT McMinnville
	Location:	McMinnville, Tennessee		
	Project Title:	ADA & Accessibility Adaptations		
	SBC Project No:	166/000-01-2016	Approval Date:	11/27/2019
	Designer:	DKRS Architects / Engineers PLLC	Contractor:	FMT Contracting
	Construction Completion %:	98%	Targeted Substantial Completion:	10/11/2019
	Change Order No.	4	Comment:	Added Scope
	Change Order Amount:	\$15,418.94		This change order is for work to replace the existing front door that was found to not be ADA compliant.
	Change Order Percentage:	7.18%		
	Cumulative Percentage:	20.64%		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$214,771.65		
	Base Contract Amount:	\$214,771.65	Revised Contract Amount:	\$259,097.81
	Contingency:	\$35,228.35	Remaining Undedicated Funds:	\$0.00
2)	State Procurement Agency:	TN Board of Regents	User Agency:	Columbia State Community College
	Location:	Columbia, Tennessee		
	Project Title:	Finney Library		
	SBC Project No:	166/015-01-2017	Approval Date:	11/27/2019
	Designer:	Street Dixon Rick Orcutt Winslow	Contractor:	Southland Construction
	Construction Completion %:	91%	Targeted Substantial Completion:	09/03/2019
	Change Order No.	19	Comment:	Error
	Change Order Amount:	\$8,256.23		This change order addresses the needed modifications to the existing light pole bases at the planter in order to accept the new light poles.
	Change Order Percentage:	.21%		
	Cumulative Percentage:	11.94%		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$4,500,000.00		
	Base Contract Amount:	\$3,931,200.00	Revised Contract Amount:	\$469,501.79
	Contingency:	\$450,000.00	Remaining Undedicated Funds:	\$549,298.21

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Columbia State Community College
Location: Columbia, Tennessee
Project Title: Finney Library
SBC Project No: 166/015-01-2017 **Approval Date:** 11/27/2019
Designer: Street Dixon Rick Orcutt Winslow **Contractor:** Southland Construction
- Construction Completion %:** 91% **Targeted Substantial Completion:** 09/03/2019
Change Order No. 20 **Comment: Omission**
Change Order Amount: \$12,360.14 This change order provides for handrails to replace those that are not ADA compliant at sidewalk and steps, installation of a new trench drain at top of existing steps to keep water from flowing down steps, and reworking a sidewalk area that is not ADA compliant.
Change Order Percentage: .31%
Cumulative Percentage: 12.26%
- Approved Project Funding**
Original Bid Target: \$4,500,000.00
Base Contract Amount: \$3,931,200.00 **Revised Contract Amount:** \$481,861.93
Contingency: \$450,000.00 **Remaining Undedicated Funds:** \$536,938.07
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Parking, Road & Site Upgrade
SBC Project No: 166/025-04-2017 **Approval Date:** 12/10/2019
Designer: Hethcoat & Davis, Inc. **Contractor:** Jarrett Builder, Inc.
Construction Completion %: 80% **Targeted Substantial Completion:** 12/19/2019
Change Order No. 2 **Comment: Unavoidable Delays**
Change Order Amount: \$0.00 This change order addresses the need to add 13 additional days to the schedule without a cost implication.
Change Order Percentage: 0%
Cumulative Percentage: 11.57%
- Approved Project Funding**
Original Bid Target: \$270,000.00
Base Contract Amount: \$207,800.00 **Revised Contract Amount:** \$231,844.25
Contingency: \$8,500.00 **Remaining Undedicated Funds:** \$46,655.75
- 5) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation-Chickasaw & Cumberland
SBC Project No: 126/000-03-2016 **Approval Date:** 12/04/2019
Designer: Sparkman Assoc Arch **Contractor:** King Construction Group
Construction Completion %: 70% **Targeted Substantial Completion:** 05/29/2021
Change Order No. 11 **Comment: Hidden Conditions**
Change Order Amount: \$34,894.59 This change order provides replacement of the second level subflooring and finish floor, as well as the finished ceiling due to water damage incurred from a compromise in the roof of the Mill House.
Change Order Percentage: .82%
Cumulative Percentage: 32.10%
- Approved Project Funding**
Original Bid Target: \$5,006,000.00
Base Contract Amount: \$4,270,000.00 **Revised Contract Amount:** \$5,640,604.48
Contingency: \$1,300,600.00 **Remaining Undedicated Funds:** \$443,941.04

- **Subcontractor Replacement** (in accordance with Item 6.09 of the *SBC By-Laws, Policy & Procedures*)

- 1) **State Procurement Agency:** STREAM / Department of Agriculture
Project: Natchez Trace State Forest Work Center
SBC No. 100/010-02-2018
General Contractor: Crocker Construction Company, Inc.
Subcontractor: Wade Electric Company
Replacement Sub(s): Broadway Electric, Plumbing, Heating & Cooling, LLC

Initial and Revised Approvals of Capital Projects

- Reported the following four 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 – Knoxville
Location: Knoxville, Tennessee
Project Title: Tennis Center Lighting Upgrades
Project Description: This project will upgrade court and other lighting in the Goodfriend Tennis Center to LED.
SBC Project No. 540/009-31-2019
Total Project Budget: \$175,000.00
Source of Funding: Plant Funds (Aux-Athletics) (A)
Approval: Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
Approval Date: 12/10/2019
- 2) **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College
Location: Jackson, Tennessee
Project Title: Chemistry Lab Fresh Air System Replacement
Project Description: Replacement of 60-ton ventilation and tempered make-up air system serving the chemistry lab ventilation hoods.
SBC Project No. 166/019-02-2019
Total Project Budget: \$211,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 12/04/2019
- 3) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Memorial Center Lock Room Maintenance
Project Description: Repair locker rooms for multiple sports on the first floor of the Memorial Center. This will involve replacing flooring, painting walls, replacing lighting, and replacing bathroom fixtures.
SBC Project No. 369/005-12-2019
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Procurement and Campus Resources for construction
Approval Date: 12/04/2019

- 4) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Housing Maintenance Several Buildings
Project Description: Housing repairs and maintenance in multiple buildings to include kitchen, bathroom, exterior, plumbing and lighting and repairs, and other maintenance projects. Maintenance work to be completed in Buc Ridge, Carter, Davis, Luntsford, Lucille Clement, and Powell Hall.
- SBC Project No.** 369/005-13-2019
Total Project Budget: \$450,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved project utilizing Campus Purchasing for the work and to select a designer
Approval Date: 12/10/2019

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer’s fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: GEB Improvements
SBC Project No. 540/013-03-2017
Designer: Allen & Hoshall, Inc.
Amount: \$126,364.66
Explanation: This ASR addresses additional design services to relocate labs from the first floor to the second floor.
- Approval Date:** 11/27/2019
OSA Receipt Date: 12/02/2019

Other Business

There being no further business, the meeting adjourned at 11:05 a.m.

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UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Fletcher Hall Renovations

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

SBC Number: 540/005-09-2018

Total Project Budget: \$10,281,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 7,000,000.00	\$ 0.00	\$ 7,000,000.00	Gifts	(O)
	3,000,000.00	281,000.00	3,281,000.00	Plant Funds (Non-Aux)	(A)
Original Project Funding:	\$10,000,000.00				
Change in Funding:		\$281,000.00			
Revised Project Funding:			\$10,281,000.00		

Comment: This request adds scope and funding for the low slope roof replacement, and coping and flashing repairs.

Previous Action:

08/09/2018	SBC	Approved project and to select a designer and utilizing CM/GC
08/20/2018	ESC	Approved designer selection (Derthick Henley & Wilkerson Architects)
12/13/2018	SBC	Approved CM/GC selection (Hoar Construction)
03/14/2019	SBC	Approved a revision in project budget
07/11/2019	SBC	Approved a revision in funding

Minutes: 01/09/2020 SBC Approved a revision in project budget, scope, and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

Project Title: McKenzie Arena Ramp and Sound Improvements

Project Description: This project will repair the exterior concrete ramps at the entrances of the building; replace the arena, concourse, and dance studio sound systems; and provide a climate controlled control room.

SBC Number: 540/005-01-2020

Total Project Budget: \$1,578,000.00

Source of Funding:	\$1,044,000.00	Plant Funds (Non-Aux)	(A)
	\$ 534,000.00	Plant Funds (Aux-Gen Aux Reserves)	(A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 3. Campus Consultant (architect: Derthick Henley & Wilkerson) is requested due to the need to coordinate each particular scope's work package. Limited services are needed from designer. Campus Resources, and System Procurement are requested due to the limited scope of the project and existing state contracts.

Minutes: 01/09/2020 SBC Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Lupton Garage Improvements

Project Description: This project will provide improvements to the structural and driving surface of the upper level of the Lupton Garage including slab repairs and guardrail improvements.

SBC Number: 540/005-02-2020

Total Project Budget: \$1,490,000.00

Source of Funding: \$1,490,000.00 Plant Funds (Aux-Parking) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 3.

Minutes: 01/09/2020 SBC Approved project and to select a designer

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

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

Project Title: Security Improvements

Project Description: This project will provide upgrades and additional door hardware, access controls, and cameras. The Police dispatch/communication center equipment will also be upgraded.

SBC Number: 540/005-03-2020

Total Project Budget: \$1,044,000.00

Source of Funding: \$1,044,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 3. The funds originated from a FY 19/20 special operating appropriation to the UT System for \$10,000,000.00 and will be transferred to a unique capital account from which funds will be drawn down as capital expenditures are incurred.

Minutes: 01/09/2020 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer and to accept gift-in-place construction for a portion of the work, with plans and specifications to be approved by the State Architect

Project Title: University Center Improvements - Chattanooga Rooms

Project Description: This project will upgrade the flooring, ceiling, paint and other wall treatments for sound control in the University Center Chattanooga Rooms A, B, & C. It will also reconfigure part of this area to add a warming kitchen and storage area.

SBC Number: 540/005-04-2020

Total Project Budget: \$800,000.00

Source of Funding:	\$200,000.00	Plant Funds (Non-Aux)	(A)
	\$250,000.00	Plant Funds (Aux-Dining)	(A)
	\$250,000.00	Student Fees	(A)
	\$100,000.00	Gift-in-Place (Dining Vendor)	(O)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 3. The dining vendor (Aramark) will provide a warming kitchen as a Gift -in-Place.

Minutes: 01/09/2020 SBC Approved project and to select a designer and accepting gift-in-place construction for a portion of the work, with plans and specifications to be approved by the State Architect

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Conference Center Upgrades (Interior Improvements)

Project Description: This project will refresh interior finishes and furniture including replacement as necessary in the Social Work Office of Research and Public Service (SWORPS) and Treasurer's area, as well as other support spaces.

SBC Number: 540/009-01-2020

Total Project Budget: \$600,000.00

Source of Funding:	\$500,000.00	Plant Funds (Non-Aux)	(A)
	\$100,000.00	Other	(O)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 2. Campus Consultant (Dollar & Ewers Architecture, Inc.) is requested due to the limited and simplistic project scope. The other funding is from the Office of the Comptroller of the Treasury to offset work being done for Comptroller's staff who sit in the UT Treasury area.

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

Minutes: 01/09/2020 SBC Approved project utilizing Campus Consultant for design

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Security Upgrades

Project Description: This project will provide upgrades to campus security elements for the Knoxville Campus and the Knoxville Campus portion of UTIA. Upgrades include fire alarm systems providing emergency messaging across fire alarm speakers; expansion of exterior access control and monitoring to all exterior doors; additional cameras in high pedestrian traffic areas; and exterior lighting improvements.

SBC Number: 540/009-02-2020

Total Project Budget: \$4,600,000.00

Source of Funding: \$4,600,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 2 for \$5,700,000. The project has been reduced to allow more funds for other campuses, and the UTSI portion of the original request is now treated as a separate project request. The funds originated from a FY 19/20 special operating appropriation to the UT System for \$10,000,000.00 and will be transferred to a unique capital account from which funds will be drawn down as capital expenditures are incurred. System Procurement is requested in order to use existing State contracts for purchasing and installing security cameras in high traffic areas.

Minutes: 01/09/2020 SBC Approved project and to select a designer and utilizing System Procurement for a portion of construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project and utilizing System Procurement for construction

Project Title: Volunteer Hall Painting

Project Description: This project will provide minor wall patching and painting of Volunteer Hall.

SBC Number: 540/009-03-2020

Total Project Budget: \$800,000.00

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

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 3. System Procurement is requested due to the single trade project.

Minutes: 01/09/2020 SBC Approved project utilizing System Procurement for construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Football Bleacher Replacement

Project Description: This project will replace seating on the east side (guest) of the Hardy Graham football stadium. The seating will provide 600-650 bleacher seats with back rests.

SBC Number: 540/011-01-2020

Total Project Budget: \$1,440,000.00

Source of Funding: \$1,440,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 3. Plant Funds will be replaced with Insurance Proceeds once they become available. The existing guest seating had to be removed because of damage by an earthquake. Demolition of the original bleachers was completed under SBC Project No. 540/011-05-2019.

Minutes: 01/09/2020 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Mapp Building Additive Mfg Lab & Entrepreneurial Center

Project Description: This project will include build out for an Entrepreneurial Center *and office suite* on the 2nd floor, *and a teaching lab on the 1st floor. Renovations include wall modifications, doors, ceiling systems, lighting system, HVAC improvements, and sprinkler head relocations; new finishes including paint, flooring, and mini-blind modifications.*

SBC Number: 540/005-02-2018

Total Project Budget: \$1,290,000.00

Source of Funding: \$1,290,000.00 Plant Funds (Non-Aux) (A)

Comment: This request adds scope for the office suite and teaching lab. The work is anticipated to be accomplished within the existing funding. The Additive Manufacturing Lab was removed as it was deemed unsuitable for this location.

Previous Action: 04/12/2018 SBC Approved project and to select a designer
 06/27/2018 ESC Approved designer selection (Cogent Studio LLC)

Minutes: 01/09/2020 SBC Approved a revision in project scope

TENNESSEE BOARD OF REGENTSEast Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Fine Arts Classroom Building

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:

\$28,000,000.00	2015	GOBonds-CapImp	(A)
6,350,750.00		Gifts	(O)
8,000,000.00		Grant, Johnson City	(O)
2,487,500.00		Plant Funds (Non-Aux)	(A)
7,500,000.00		TSSBA (Gifts/Aux/various)	(O)

Comment: Funds are being moved from Moveable Equipment into the MACC for multiple change orders to the construction contract. TBR continues to evaluate these items together with other change orders to determine what costs should be sought from the designer for design errors and omissions. Equipment will be purchased by the campus.

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.

Minutes:

01/09/2020	SBC	Approved a revision in project funding
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TENNESSEE BOARD OF REGENTSMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Roof Replacements

Project Description: Replace roofs on several buildings on campus.

SBC Number: 166/009-10-2017

Total Project Budget: \$1,790,000.00

Source of Funding: \$1,790,000.00 17/18 Current Funds-CapMaint (A)

Comment: Additional scope is for roofs on Keathley University Center, Saunders Fine Arts, Forrest Hall, the ROTC Annex, and Project Help. Added scope can be completed within the existing budget. All roofs in original scope are complete.

Previous Action: 07/13/2017 SBC Approved project
08/21/2017 ESC Approved designer selection (Adkisson & Associates Architects)

Minutes: 01/09/2020 SBC Approved a revision in scope

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval to cancel the project
Project Title: Energy Conservation
Project Description: Reduce utility costs, perform deferred maintenance, and improve campus safety.
SBC Number: 166/007-01-2016

Original Project Budget: \$10,000,000.00

Project Expenditures: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 30,000.00	(\$30,000.00)	\$0.00	05/06	CurrFunds-CapMaint	(R)
Original Project Budget:	\$ 30,000.00					
Change in Funding:		(\$30,000.00)				
Revised Project Budget:			\$0.00			

Comment: The campus has decided to have a 3rd party study the operations and advise on energy savings in lieu of an energy savings performance contract (ESCO).

Previous Action: 03/10/2016 SBC Approved project

Minutes: 01/09/2020 SBC Approved cancellation of the project

TENNESSEE BOARD OF REGENTSMotlow State Community College, Motlow, Moore County, Tennessee

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

Project Title: Classroom Upgrades for Art and Theater

Project Description: Upgrade spaces in Eoff, Crouch, and Marcum to allow for classes in stage craft for the theater program and additional 2-D/3-D print making, metal craft, and ceramics for the art program.

SBC Number: 166/021-01-2020

Total Project Budget: \$550,000.00

Source of Funding: \$550,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 3.

Minutes: 01/09/2020 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSWalters State Community College, Morristown, Hamblen County, Tennessee

Requested Action: Approval of the selection of a consultant as a result of an RFP

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/023-01-2018

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Plant Funds (Non-Aux) (A)

Comment: The last Master Plan was approved in 2008. Two proposals were received on September 24, 2019. The Notice of Intent to award was sent on October 30, 2019 naming Tunnel-Spangler & Associates, Inc. as the best evaluated proposer.

Previous Action: 03/08/2018 SBC Approved issuance of RFP

Minutes: 01/09/2020 SBC Approved consultant selection (Tunnel-Spangler & Associates, Inc.) as a result of an RFP

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a project utilizing the regional consultant for design

Project Title: Lighting and HVAC Upgrades

Project Description: Update lighting in the buildings to LED. Update HVAC equipment including replacing chillers and boilers.

SBC Number: 166/074-01-2020

Total Project Budget: \$555,617.00

Source of Funding:	\$500,000.00	2015	GO Bonds – CapMaint (Empower)	(A/R)
	55,617.00		Plant Funds (Non-Aux)	(A)

Comment: This a FY 19/20 **disclosed** project reported for Quarter 3. Scope to include energy efficient fixtures and equipment and controls in the buildings, which will reduce utility costs. I. C. Thomasson (ICT), the regional consultant, was used to perform the energy audit, complete energy calculations, and assist in completing the Empower application. Utilizing ICT for design services is efficient and will expedite the installation of the energy cost saving measures.

The timeframe for payback of Empower funds is as follows:

	<u>Annual Savings</u>	<u>Simple payback</u>
LED Lighting:	\$32,303	8.3 years
HVAC - Boiler:	\$ 5,345	15.8 years
HVAC - Chiller:	\$13,207	12.0 years
Estimated Annual Savings:	\$38,000	
Estimated Simple Payback:	12 years	

Minutes: 01/09/2020 SBC Approved project utilizing the regional consultant for design

EAST TENNESSEE STATE UNIVERSITY

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

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

Project Title: Millennium Centre Computer Science Renovation

Project Description: Renovate the main level of the Millennium Centre for Computer Science classrooms and offices. The work to include reconfiguration of some walls to meet the departmental requirements. Upgrade and conversion of the IT infrastructure to ETSU standards will also be required. *Additional scope to renovate 2nd floor classrooms and 1st floor auditoriums.*

SBC Number: 369/005-15-2018

Total Project Budget: \$950,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$450,000.00	\$500,000.00	\$950,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$450,000.00			
Change in Funding:		\$500,000.00		
Revised Project Budget:			\$950,000.00	

Comment: This request will allow for the renovation of the 2nd floor classrooms and 1st floor auditoriums.

The project was originally approved as an additional FY 18/19 **disclosed** project reported by THEC in Quarter 3. The project as revised by this request is an additional FY 19/20 **disclosed** project reported by THEC in Quarter 3.

Previous Action: 10/23/2018 ESC Approved a project and to select a designer
 12/17/2018 ESC Approved designer selection (Community Tectonics Architects, Inc.)

Minutes: 01/09/2020 SBC Approved a revision in project budget and scope

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Roaden University Center Sprinkler Expansion

Project Description: Extend the sprinkler system from the new addition into the existing ground floor of the original building.

SBC Number: 364/011-01-2019

Total Project Budget: \$661,610.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$480,000.00	\$181,610.00	\$661,610.00	Plant Funds (Aux-Dining) (A)
Original Project Funding:	\$480,000.00			
Change in Funding:		\$181,610.00		
Revised Project Funding:			\$661,610.00	

Comment: Three bids were received on November 21, 2019. The gap between bid target and overbid is attributed to material price increases and current market conditions. An increase in funding is needed to award a contract to Grand Fire Protection for the base bid and Alternate 1. There will be no additional designer fees.

Previous Action:

01/28/2019	ESC	Approved project and to select designer
02/25/2019	ESC	Approved designer selection (Edmonds Engineering, Inc.)

Minutes:

01/09/2020	SBC	Approved a revision in project budget and funding in order to award a contract
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DEPARTMENT OF ENVIRONMENT & CONSERVATIONStatewide, Tennessee

Requested Action: Approval to award a new contract to a previously selected consultant

Project Title: Engineering Consultant

Project Description: Provide professional engineering services to the agency.

SBC Number: 126/000-01-2018

Total Project Budget: \$500,000.00

Current Project Budget: \$100,000.00

Source of Funding: \$100,000.00 18/19 TDEC Op Funds (A)

Comment: AECOM Technical Services, Inc. was selected through the designer selection process for a potential five-year contract term. The contract inadvertently expired after the first year of the term and the parties desire to enter into this new agreement to allow for the full five years of services, through October 31, 2023.

Previous Action: 11/08/2018 SBC Approved procurement and to select a consultant
01/28/2019 ESC Approved designer selection (AECOM Technical Services, Inc.)

Minutes: 01/09/2020 SBC Approved awarding a new contract to a previously selected consultant

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Natchez Trace State Park, Wildersville, Henderson County, Tennessee

Requested Action: Approval of a project utilizing an Agency Consultant for design and a Central Procurement Office contract for construction

Project Title: Pin Oak Lodge HVAC Replacement

Project Description: Replace HVAC units including ancillary equipment at Pin Oak Lodge and all required work.

SBC Number: 126/057-01-2020

Total Project Budget: \$600,000.00

Source of Funding: \$600,000.00 19/20 TDEC CurrFunds-MajMaint (A)

Comment: There has been unanticipated failure of the HVAC system impacting operations which necessitates replacement.

The use of an Agency Consultant is requested because design is limited to installation of similar equipment and a Central Procurement Office contract is requested because work can be done through a single trade.

Minutes: 01/09/2020 SBC Approved project utilizing an Agency Consultant for design and a CPO contract for construction

DEPARTMENT OF TRANSPORTATIONRegion 3 – Middle TN, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Agency Resources for a portion of construction

Project Title: Region 3 Aerial Survey and Wireless Communications Buildings

Project Description: Construct two buildings 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: \$2,990,000.00

Source of Funding: \$2,990,000.00 19/20 TDOT Plant Construction Funds (A)

Comment: A new Aerial Survey building and a new Wireless Communications building will replace the abandoned driver service center near TDOT's Regional Headquarters on Centennial Boulevard. The building currently housing aerial survey operations is located at the Nashville International Airport, constructed on land leased from the Metropolitan Nashville Airport Authority (MNAA). Because this parcel will be utilized to support a pending airport expansion, MNAA has notified TDOT of its intent to terminate their lease as early as January of 2023 and raze the building. This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

The use of Agency Resources is requested because all necessary demolition and site grading are within the capabilities of the Agency.

Minutes: 01/09/2020 SBC Approved project and to select a designer, and utilizing Agency Resources for a portion of construction

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: Approval of a revision in project funding and to extend the contract an additional twenty-four months

Project Title: Environmental Consultant

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

SBC Number: 529/000-01-2017

Total Project Budget: \$14,800,000.00

Current Project Funding: \$12,800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 1,000,000.00	\$ 0.00	\$ 1,000,000.00	16/17	CurrFunds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	17/18	CurrFunds-CapMaint	(A)
	800,000.00	0.00	800,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	1,000,000.00	0.00	1,000,000.00	18/19	CurrFunds-CapMaint	(A)
	0.00	1,000,000.00	1,000,000.00	19/20	CurrFunds-CapMaint	(A)
	3,500,000.00	1,000,000.00	4,500,000.00		Various Project Funds	(O)
	1,500,000.00	2,000,000.00	3,500,000.00		Various Agency Funds	(O)

Original Project Budget: \$ 8,800,000.00

Change in Funding: \$4,000,000.00

Revised Project Budget: \$12,800,000.00

Comment: Additional funding is a combination of an FY 19/20 line-item in the capital budget for Environmental Consultants and recognizing additional spending authority from various capital projects and agency funds. The increased funding is needed to complete environmental work at several locations across the state. The extension of the contract will allow for the full five years of services, through October 31, 2022.

Previous Action:

06/19/2017	SBC	Approved project and issuing a RFQ
07/13/2017	SBC	Approved a revision in funding
09/14/2017	SBC	Approved awarding consultant contract (EnSafe, Inc.)
03/08/2018	SBC	Approved a revision in funding
12/13/2018	SBC	Approved a revision in project budget and funding

Minutes: 01/09/2020 SBC Approved a revision in project funding and an amendment to contract extending the term

DEPARTMENT OF GENERAL SERVICES

National Civil Rights Museum, Memphis, Shelby County, Tennessee

Requested Action: Approval of a grant agreement

Project Title: National Civil Rights Museum Grant

Project Description: Annual grant to provide maintenance support.

SBC Number: 529/000-01-2020

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This grant is a FY 19/20 line-item in the capital budget and has been determined to be for a public purpose. The grantee is the Lorraine Civil Rights Museum Foundation.

Minutes: 01/09/2020 SBC Approved a grant agreement

DEPARTMENT OF GENERAL SERVICESLibrary and Archives, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: New Library & Archives Building

Project Description: New Library & Archives Building and Garage to reside on a site at the Bicentennial Mall in conformance with recommendations made in the Bicentennial Mall Master Plan completed in 1998.

SBC Number: 529/043-01-2005

Total Project Budget: \$124,221,680.31

Source of Funding:	\$	300,000.00	05/06	CurrFunds-CapImp	(A)
		484,729.02	06/07	CurrFunds-CapImp	(A)
		16,300,000.00		Sec'y of State Op Funds	(A)
		2,600,000.00	13/14	CurrFunds-CapImp	(A)
		5,000,000.00		FRF Reserves	(R)
		1,528,922.99	12/13	FRF CurrFunds-CapMaint	(R)
		40,000,000.00	17/18	FRF CurrFunds-CapImp	(A)
		57,587,000.00	2018	FRF GOBonds-CapImp	(A)
		421,028.30	16/17	FRF CurrFunds-CapImp	(R)

Comment: Funds are being reallocated within budget categories from construction contingency. Management of the GMP negated the need for this extra contingency. The Total Project Budget is unaffected by these changes.

Previous Action:

10/13/2005	SBC	Referred with the authority to act
10/24/2005	ESC	Approved planning & designer (Tuck-Hinton/Thomas-Miller, jv) and CFP Group
08/10/2006	SBC	Revised planning funds
12/14/2006	SBC	Revised total project cost; approved conceptual design
06/14/2007	SBC	Revised planning funds
09/13/2007	SBC	Revised planning funds; approved revised conceptual design
02/25/2008	ESC	Presentation regarding sole source
03/13/2008	SBC	Approved sole source contracts (HK Systems and Diamond Phoenix Corporation)
07/10/2008	SBC	Revised planning funds
09/10/2009	SBC	Revised planning funds (decrease)
11/15/2012	SBC	Revised budget and sources of funding
08/08/2013	SBC	Revised budget and sources of funding
12/12/2013	SBC	Approved CM/GC (Turner Construction)
06/19/2017	SBC	Revised budget and source(s) of funding, approved Early Design; approved project budget
07/13/2017	SBC	Approved revision in project budget and funding and to proceed with design and construction
01/28/2019	ESC	Reported approval of utilizing CPO procurement for a portion of the work.

Minutes: 01/09/2020 SBC Approved a revision in project funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State