

MINUTES
STATE BUILDING COMMISSION
January 13, 2022

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. Speaker Cameron Sexton called the meeting to order at 11:04 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
Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury

MEMBERS ABSENT

Chairman Bill Lee, Governor
Butch Eley, Commissioner, Department of Finance and Administration

ORGANIZATION

- Tennessee Board of Regents
- University of Tennessee
- State Building Commission

PRESENTER

Chancellor Dr. Flora Tydings
President Randy Boyd
State Architect Ann McGauran

OTHER PARTICIPANTS

Chuck Griffin, Barber McMurry Architects

CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**
Project Title: Hooper Eblen Center Roof Replacement & Exterior Repairs
SBC Project No: 364/011-03-2019
Requested Action: Approval of a revision in funding

2. Agency: **East Tennessee State University**
Project Title: Baseball Team Area and Hitting Facility
SBC Project No: 369/005-01-2022
Requested Action: Approval of a gift-in-place project with plans and specifications to be approved by the State Architect

3. Agency: **East Tennessee State University**
Project Title: Buc Ridge Multiple Building Renovation
SBC Project No: 369/005-09-2021
Requested Action: Approval of a revision in project budget and funding

4. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Farrell Westbrook Laboratories
SBC Project No: 166/001-01-2022
Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **Tennessee Board of Regents / Cleveland State Community College**
Project Title: Science Building Renovations
SBC Project No: 166/013-01-2021
Requested Action: Approval of a revision in project budget and funding

6. Agency: **Tennessee Board of Regents / Dyersburg State Community College**
Project Title: Surgical Technician Renovation
SBC Project No: 166/017-01-2022
Requested Action: Approval of a project and proceeding with the process to select a designer

7. Agency: **University of Tennessee Health Science Center**
Project Title: Regional Biocontainment Lab HVAC Upgrades
SBC Project No: 540/013-01-2022
Requested Action: Approval of a project and utilizing a previously selected designer

8. Agency: **University of Tennessee Health Science Center**
Project Title: 910 Madison Ave Renovations
SBC Project No: 540/013-01-2020
Requested Action: Approval of a revision in project budget and funding

9. Agency: **University of Tennessee – Knoxville**
Project Title: Buehler Hall Structural Repairs
SBC Project No: 540/009-02-2022
Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **University of Tennessee – Knoxville**
Project Title: HPER Building Upgrades
SBC Project No: 540/009-03-2022
Requested Action: Approval of a project and proceeding with the process to select a designer
11. Agency: **University of Tennessee – Knoxville**
Project Title: Lake Ave 2007 & 2023 Parking Lots
SBC Project No: 540/009-16-2019
Requested Action: Approval to cancel the project
12. Agency: **University of Tennessee – Knoxville**
Project Title: Classroom Upgrades (19/20)
SBC Project No: 540/009-06-2020
Requested Action: Approval of a revision in project budget and funding
13. Agency: **University of Tennessee – Knoxville**
Project Title: Volunteer Hall Painting
SBC Project No: 540/009-03-2020
Requested Action: Approval of a revision in project budget and funding
14. Agency: **University of Tennessee**
Project Title: Professional Consultants
SBC Project No: 540/000-01-2020
Requested Action: Approval to award contracts to previously selected consultants
15. Agency: **Department of Military**
Project Title: Master Planning Consultant for VTS Milan and VTS Smyrna Updates
SBC Project No: 361/000-03-2020
Requested Action: Approval to award a contract to a previously selected consultant
16. Agency: **Department of Finance & Administration**
Project Title: Premise Wiring Installation
SBC Project No: 529/000-01-2022
Requested Action: Approval of a procurement and to issue a Request for Proposals
17. Agency: **Department of General Services**
Project Title: Lowell Thomas Building 1st and 3rd Floor Renovations for DAG
SBC Project No: 523/060-01-2022
Requested Action: Approval of a project and proceeding with the process to select a designer
18. Agency: **Department of General Services**
Project Title: STREAM Consultants
SBC Project No: 529/000-02-2019
Requested Action: Approval of a revision in project budget and funding
19. Agency: **Department of Environment & Conservation**
Transaction: Acquisition – Lease (Land)
Provision(s): Waiver of advertisement and appraisals

20. Agency: **Department of Environment & Conservation**
Transaction: Acquisition – Lease (Land)
Provision(s): Waiver of advertisement and appraisals

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Tornado Repairs and Replacement

Project Description: Building and structural repairs and replacement for TSU Agriculture campus caused by the tornado event of March 3, 2020. Design teams and work crews have begun assessing the damage and implementing emergency safety and stabilization protocols. This project will account for those significant measures already taken as well as those to come for site clean-up, temporary repairs, utility restoration, and permanent building repairs and restorations.

SBC Number: 166/001-01-2020

Total Project Budget: \$23,850,000.00

Current Project Funding: \$ 9,339,037.40

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00	19/20	CurrFunds-CapImp (E&C)	(A)
	205,337.23	273,053.86	478,391.09		Federal Grant (USDA)	(F)
	7,191,548.39	1,337,140.92	8,528,689.31		Insurance Proceeds	(O)
	0.00	31,957.00	31,957.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$ 7,696,885.62					
Change in Funding:		\$1,642,151.78				
Revised Project Budget:			\$9,339,037.40			

Comment: Insurance proceeds are being added to completely fund the Ag Education Building base bid. The campus is adding funds to provide enhancements to the Ag Education Building and to complete funding for the General Services Building Roof.

Previous Action:

03/12/2020	SBC	Referred to ESC with authority to act
03/23/2020	ESC	Approved project utilizing the regional consultant and a previously selected designer
09/21/2020	ESC	Approved designer selection (Melvin Gill Architects)
01/14/2021	SBC	Approved revision in funding and use of previously selected CM/GC (Hoar Construction)
07/22/2021	SBC	Approved revision in budget and funding & use of previous designer
11/10/2021	SBC	Approved a revision in funding

Minutes: 01/13/2022 SBC Lieutenant Governor McNally asked if this was covered by insurance. Chancellor Tydings replied that the majority was covered by insurance.

The Commission approved a revision in project funding.

TENNESSEE BOARD OF REGENTS

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

Requested Action: **Approval of the Early Design Phase** as presented by Barber McMurry Architects

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)

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 award of CM/GC (Hoar Construction)
 09/09/2021 SBC Approved revision in scope and funding

Minutes: 01/13/2022 SBC Chancellor Tydings introduced Mr. Chuck Griffin with Barber McMurry Architects. Mr. Griffin gave the presentation stating that the project is in budget and on schedule.

The Commission approved the EDP as presented by Barber McMurry Architects.

UNIVERSITY OF TENNESSEE

University of Tennessee - Knoxville, Oak Ridge, Anderson County, Tennessee

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

Project Title: JICS Roof Replacement

Project Description: Replace the roof and related components at the Joint Institute for Computational Sciences (JICS) Building.

SBC Number: 540/009-01-2022

Total Project Budget: \$2,500,000.00

Source of Funding: \$2,500,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 21/22 **disclosed** project reported by THEC in Quarter 3. The current PVC roof is original to the building (2004) and is leaking.

Minutes: 01/13/2022 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 budget and funding, to award a Guaranteed Maximum Price (GMP) to perform the work**

Project Title: Football/Athletic Facility

Project Description: This project will construct a new football/athletic training facility for the intercollegiate athletic program, located on the north edge of campus at the McKenzie Arena as sited in the 2012 campus master plan. A portion of the arena will be renovated to accommodate the facility and upgrade existing conditions including finishes and building systems. Programming and a review of the athletic facilities master plan will also be included.

SBC Number: 540/005-04-2016

Total Project Budget: \$34,650,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$25,650,000.00	\$0.00	\$25,650,000.00	TSSBA	(A)
	3,500,000.00	0.00	3,500,000.00	Gifts	(O)
	0.00	5,500,000.00	5,500,000.00	Plant Funds (Aux-Athletics)	(A)
Original Project Budget:	\$29,150,000.00				
Change in Funding:		\$5,500,000.00			
Revised Project Budget:			\$34,650,000.00		

Comment: This request increases the budget from \$29,150,000.00 to \$34,650,000.00 in order to accept the GMP primarily due to increased cost of structural steel, metal studs/drywall, HVAC, Electrical, and Site work.

Previous Action:	05/12/2016	SBC	Approved preplanning a project budget, scope, funding and source of funding and proceeding with the process to select a designer.
	02/08/2018	SBC	Approved revision in project scope and issuing a RFQ utilizing University procurement to select a programmer
	05/10/2018	SBC	Approved revision in project budget, scope, and funding
	08/08/2019	SBC	Approved revision in project budget and funding and utilizing CM/GC
	08/22/2019	ESC	Approved designer selection (Derthick, Henley & Wilkerson Architects, PLLC)
	11/14/2019	SBC	Approved awarding a CM/GC contract (Hoar Construction)
	04/08/2021	SBC	Approved revision in project budget, scope, and funding
	05/13/2021	SBC	Approved EDP presentation

Minutes: 01/13/2022 SBC Approved a revision in project budget and funding, awarding a Guaranteed Maximum Price (GMP) to perform the work

UNIVERSITY OF TENNESSEE

Bid Activity Report

- 1) **University of Tennessee – Knoxville**, Knoxville
(Window Replacements & Masonry Repairs 20/21)
SBC Project No. 540/009-01-2021
Bid Date: 12/09/2021
Target: \$3,600,000.00
MACC: \$3,960,000.00
SBC Action: Referred to ESC with authority to act

- 2) **University of Tennessee – Institute of Agriculture**, Walland
(East TN Animal & Environmental Unit Improvements)
SBC Project No. 540/001-01-2021
Bid Date: 12/17/2021
Target: \$1,275,000.00
MACC: \$1,403,000.00
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 20, 2021.

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:** Tennessee State University
Location: Nashville, Tennessee
Project Title: Harned Hall HVAC Upgrade
SBC Project No: 166/001-06-2019 **Approval Date:** 12/13/2021
Designer: Edmonds Engineering **Contractor:** Demand Mechanical, LLC
Construction Completion %: 95% **Targeted Substantial Completion:** 01/12/2022
Change Order No. 5 **Comment: Omission**
Change Order Amount: \$4,868.97 This change order addresses the need to replace an existing, hot water pump including testing and balancing.
Change Order Percentage: 1.44% This change order adds 60 days to the project schedule.
Cumulative Percentage: 19.18%
Approved Project Funding **After This Change Order**
Original Bid Target: \$650,000.00
Base Contract Amount: \$338,807.00 **Revised Contract Amount:** \$403,775.34
Contingency: \$65,000.00 **Remaining Undedicated Funds:** \$311,224.66
- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville, Tennessee
Project Title: McMinnville Ag. Ctr Multiple Bldg Repairs
SBC Project No: 166/001-07-2019 **Approval Date:** 11/19/2021
Designer: Hefferlin + Kronenberg **Contractor:** Polk & Assoc. Construction, Inc.
Construction Completion %: 15% **Targeted Substantial Completion:** 11/28/2021
Change Order No. 2 **Comment: Added Scope**
Change Order Amount: \$11,624.47 This change order addresses the need to replace roof insulation and other related roof. This change orders adds 60 days to the project schedule.
Change Order Percentage: 3.52%
Cumulative Percentage: 11.04%
Approved Project Funding **After This Change Order**
Original Bid Target: \$450,000.00
Base Contract Amount: \$330,000.00 **Revised Contract Amount:** \$366,431.51
Contingency: \$40,000.00 **Remaining Undedicated Funds:** \$123,568.49

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Roane State Community College
Location: Harriman, Tennessee
Project Title: Baseball & Softball Complex Imp.
SBC Project No: 166/027-04-2018 **Approval Date:** 11/29/2021
Designer: Studio Four Design, Inc **Contractor:** Monolith Construction, LLC
Construction Completion %: 63% **Targeted Substantial Completion:** 02/18/2022
Change Order No. 11 **Comment: Added Scope**
Change Order Amount: \$4,218.47 This change order addresses the need to install a transformer cabinet and meter base as required by the utility district.
Change Order Percentage: .38% **After This Change Order**
Cumulative Percentage: 19.78%
Approved Project Funding
Original Bid Target: \$1,140,000.00
Base Contract Amount: \$1,099,690.00 **Revised Contract Amount:** \$1,317,234.27
Contingency: \$105,000.00 **Remaining Undedicated Funds:** \$67,765.73
- 4) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton State Park Restaurant & Visitor Center
SBC Project No: 126/051-02-2017 **Approval Date:** 11/30/2021
Designer: Tinker Ma **Contractor:** Southland Constructors, Inc.
Construction Completion %: 99.58% **Targeted Substantial Completion:** 12/10/2021
Change Order No. 8 **Comment: Unavoidable Delays/Omission**
Change Order Amount: \$4,559.95 This change order addresses the need to add time to the project as a result of manufacturing delays which is identified as an unavoidable delay. This change order addresses the need to add electrical and HVAC components which is identified as a designer omission. This change order adds 136 days to the project schedule.
Change Order Percentage: 10.08% **After This Change Order**
Cumulative Percentage: 15.64%
Approved Project Funding
Original Bid Target: \$6,246,842.97
Base Contract Amount: \$5,465,600.00 **Revised Contract Amount:** \$6,320,446.98
Contingency: \$1,115,249.82 **Remaining Undedicated Funds:** \$1,045,901.25
- 5) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation
Location: Burns, Tennessee
Project Title: Montgomery Bell State Park Inn Renovation
SBC Project No: 126/054-01-2017 **Approval Date:** 12/10/2021
Designer: EOA Architects **Contractor:** Doster Construction
Construction Completion %: 100% **Targeted Substantial Completion:** 10/01/2021
Change Order No. 29 **Comment: Unavoidable Delays/Cost Efficiencies**
Change Order Amount: (\$17,416.00) This change order addresses a reduction in contract sum for unused CMGC contingency funds identified as a cost efficiency. The change order also addresses the need to add 34 days to the project due to facility use by owner and material delays which are identified as unavoidable delays.
Change Order Percentage: (.21%) **After This Change Order**
Cumulative Percentage: 10.14%
Approved Project Funding
Original Bid Target: \$8,489,520.00
Base Contract Amount: \$8,489,520.00 **Revised Contract Amount:** \$9,350,785.00
Contingency: \$848,925.00 **Remaining Undedicated Funds:** \$150,868.82

6) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Ripley, Tennessee
Project Title: Ripley RC HVAC and Energy Updates
SBC Project No: 361/077-01-2019 **Approval Date:** 12/17/2021
Designer: Wold HFR Design **Contractor:** Damon-Marcus Company
Construction Completion %: 96% **Targeted Substantial Completion:** 04/13/2022
Change Order No. 5 **Comment: Hidden Conditions/Codes**
Change Order Amount: \$27,339.01 This change order addresses the need to provide door and door hardware replacements which were identified as a code-required change. This change order also addresses the need to repair or replace damaged tiles identified as a hidden condition. This change order adds 195 days to the project schedule.
Change Order Percentage: 4.30%
Cumulative Percentage: 20.29%

Approved Project Funding

Original Bid Target: \$630,000.00
Base Contract Amount: \$631,703.00
Contingency: \$63,000.00

After This Change Order

Revised Contract Amount: \$759,924.36
Remaining Undedicated Funds: \$40,505.24

7) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Smyrna, Tennessee
Project Title: Smyrna VTS Bldg 570 Energy & Water Efficiency Improvements
SBC Project No: 361/079-04-2020 **Approval Date:** 12/01/2021
Designer: N/A **Contractor:** WESCO Service LLC dba WESCO Energy Solution
Construction Completion %: 95% **Targeted Substantial Completion:** 03/07/2022
Change Order No. 1 **Comment: Added Scope**
Change Order Amount: \$22,153.85 This change order addresses the need to provide a revised life cycle cost analysis calculation as required by the EMPOWER program which was identified as value added.
Change Order Percentage: 10.21%
Cumulative Percentage: 10.21%

Approved Project Funding

Original Bid Target: \$216,979.00
Base Contract Amount: \$216,979.00
Contingency: \$23,021.00

After This Change Order

Revised Contract Amount: \$239,132.85
Remaining Undedicated Funds: \$23,021.00

Initial and Revised Approvals of Capital Projects

- Reported the following five 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:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Upgrades to Gentry Center
Project Description: Combine 2nd floor Cardio Pulmonary Unit (CPU) Lab and classroom into one large CPU Lab. Renovate two supply rooms into a new restroom and Body Composition Lab. Includes related finishes and MEP changes.
SBC Project No. 166/001-10-2019
Total Project Budget: \$450,000.00
Source of Funding: Federal (Title III Grant) (F)
Approval: Approved a revision in project budget and funding in order to award a contract (increased budget by \$50,000.00)
Approval Date: 12/17/2021

- 2) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Bristol Family Practice HVAC Maintenance
Project Description: Replace the air handling units, heating, and cooling equipment. Modify duct work as necessary and provide air balance for the air distribution system and all other associated work.
SBC Project No. 369/005-10-2021
Total Project Budget: \$450,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 12/17/2021
- 3) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Johnson City Family Practice Maintenance
Project Description: Replace all flooring materials, paint all rooms, and ceiling tiles and all associated work in the facility.
SBC Project No. 369/005-11-2021
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 12/17/2021
- 4) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Student Success Center
Project Description: Renovate interior space of the College of Engineering & Computer Science (CECS) building to provide a Student Success Center for the CECS. Project will include all related work associated with the building modifications that will create these new offices and workrooms.
SBC Project No. 540/005-06-2021
Total Project Budget: \$275,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in budget and funding (increased budget by \$75,000.00)
Approval Date: 12/17/2021
- 5) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Building B Art Studio
Project Description: Renovate existing space in Building B on UT Drive to house a new Art Studio. The changes will include space reconfiguration along with building system changes to accommodate the new function.
SBC Project No. 540/009-38-2021
Total Project Budget: \$150,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer and utilizing Campus Resources and System Procurement for construction
Approval Date: 12/17/2021

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Tennessee State Veterans Homes Board
Location: Knoxville, Tennessee
Project Title: Knoxville Veterans Home HVAC Upgrades
Project Description: Upgrade the HVAC system to provide adequate heating and cooling in various areas of the building and all related work.
SBC Project No. 680/002-01-2016
Total Project Budget: \$183,000.00
Source of Funding: 16/17 CurrFunds-CapMaint (A)
Approval: Approved utilizing the IDIQ alternative delivery method
Approval Date: 12/15/2021

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:** University of Tennessee Institute of Agriculture
Location: Spring Hill, Tennessee
Project Title: ADA Compliance UTK & UTIA
SBC Project No. 540/000-03-2017
Designer: AECOM Technical Services
Amount: \$8,430.00
Explanation: This ASR is for building and site surveys to document existing accessibility issues.
Approval Date: 12/08/2021
OSA Receipt Date: 12/09/2021
 - 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Neyland Stadium South Renovations
SBC Project No. 540/009-02-2017
Designer: Cope Associates, Inc.
Amount: \$233,436.00
Explanation: This ASR is for construction and material testing.
Approval Date: 12/10/2021
OSA Receipt Date: 12/13/2021

- 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Engineering Services Facility
SBC Project No. 540/009-05-2016
Designer: McCarty Holsaple McCarty
Amount: \$80,460.40
Explanation: This ASR is for above basic services to revise the radioisotope monitoring design and for consultant services relating to technical security and oversight. This ASR also includes programmatic services including the integration of training and certification systems into the campus learning management system and for services involving window film design.
- Approval Date:** 12/07/2021
OSA Receipt Date: 12/09/2021
- 4) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: UT Visitor Center Creamery
SBC Project No. 540/009-20-2019
Designer: Dollar & Ewers Architecture, Inc.
Amount: \$2,868.00
Explanation: This ASR is for project programmatic services relating to the replacement of HVAC equipment.
- Approval Date:** 11/23/2021
OSA Receipt Date: 11/23/2021

Other Business

There being no further business, the meeting adjourned at 11:13 a.m.

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TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Hooper Eblen Center Roof Replacement & Exterior Repairs

Project Description: Replace the roof on Hooper Eblen Center, repair or replace flashing, decking, coping and other roof components as needed. Repair masonry above the roof if required. Complete exterior repairs to prevent water intrusion into the building.

SBC Number: 364/011-03-2019

Total Project Budget: \$2,990,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,550,000.00	\$1,440,000.00	\$2,990,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$1,550,000.00			
Change in Funding:		\$1,440,000.00		
Revised Project Budget:			\$2,990,000.00	

Comment: Initial funding addressed the roof replacement. This added funding will address the exterior repairs.

Previous Action: 07/11/2019 SBC Approved project and to select a designer
 07/22/2019 SBC Approved designer selection (Richard C. Rinks & Associates, Inc.)

Minutes: 01/13/2022 SBC Approved a revision in funding

EAST TENNESSEE STATE UNIVERSITYEast Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Baseball Team Area and Hitting Facility

Project Description: One-story structure to the home team dugout to include batting cages, locker room, umpire suite, sports medicine, coaches' offices, restrooms and meeting area.

SBC Number: 369/005-01-2022

Total Project Budget: \$2,200,000.00

Source of Funding: \$2,200,000.00 Gift-in-Place (O)

Comment: This request adds funding from an additional FY 21/22 **disclosed** project reported by THEC in Quarter 2 originally disclosed as \$3,300,000.00. The anticipated project was originally thought to be a larger two- story structure but the currently planned one story structure will meet the departments' needs.

Minutes: 01/13/2022 SBC Approved a gift-in-place project with plans and specifications to be approved by the State Architect

EAST TENNESSEE STATE UNIVERSITYEast Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Buc Ridge Multiple Building Renovation

Project Description: Buc Ridge renovation in multiple buildings to include HVAC repairs/replacements, kitchen, bathroom, exterior, plumbing, lighting, and all associated work.

SBC Number: 369/005-09-2021

Total Project Budget: \$3,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,500,000.00	\$1,500,000.00	\$3,000,000.00	Plant Funds (Aux-Housing) (A)
Original Project Budget:	\$1,500,000.00			
Change in Funding:		\$1,500,000.00		
Revised Project Budget:			\$3,000,000.00	

Comment: This request adds funding from an additional FY 21/22 **disclosed** project reported by THEC in Quarter 3. This request increases the project budget from \$1,500,000 to \$3,000,000 due to the addition of the Buc Ridge Buildings E, R, & S to the Buc Ridge Buildings A, B, C, & D which were initially included in the project. This will complete this project.

Previous Action: 11/10/2021 SBC Approved project and to select a designer
 11/22/2021 SBC Approved designer selection (Thompson & Litton, Inc.)

Minutes: 01/13/2022 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: Farrell Westbrook Laboratories

Project Description: Convert the existing old greenhouse (Room 121) and Room109 into new science labs.

SBC Number: 166/001-01-2022

Total Project Budget: \$810,000.00

Source of Funding: \$810,000.00 Federal Grant (USDA) (F)

Comment: These are two additional FY 21/22 **disclosed** projects reported by THEC in Quarter 2 as Farrell-Westbrook Ag Complex-New Lab (Room 109) and Farrell-Westbrook Ag Complex New Lab (Old Greenhouse, Room 121).

Minutes: 01/13/2022 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Cleveland State Community College, Cleveland, Bradley County, Tennessee

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

Project Title: Science Building Renovations

Project Description: Renovate Science Building, including updates and repairs to outdated systems, replace finishes which are worn out and damaged by water intrusion, replace defective windows, correct exterior masonry walls, renovate restrooms, replace lighting, update labs and all related work.

SBC Number: 166/013-01-2021

Total Project Budget: \$2,036,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,880,000.00	\$ 0.00	\$1,880,000.00	21/22	CurrFunds-CapMaint (MP)	(A)
	0.00	156,000.00	156,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,880,000.00					
Change in Funding:		\$156,000.00				
Revised Project Budget:			\$2,036,000.00			

Comment: Funding was increased from \$1,880,000 to \$2,036,000 to meet the designer’s estimate. The cost of renovation work has increased since CISCC submitted the project and there is more work necessary to complete the work in the restrooms to meet current codes.

Previous Action: 07/22/2021 SBC Approved project
 07/22/2021 ESC Approved designer selection (Franklin Associates Architects)

Minutes: 01/13/2022 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSDyersburg State Community College, Dyersburg, Dyer County, Tennessee **

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

Project Title: Surgical Technician Renovation

Project Description: Renovate Engineering lab into a new space for Surgical Technician program in the Baptist Memorial Health Care Academic Building at the Jimmy Naifeh Center.

SBC Number: 166/017-01-2022

Total Project Budget: \$610,000.00

Source of Funding:

\$270,122.00	Plant Funds (Non-Aux)	(A)
339,878.00	Federal Grant (USDA)	(F)

Comment: This is an additional FY 21/22 disclosed project reported by THEC in Quarter 3.

Minutes: 01/13/2022 SBC Approved project and to select a designer

** Work will be done in Tipton County

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

Requested Action: Approval of a project and utilizing a previously selected designer

Project Title: Regional Biocontainment Lab HVAC Upgrades

Project Description: Upgrades the HVAC systems which are in connection with the exhaust and laboratory needs of biocontainment labs.

SBC Number: 540/013-01-2022

Total Project Budget: \$1,400,000.00

Source of Funding:	\$ 827,355.00	Grant (NIH)	(O)
	572,645.00	Plant Funds (Non-Aux)	(A)

Comment: This is an additional FY 21/22 disclosed project originally disclosed at \$1,105,000.00 reported by THEC in Quarter 1. The increase is due to the escalated market conditions. Federal Funds are provided by the National Institute of Health (NIH). The previously selected designer (Barham/Cain/Mynatt, Inc.) is requested due to the specific nature of the project scope, the expertise needed, and to expedite the project schedule in order to meet the requirements of the grant. This designer was part of the original design team for the lab.

Minutes: 01/13/2022 SBC Approved project and utilizing a previously selected designer (Barham/Cain/Mynatt, Inc.)

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

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

Project Title: 910 Madison Ave Renovation

Project Description: This project will renovate the 5th floor including abatement of flooring material, new carpet and furniture, replace ceiling grid, tile, and light fixtures, and HVAC maintenance for the ground level, 1st, and 5th floors. Also includes renovations for 4th floor carpeting, 10th floor buildout of two offices.

SBC Number: 540/013-01-2020

Total Project Budget: \$714,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$675,000.00	\$39,000.00	\$714,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$675,000.00			
Change in Funding:		\$39,000.00		
Revised Project Budget:			\$714,000.00	

Comment: The budget increase from \$675,000.00 to \$714,000.00 is primarily due to material escalation.

Previous Action:

01/25/2020	ESC	Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction.
02/22/2021	ESC	Approved a revision in project scope.
06/10/2021	SBC	Approved a revision in project scope, budget, and funding

Minutes: 01/13/2022 SBC Approved a revision in project budget and funding

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

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

Project Title: Buehler Hall Structural Repairs

Project Description: Structural stabilization will be provided for Buehler Hall, including wall stabilization and anchoring system, and stiffening reinforcement of the mechanical penthouse. It includes all related work to complete the project.

SBC Number: 540/009-02-2022

Total Project Budget: \$860,000.00

Source of Funding: \$860,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 21/22 **disclosed** project reported by THEC in Quarter 3.

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

Minutes: 01/13/2022 SBC Approved project and to select a designer

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

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

Project Title: HPER Building Upgrades

Project Description: Upgrade the Health, Physical Education and Recreation (HPER) Building locker rooms and restrooms including finishes, security, and accessibility. Work to also include elevator cab and machine room improvements.

SBC Number: 540/009-03-2022

Total Project Budget: \$1,800,000.00

Source of Funding: \$1,800,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 21/22 disclosed project reported by THEC in Quarter 3.

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

Minutes: 01/13/2022 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Lake Ave 2007 & 2023 Parking Lots

Project Description: This project will raze houses located at 2007 and 2023 Lake Avenue and create parking lots with lighting.

SBC Number: 540/009-16-2019

Original Project Budget: \$300,000.00

Project Expenditures: \$ 35,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$300,000.00	\$(265,000.00)	\$35,000.00	Plant Funds (Aux-Parking) (A)
Original Project Funding:	\$300,000.00			
Change in Funding:		\$(265,000.00)		
Revised Project Budget:			\$35,000.00	

Comment: The building located at 2023 Lake Avenue was not demolished; therefore, the project needs to be canceled. Campus has determined this building will continue to be used for educational purposes for the foreseeable future.

Previous Action: 08/22/2019 ESC Approved project and utilizing Campus Consultant (Dollar & Ewers Architecture, Inc.) for design and Campus Resources for construction

Minutes: 01/13/2022 SBC Approved cancellation of the project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Classroom Upgrades (19/20)

Project Description: This project will upgrade multiple classrooms in multiple buildings including new technology, finishes, furnishings, flooring, lighting, ceilings, building systems, minor wall modifications, and safety improvements.

SBC Number: 540/009-06-2020

Total Project Budget: \$5,514,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$4,218,000.00	\$1,296,000.00	\$5,514,000.00	Plant Funds (Non-Aux) (A)
Original Project Funding:	\$4,218,000.00			
Change in Funding:		\$1,296,000.00		
Revised Project Funding:			\$5,514,000.00	

Comment: This request increases the budget from \$5,000,000.00 to \$5,514,000.00. The increased funding will allow work to additional buildings, including: Alumni Memorial (1932/2003), Dougherty Engineering (1961), Jesse Harris (1926), Natalie Haslam Music Center, Nielsen Physics (1960), and Science and Engineering. Campus Resources and System Procurement will be used to expedite the work within scheduled vacancy of the buildings.

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

Previous Action:	04/09/2020	SBC	Approved project, to select a designer, and utilizing Campus Resources and System Procurement for construction
	04/20/2020	ESC	Approved designer selection (Brewer Ingram & Fuller Architects)
	01/14/2021	SBC	Approved a revision in funding
	03/11/2021	SBC	Approved a revision in scope and funding
	05/24/2021	ESC	Approved a revision in funding
	10/14/2021	SBC	Approved a revision in scope and funding

Minutes: 01/13/2022 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

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: \$1,325,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 800,000.00	\$525,000.00	\$1,325,000.00	Plant Funds (Aux-Housing) (A)
Original Project Budget:	\$ 800,000.00			
Change in Funding:		\$525,000.00		
Revised Project Budget:			\$1,325,000.00	

Comment: This request increases the budget from \$800,000.00 to \$1,325,000.00 due to having more wall repairs than originally planned and to cover the increase in painting costs due to the current market conditions.

Previous Action: 01/09/2020 SBC Approved project and utilizing System Procurement for construction

Minutes: 01/13/2022 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Statewide, Tennessee

Requested Action: **Approval to award contracts to previously selected consultants**

Project Title: Professional Consultants

Project Description: This project will provide system-wide professional consulting services for various types of specialties.

SBC Number: 540/000-01-2020

Total Project Budget: \$4,755,000.00

Source of Funding: \$4,755,000.00 Plant Funds (Non-Aux) (A)

Comment: 47 agreements expired prior to renewing the extensions; therefore, new contracts are needed. This is the second year of a maximum of five years for these contracts.

Previous Action: 10/08/2020 SBC Approved procurement and to issue RFQs
 04/08/2021 SBC Approved revision in project budget and funding
 07/22/2021 SBC Approved revision in project budget and funding
 10/14/2021 SBC Approved a revision in project budget and funding, extending current contracts an additional 12 months, and to select designers

Minutes: 01/13/2022 SBC Approved awarding contracts to previously selected consultants

Professional Consultant Contract Dates

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

Specialty	Firm	Start Date	Current End Date	Anticipated Maturity Date
Architectural - Knoxville	Architects Weeks Ambrose McDonald, Inc.	11/01/2020	10/31/2021	10/31/2025
Architectural - Knoxville	Dollar & Ewers Architecture, Inc.	11/01/2020	10/31/2022	10/31/2025
Architectural - Knoxville	Sanders/Pace Architecture, LLC	11/01/2020	10/31/2021	10/31/2025
Architectural - Knoxville	Brewer, Ingram & Fuller Architects, Inc.	11/01/2021	10/31/2022	10/31/2025
Architectural - Knoxville	The Architectural Collaborative, LLC	11/01/2021	10/31/2022	10/31/2025
Architectural - Chattanooga	Franklin Associates Architects	11/01/2020	10/31/2021	10/31/2025
Architectural - Chattanooga	Tinker Ma, Inc.	11/01/2020	10/31/2022	10/31/2025
Architectural - Chattanooga	Workshop Architecture, LLC	11/01/2020	10/31/2021	10/31/2025
Architectural - Chattanooga	Derthick Henley & Wilkerson Architects, PLLC	11/01/2021	10/31/2022	10/31/2025
Architectural - Chattanooga	Billingsley Architecture	11/01/2021	10/31/2022	10/31/2025
Architectural - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2022	10/31/2025
Architectural - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022	10/31/2025
Architectural - Memphis/Martin	Renaissance Group, Inc.	11/01/2020	10/31/2022	10/31/2025
Architectural - Nashville	Aecom Technical Services, Inc.	11/01/2020	10/31/2022	10/31/2025
Bldg. Envelope - Knoxville	Roof Design & Consulting Services, Inc.	11/01/2020	10/31/2022	10/31/2025
Bldg. Envelope - Chattanooga	Building Management Consultants	11/01/2020	10/31/2021	10/31/2025
Bldg. Envelope - Chattanooga	Hefferlin + Kronenberg Architects, PLLC	11/01/2021	10/31/2022	10/31/2025
Bldg. Envelope - Chattanooga	PLLC			
Bldg. Envelope - Memphis/Martin	TLM & Associates, Inc.	11/01/2020	10/31/2022	10/31/2025
Bldg. Envelope - Nashville	Professional Service Industries	11/01/2020	10/31/2022	10/31/2025
Civil - Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022	10/31/2025
Civil - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2022	10/31/2025
Civil - Chattanooga	Croy Engineering, LLC	11/01/2020	10/31/2022	10/31/2025
Civil - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2022	10/31/2025
Civil - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022	10/31/2025
Civil - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2022	10/31/2025
Civil - Nashville	Collier Engineering Co, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Knoxville	West Welch Reed Engineers, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Knoxville	Facility Systems Consultants, LLC	11/01/2020	10/31/2022	10/31/2025
Electrical - Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Memphis/Martin	OGCB, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical-Pwr Dist - Knoxville	Allen & Hoshall, Inc.	11/01/2020	10/31/2022	10/31/2025
Electrical-Pwr Dist - Chattanooga	MBI Companies, Inc.	11/01/2020	10/31/2021	10/31/2025
Electrical-Pwr Dist - Chattanooga	CMTA, Inc.	11/01/2021	10/31/2022	10/31/2025
Environmental - Knoxville	Quantum Environmental & Engineering Services, LLC	11/01/2020	10/31/2022	10/31/2025

Environmental - Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2021	10/31/2025
Environmental - Knoxville	Geoservices, LLC	11/01/2021	10/31/2022	10/31/2025
Environmental - Chattanooga	S&ME, Inc.	11/01/2020	10/31/2021	10/31/2025
Environmental - Chattanooga	Barge Design Solutions, Inc.	11/01/2020	10/31/2021	10/31/2025
Environmental - Chattanooga	Professional Environmental Consulting, Inc.	11/01/2021	10/31/2022	10/31/2025
Environmental - Chattanooga	Jacobs Engineering Group, Inc.	11/01/2021	10/31/2022	10/31/2025
Environmental - Memphis/Martin	Fisher and Arnold, Inc.	11/01/2020	10/31/2022	10/31/2025
Environmental - Nashville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022	10/31/2025
Geotechnical – Knoxville	Shield Engineering, Inc.	11/01/2020	10/31/2022	10/31/2025
Geotechnical – Knoxville	Geoservices, LLC	11/01/2020	10/31/2022	10/31/2025
Geotechnical – Memphis/Martin	Terracon Consultants, Inc.	11/01/2020	10/31/2022	10/31/2025
Geotechnical – Nashville	ECS Southeast, LLP	11/01/2020	10/31/2022	10/31/2025
Interior Design – Knoxville	Z Creative Group, Inc.	11/01/2020	10/31/2022	10/31/2025
Interior Design – Knoxville	Lauderdale Design Group, Inc.	11/01/2020	10/31/2022	10/31/2025
Landscape - Knoxville	Ross/Fowler, PC	11/01/2020	10/31/2022	10/31/2025
Landscape - Knoxville	Hedstrom Landscape Architecture	11/01/2020	10/31/2022	10/31/2025
Landscape - Chattanooga	Ross/Fowler, PC	11/01/2020	10/31/2022	10/31/2025
Landscape - Chattanooga	Croy Engineering, LLC	11/01/2020	10/31/2022	10/31/2025
Landscape - Memphis/Martin	Dalhoff Thomas Design, LLC	11/01/2020	10/31/2022	10/31/2025
Landscape - Nashville	Hodgson and Douglas, LLC	11/01/2020	10/31/2022	10/31/2025
Mechanical - Knoxville	IC Thomasson Associates	11/01/2020	10/31/2022	10/31/2025
Mechanical - Knoxville	Engineering Services Group	11/01/2020	10/31/2022	10/31/2025
Mechanical - Chattanooga	Compass Commissioning & Design	11/01/2020	10/31/2022	10/31/2025
Mechanical – Chattanooga	Advanced Energy Engineering & Design, Inc.	11/01/2020	10/31/2022	10/31/2025
Mechanical - Memphis/Martin	Pickering Firm, Inc.	11/01/2020	10/31/2022	10/31/2025
Mechanical - Memphis/Martin	Barham/Cain/Mynatt, Inc.	11/01/2020	10/31/2022	10/31/2025
Mechanical - Memphis/Martin	Allen & Hoshall, Inc.	11/01/2020	10/31/2022	10/31/2025
Mechanical - Nashville	Edmonds Engineering, Inc.	11/01/2020	10/31/2022	10/31/2025
Structural - Knoxville	Barge Design Solutions, Inc.	11/01/2020	10/31/2022	10/31/2025
Structural - Knoxville	Allen & Hoshall, Inc.	11/01/2020	10/31/2021	10/31/2025
Structural - Knoxville	Bennett & Pless, Inc.	11/01/2021	10/31/2022	10/31/2025
Structural - Chattanooga	Bennett & Pless, Inc.	11/01/2020	10/31/2022	10/31/2025
Structural - Chattanooga	March Adams & Associates, Inc.	11/01/2020	10/31/2022	10/31/2025
Structural - Memphis/Martin	A2H, Inc.	11/01/2020	10/31/2022	10/31/2025
Structural - Memphis/Martin	Burr & Cole Consulting Engineers	11/01/2020	10/31/2022	10/31/2025
Structural - Nashville	Ross Bryan Associates, Inc.	11/01/2020	10/31/2022	10/31/2025
Survey – Knoxville	Civil & Environmental Consultants	11/01/2020	10/31/2022	10/31/2025
Survey – Knoxville	Cannon & Cannon, Inc.	11/01/2020	10/31/2022	10/31/2025

DEPARTMENT OF MILITARYStatewide, Tennessee

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

Project Title: Master Planning Consultant for VTS Milan and VTS Smyrna Updates

Project Description: Consultant to assist the agency with master planning services and project planning efforts.

SBC Number: 361/000-03-2020

Total Project Budget: \$100,000.00

Source of Funding: \$100,000.00 Federal Funds (NGB) (F)

Comment: 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.

Jacobs Engineering was selected using federal competitive procurement procedures for a potential five-year contract term.

Previous Action: 08/13/2020 SBC Approved awarding a contract to a previously selected consultant

Minutes: 01/13/2022 SBC Approved awarding a contract to a previously selected consultant (Jacobs Engineering)

DEPARTMENT OF FINANCE & ADMINISTRATIONStatewide, Tennessee

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

Project Title: Premise Wiring Installation

Project Description: Statewide services from a selected low-voltage wiring contractor for the installation and maintenance of telecommunications wiring statewide, and all required related work.

SBC Number: 529/000-01-2022

Total Project Budget: \$20,000,000.00

Source of Funding: \$20,000,000.00 Various Agency & Project Funds (0)

Comment: The current contract for these services will conclude on December 31, 2022. The proposed contract term will be for five years and will expire on December 31, 2027.

Request for proposals is proposed based on the specialized nature of the services required for this project.

Minutes: 01/13/2022 SBC Approved procurement and issuing a Request for Proposals

DEPARTMENT OF GENERAL SERVICESLowell Thomas State Office Building, Jackson, Madison County, Tennessee

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

Project Title: Lowell Thomas Building 1st and 3rd Floor Renovations for DAG

Project Description: Interior renovations to include new dedicated suites, furniture, reconfiguration of space, security, access control, associated electrical and data, and all required related work.

SBC Number: 523/060-01-2022

Total Project Budget: \$1,200,000.00

Source of Funding: \$1,200,000.00 FRF Reserves (R)

Comment: This request will allow the District Attorney General (DAG) to expand to the 1st floor and secure space on the 3rd floor.

Minutes: 01/13/2022 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

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

Project Title: STREAM Consultants

Project Description: The selection of various consultants to provide professional services to STREAM and various agencies through STREAM.

SBC Number: 529/000-02-2019

Total Project Budget: \$13,500,000.00

Current Project Budget: \$ 7,500,000.00

Source of Funding:	Original	Change	Revised			
	\$ 1,000,000.00	\$ 0.00	\$1,000,000.00	19/20	CurrFunds-CapMaint	(A)
	250,000.00	0.00	250,000.00	19/20	Agency Op Funds	(A)
	1,000,000.00	0.00	1,000,000.00	19/20	DGS Preplanning Funds	(A)
	500,000.00	0.00	500,000.00	20/21	Agency Op Funds	(A)
	1,000,000.00	0.00	1,000,000.00	20/21	DGS Preplanning Funds	(A)
	1,000,000.00	1,000,000.00	2,000,000.00	21/22	DGS Preplanning Funds	(A)
	1,000,000.00	0.00	1,000,000.00	21/22	Agency Op Funds	(A)
	750,000.00	0.00	750,000.00		Various Project Funds	(O)
Original Project Funding:	\$ 6,500,000.00					
Change in Funding:		\$1,000,000.00				
Revised Project Funding:			\$7,500,000.00			

Comment: Additional funding is requested to fulfill the anticipated programming needs through this fiscal year.

The contract term will remain through October 31, 2024.

The current consultant contracts for this project are listed on the following page.

Previous Action:	07/11/2019	SBC	Approved procurement and to select multiple consultants
	07/22/2019	ESC	Approved consultant selections for Architectural, Civil, Healthcare, Historical, MEP, Roofing & Envelope, Security and Structural consultants
	08/08/2019	SBC	Approved issuing an RFQ to select cost estimators
	12/12/2019	SBC	Approved a revision in project budget and funding and awarding a contract to the best two evaluated proposers for cost estimators (Connico, Inc.) and (Costing Services Group, Inc.)
	08/13/2020	SBC	Approved a revision in project funding and an amendment extending the term

07/22/2021 SBC Approved a revision in project budget and funding and to select two consultants
 11/22/2021 ESC Approved designer selection (Hurst Rosche, Inc.)

Minutes: 01/13/2022 SBC Approved a revision in project budget and funding

**STREAM Consultants List
 529/000-02-2019**

		<u>Start Date</u>	<u>Current Expiration</u>	<u>Anticipated Maturity Date</u>
Architectural Engineering Statewide	Goodwyn, Mills, & Caywood, Inc.	09/23/2019	10/31/2024	10/31/2024
	GHP, Inc.	10/24/2019	10/31/2024	10/31/2024
	EOA Architects, PLLC	11/12/2019	10/31/2024	10/31/2024
	Bauer Askew Architecture, PLLC	11/15/2019	10/31/2024	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2024	10/31/2024
	Derthick Henley & Wilkerson Architects	09/23/2019	10/31/2024	10/31/2024
Civil Engineering Statewide	AECOM	11/12/2019	10/31/2024	10/31/2024
	CTI Engineers, Inc.	09/23/2019	10/31/2024	10/31/2024
	S & ME, Inc.	09/23/2019	10/31/2024	10/31/2024
	Fisher & Arnold, Inc.	09/23/2019	10/31/2024	10/31/2024
Healthcare Statewide	A2H Red Chair	01/23/2020	10/31/2024	10/31/2024
	HFR, Inc	09/23/2019	10/31/2024	10/31/2024
Historical Architectural Statewide	Hefferlin+Kronenberg Architects, PLLC	12/19/2019	10/31/2024	10/31/2024
	Centric Architecture, Inc.	09/23/2019	10/31/2024	10/31/2024
Mechanical Electrical Plumbing Statewide	Smith Seckman Reid, Inc.	09/23/2019	10/31/2024	10/31/2024
	Dewberry Engineers, Inc. dba	11/12/2019	10/31/2024	10/31/2024
	Dewberry Edmonds			
	IC Thomason, Inc.	09/23/2019	10/31/2024	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2024	10/31/2024
	Allen & Hoshall, Inc.	09/23/2019	10/31/2024	10/31/2024
Roofing & Envelope Statewide	Smith Seckman Reid, Inc.	09/23/2019	10/31/2024	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2024	10/31/2024
	Hurst Rosche, Inc.	11/12/2019	10/31/2024	10/31/2024
Security Statewide	Security Risk Management Consultants, LLC	09/23/2019	10/31/2024	10/31/2024
Structural Engineering Statewide	Allen & Hoshall, Inc.	09/23/2019	10/31/2024	10/31/2024
	Hurst Rosche, Inc.	11/12/2019	10/31/2024	10/31/2024
	CTI, Inc.	09/23/2019	10/31/2024	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2024	10/31/2024

Cost Estimator	Costing Services Group, Inc.	03/17/2020	10/31/2024	10/31/2024
Statewide	Connico, Inc.	03/17/2020	10/31/2024	10/31/2024
Security Electronics	Hurst Rosche, Inc.	To Be Determined	10/31/2024	10/31/2024
Statewide				
Hardware Detention	To Be Determined	To Be Determined	10/31/2024	10/31/2024
Statewide				

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Acquisition – Lease (Land)**

Requested Action:	Approval of a lease with waiver of advertisement and appraisals	
Transaction Description:	Transaction No. 21-12-007	
• Proposed Lease		
○ Location:	Rock Island State Park (RISP) Warren & White Counties – 165 ± acres – 82 Beach Rd, Rock Island, TN	
○ Landlord:	United States Army Corps of Engineers (USACE)	
○ Term:	Up to 20 years	
○ Area / Costs:	Operation and maintenance of the premises by the State for the benefit of the public in accordance with the conditions of the lease	
• Current Lease		
○ Location:	Rock Island State Park (RISP) Warren & White Counties – 165 ± acres – 82 Beach Rd, Rock Island, TN	
○ Landlord:	United States Army Corps of Engineers (USACE)	
○ Term:	20 years (July 1, 2003 – June 30, 2023)	
○ Area / Costs:	Operation and maintenance of the premises by the State for the benefit of the public in accordance with the conditions of the lease	
• Source of Funding:	21/22 State Lands Acquisition Fund (A)	
• Procurement Method:	Negotiated	
• FRF Rate:	N/A	
Comment:	RISP is operated on land that is leased from USACE. The current lease will expire on June 30, 2023. The State would like to enter a replacement long term lease for the operation of the park.	
	Date of Last Transfer:	Various
	Purchase Price:	Various
	Property Assessor's Value:	Various
	Square Footage Improvements:	N/A
Previous Action:	07/01/1973	Approved acquisition by lease (term: 07/01/1973-06/30/2003)
	10/20/2003	Approved acquisition by lease (term: 07/01/2003-06/30/2023)
Minutes:	01/13/2022	Approved a lease with waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Acquisition – Lease (Land)**

Requested Action:	Approval of a lease with waiver of advertisement and appraisals
Transaction Description:	Transaction No. 21-04-013
• Proposed Lease	
○ Location:	Long Hunter State Park (LHSP) Davidson & Rutherford Counties – 2,489± acres – 2910 Hobson Pike, Hermitage, TN
○ Landlord:	United States Army Corps of Engineers (USACE)
○ Term:	Up to 50 years
○ Area / Costs:	Operation and maintenance of the premises by the State for the benefit of the general public in accordance with the conditions of the lease
• Current Lease	
○ Location:	Long Hunter State Park (LHSP) Davidson & Rutherford Counties – 2,355± acres – 2910 Hobson Pike, Hermitage, TN
○ Landlord:	United States Army Corps of Engineers (USACE)
○ Term:	March 15, 1972 to March 14, 2022
○ Area / Costs:	Operation and maintenance of the premises by the State for the benefit of the general public in accordance with the conditions of the lease
• Source of Funding:	21/22 State Lands Acquisition Fund (A)
• Procurement Method:	Negotiated
• FRF Rate:	N/A
Comment:	LHSP is operated on land that is leased from USACE. The current lease will expire on March 14, 2022. The State would like to enter a replacement long term lease (50 years) for the operation of the park.
	Date of Last Transfer: Various
	Purchase Price: Various
	Property Assessor's Value: Various
	Square Footage Improvements: N/A
Previous Action:	03/15/1972 Approved acquisition by lease of 2,230 acres 08/22/1988 Approved acquisition by lease of 125 acres
Minutes:	01/13/2022 Approved a lease with waiver of advertisement and appraisals

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State