

**MINUTES**  
**STATE BUILDING COMMISSION**  
**May 9, 2019**

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

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor  
David Lillard, State Treasurer  
Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

Chairman Bill Lee, Governor  
Glen Casada, Speaker of the House of Representatives  
Stuart McWhorter, Commissioner, Department of Finance and Administration

ORGANIZATION

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

PRESENTER

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

OTHER PARTICIPANTS

Chuck Griffin, Barber McMurry Architects

## CONSENT AGENDA

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

1. Agency: **University of Tennessee – Chattanooga**  
Project Title: Master Plan Update  
SBC Project No: 540/005-01-2019  
Requested Action: Approval of a project and to issue a Request for Qualifications
2. Agency: **University of Tennessee – Chattanooga**  
Project Title: Maclellan Renovation- Program Project  
SBC Project No: 540/005-09-2017  
Requested Action: Approval of a revision in project budget and scope
3. Agency: **University of Tennessee – Chattanooga**  
Project Title: Campus Site Improvements  
SBC Project No: 540/005-03-2015  
Requested Action: Approval of a revision in project budget and funding
4. Agency: **University of Tennessee – Martin**  
Project Title: Building Envelope Upgrade  
SBC Project No: 540/011-03-2013  
Requested Action: Approval of a revision in scope
5. Agency: **University of Tennessee – Knoxville**  
Project Title: Roadway Resurfacing  
SBC Project No: 540/009-06-2018  
Requested Action: Approval of a revision in project budget and funding and to utilize System Procurement for a portion of the work
6. Agency: **Tennessee Board of Regents / Middle Tennessee State University**  
Project Title: Parking and Transportation Improvements  
SBC Project No: 166/009-08-2011  
Requested Action: Approval of a revision in funding
7. Agency: **Tennessee Board of Regents / University of Memphis**  
Project Title: Roof Replacements  
SBC Project No: 166/007-07-2017  
Requested Action: Approval of a revision in project budget and funding
8. Agency: **Tennessee Board of Regents / Cleveland State Community College**  
Project Title: Central Plant Modernization  
SBC Project No: 166/013-01-2017  
Requested Action: Approval of a revision in project budget and funding
9. Agency: **Austin Peay State University**  
Project Title: Military Family Resource Center – Renovation  
SBC Project No: 373/003-02-2019  
Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: Department of Military  
Project Title: New McMinnville National Guard Readiness Center  
SBC Project No: 361/058-01-2018  
Requested Action: Approval of a revision in funding
  
11. Agency: Department of Environment & Conservation  
Project Title: Henry Horton State Park Play Area  
SBC Project No: 126/051-01-2019  
Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect
  
12. Agency: Department of Environment & Conservation  
Project Title: ADA Upgrades – West Tennessee  
SBC Project No: 126/000-01-2019  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
13. Agency: Department of Veterans Services  
Project Title: Middle TN Veterans Cemetery Improvements  
SBC Project No: 682/004-01-2015  
Requested Action: Approval of a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Columbia, Maury County, Tennessee

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

**Project Title:** Ridley 4-H Center Improvements

**Project Description:** This project will replace roofs, windows, soffits, fascia, siding, drywall, ceilings, lighting, attic insulation, perimeter fencing, and additional security measures around the property. It will upgrade bathrooms (ADA Compliant) and HVAC components in (10) dormitories. Interior improvements to the Dining/Recreation Hall are also included.

**SBC Number:** 540/001-02-2017

**Total Project Budget:** \$9,375,000.00

**Current Project Funding:** \$4,950,000.00

**Source of Funding:** \$4,950,000.00      17/18      CurrFunds-CapMaint      (A)

**Comment:** The original project only completed five of the ten dormitories. This request will recognize the additional cost to complete all ten dormitories. The funding is being reallocated from Admin/Misc to the Designer Fee in order to continue the design of the remaining dormitories.

**Previous Action:**

08/10/2017	SBC	Approved project and proceeding to select a designer
10/23/2017	ESC	Approved designer selection (Lyle Cook Martin Associates)
02/25/2019	ESC	Approved a revision in scope. Will be reported at Feb 2019 ESC.

**Minutes:**

05/09/2019	SBC	Approved a revision in project budget and funding
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TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

**Project Title:** Tennessee College Applied Technology Improvements

**Project Description:** Provide equipment and program expansion and improvements at TCATs statewide as associated with the TCAT Master Plan.

**SBC Number:** 166/000-04-2013

**Total Project Budget:** \$100,154,921.00

<b>Source of Funding:</b>	\$ 9,570,000.00	15/16	CurrFunds-CapImp	(A)
	18,800,000.00	2015	GOBonds-CapImp	(A)
	4,700,000.00		Plant Funds (Non-Aux)	(A)
	51,300,000.00	17/18	CurrFunds-CapImp	(A)
	1,284,921.00		ECD Grant (CDBG)	(O)
	14,500,000.00	18/19	CurrFunds-CapImp	(A)

**Comment:** Nine proposals were received on April 9<sup>th</sup> for a CM/GC for the Morristown campus. The Notice of Intent to award was sent on April 29, 2019 naming Denark Construction, Inc. as the best evaluated proposer. The protest period will expire on May 6, 2019.

**Previous Action:**

07/11/2013	SBC	Approved fully planning a project and to select a designer
07/30/2013	ESC	Approved designer selections (West TN – Braganza Design Group East TN – Hefferlin + Kronenberg)
03/12/2015	SBC	Approved a revision in scope, funding and to select middle TN designer
04/20/2015	ESC	Approved designer selection (Middle TN - Johnson Crabtree Arch)
07/09/2015	SBC	Approved a revision in funding
05/12/2016	SBC	Approved master plan
01/12/2017	SBC	Approved EDP
07/13/2017	SBC	Approved a revision in project budget and funding
11/09/2017	SBC	Approved a revision in project budget and funding
03/08/2018	SBC	Approval to proceed with selection of a designer for upper East TN
03/19/2018	ESC	Selected designer for upper East TN (Reedy & Sykes Architecture/ Shaw & Shanks Architects)
07/12/2018	SBC	Approved EDP (Shelbyville) and revision in budget & funding
12/17/2018	ESC	Approved designer selection for Morristown (Tuck Hinton Architects)
02/14/2019	SBC	Reported OSA approval for use of CM/GC

**Minutes:** 05/09/2019 SBC Chancellor Tydings stated that no protests were received. The Commission approved awarding a CM/GC contract (Denark Construction, Inc.)

TENNESSEE BOARD OF REGENTS

Cleveland State Community College, Cleveland, Bradley County, Tennessee

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

**Project Title:** Campus Revitalization

**Project Description:** Construct a new general classroom building and renovate the Humanities Building as proposed in the master plan program.

**SBC Number:** 166/013-01-2018

**Total Project Budget:** \$25,000,000.00

**Source of Funding:** \$22,500,000.00 18/19 CurrFunds-CapImp (A)  
2,500,000.00 Gifts (O)

**Comment:** This presentation will review the general classroom building.

**Previous Action:** 07/12/2018 SBC Approved project use of CM/GC  
07/23/2018 ESC Approved designer selection (Barber McMurry Architects)  
04/22/2019 ESC Approved awarding a CM/GC contract (Hoar Construction)

**Minutes:** 05/09/2019 SBC Chancellor Tydings introduced Mr. Chuck Griffin with Barber McMurry Architects. Mr. Griffin gave the presentation stating that the project is on schedule and within budget.

Lieutenant Governor McNally stated that Senator Mike Bell had concerns about this project moving forward and that he was glad to see it moving forward with the design phase.

Lieutenant Governor McNally asked if the pedestrian bridge was included in this price. Mr. Griffin replied that it is not included at this time.

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

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Pellissippi State Community College, Knoxville  
(ADA Corrections)  
SBC Project No. 166/032-05-2018  
Bid date: 05/01/2019  
Target: \$400,000  
MACC: \$440,000  
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 April 11, 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:** University of Tennessee **User Agency:** UT Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Hoskins Library Kefauver Wing Demolition  
**SBC Project No:** 540/009-09-2017 **Approval Date:** 04/09/2019  
**Designer:** Dollar & Ewers Architecture **Contractor:** Wright Contracting, Inc.  
**Construction Completion %:** 95% **Targeted Substantial Completion:** 03/17/2019  
**Change Order No.** 1 **Comment: Hidden Conditions/Unavoidable Delays/ Error/Design Modifications**  
**Change Order Amount:** \$62,535.36  
**Change Order Percentage:** 14.47%  
**Cumulative Percentage:** 14.47%

This change order accommodates work to replace an existing concrete block wall that was discovered to be in a different location than anticipated and removal of its associated electrical outlet, as well as the relocation of 2 HVAC diffusers to account for a new ceiling height. Additional time was added through this change order to account for unavoidable weather delays, asbestos abatement, and brick delivery. This work also provides for a support system for an existing soffit that was being supported by an exterior wall that was planned to be removed. The User Agency also impacted this work by deciding to replace a section of old brick veneer, adding some additional electrical outlets, and rerouting an irrigation line.

Approved Project Funding

**Original Bid Target:** \$540,000.00  
**Base Contract Amount:** \$432,275.00  
**Contingency:** \$54,000.00

After This Change Order

**Revised Contract Amount:** \$494,810.36  
**Remaining Undedicated Funds:** \$132,000.00



2) State Procurement Agency:	STREAM	User Agency:	TN Wildlife Resources Agency
Location:	Region 2 Central Office Nashville		
Project Title:	Region 2 – Central Office Roof Replacement		
SBC Project No:	220/018-01-2017	Approval Date:	04/09/2019
Designer:	DKRS	Contractor:	Porter Roofing
Construction Completion %:	85%	Targeted Substantial Completion:	02/26/2019
Change Order No.	2	<b>Comment: Hidden Conditions/Unavoidable Delays</b>	
Change Order Amount:	\$29,425.50	This change order provides for 7 new roof drains to replace the existing deteriorated ones, and the repair of 7 penthouse drains which tie in to the existing roof drain system. This situation was discovered after the contractor was mobilized on the project.	
Change Order Percentage:	6.44%		
Cumulative Percentage:	11.30%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$525,000.00	Revised Contract Amount:	\$508,321.16
Base Contract Amount:	\$456,692.00	Remaining Undedicated Funds:	\$98,604.34
Contingency:	\$52,500.00		

**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 – Chattanooga
    - Location: Chattanooga, Tennessee
    - Project Title: 5<sup>th</sup> Street Parking Garage Repair
    - Project Description: This project will repair and paint rusted steel stairs, repair the adjacent elevator floor plan and replace stairwell doors.
    - SBC Project No. 540/005-03-2018
    - Total Project Budget: \$285,000
    - Source of Funding: Plant Funds (Aux-Parking) (A)
    - Approval: Approved a revision in project budget and funding in order to award a contract
    - Approval Date: 04/15/2019
  
  - 2) State Procurement Agency: Tennessee Board of Regents / Nashville State Community College
    - Location: Nashville, Tennessee
    - Project Title: S-Building Bookstore Renovation
    - Project Description: Make renovations in the S-Building Bookstore, expanding into common areas.
    - SBC Project No. 166/034-01-2019
    - Total Project Budget: \$100,000
    - Source of Funding: Gift-in-Place (O)
    - Approval: Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
    - Approval Date: 04/24/2019

- 3) **State Procurement Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Hancock County Elementary School Clinic Renovation  
**Project Description:** Renovate the elementary school clinic to convert existing space into 3 more exam rooms, and move the existing offices into the newly renovated area. The renovation will also include a dedicated telehealth room that will provide telehealth access to nutritionists, counselors, and psychiatric NPs, as well as a group therapy room for mental health and substance abuse sessions. The project will include plumbing, electrical, HVAC, ADA, fire safety and other minor renovations as well as code corrections.
- SBC Project No.** 369/005-01-2019  
**Total Project Budget:** \$210,000  
**Source of Funding:** \$100,000 Federal Grants (HRSA) (F)  
\$110,000 Gifts (O)
- Approval:** Approved project and to select a designer  
**Approval Date:** 04/23/2019
- 4) **State Procurement Agency:** STREAM / Tennessee Rehabilitation Initiative in Correction – TRICOR  
**Location:** Nashville, Tennessee  
**Project Title:** Patricia Weiland Workforce Development Center Roof Replacement  
**Project Description:** Replacement of existing roofing including new roof membrane, insulation, coping, and adjustments to roof curbs, and all related work.
- SBC Project No.** 150/002-01-2019  
**Total Project Budget:** \$300,000  
**Source of Funding:** TRICOR Reserves (R)  
**Approval:** Approved project and to select a designer and utilizing Best Value  
**Approval Date:** 04/17/2019

**Approvals of Revisions to Existing Capital Projects**

- Reported the following two approvals of a revision in funding for capital project in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** Tennessee Board of Regents / Roane State Community College  
**Location:** Harriman, Tennessee  
**Project Title:** Dunbar Classroom Elevator Replacement  
**Project Description:** Replace elevator in the Dunbar Classroom Building and Gymnasium.  
**SBC Project No.** 166/027-02-2018  
**Total Project Budget:** \$356,000  
**Source of Funding:** \$320,000 18/19 CurrFunds-CapMaint (A)  
\$ 36,000 Plant Funds (Non-Aux) (A)
- Approval:** Approved a revision in project budget and funding to address unanticipated soil conditions  
**Approval Date:** 04/22/2019

- 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Hilham, Tennessee  
**Project Title:** Standing Stone State Park WPA Cabins  
**Project Description:** Renovations of cabins built in the mid 1930's by the Works Progress Administration (WPA) at Standing Stone State Park and all required related work.  
**SBC Project No.** 126/091-01-2017  
**Total Project Budget:** \$1,960,000  
**Source of Funding:** 17/18 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project funding to increase construction contingency  
**Approval Date:** 04/23/2019

**Report of Items Submitted to the SBC**

- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)
- **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  
**Project Title:** Lone Oaks 4-H Center Life Safety Improvements  
**SBC Project No.** 540/001-01-2018  
**Designer:** Allen & Hoshall, Inc.  
**Amount:** \$4,815  
**Explanation:** This ASR addresses the need to analyze the existing metal building lateral bracing system in order to add a programmed ADA restroom addition which would include modifying an existing lateral brace.  
**Approval Date:** 04/23/2019  
**OSA Receipt Date:** 04/23/2019
- 2) **State Procurement Agency:** University of Tennessee – Chattanooga  
**Project Title:** Lupton Garage Repair  
**SBC Project No.** 540/005-05-2018  
**Designer:** Bennett & Pless  
**Amount:** \$9,250  
**Explanation:** This ASR addresses additional programmatic needs to review the possibility of providing a new concrete topping slab over the top parking deck of the existing structure to provide better structural integrity and a water barrier to keep further deterioration from occurring at lower decks.  
**Approval Date:** 04/05/2019  
**OSA Receipt Date:** 04/05/2019

- 3) State Procurement Agency: University of Tennessee – Knoxville  
Project Title: Neyland Thompson North End Plaza  
SBC Project No. 540/009-01-2018  
Designer: Hedstrom Design, LLC  
Amount: \$3,600  
Explanation: This ASR includes the need for concrete testing and designer oversight.  
Approval Date: 04/05/2019  
OSA Receipt Date: 04/05/2019

Other Business

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

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

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

**Project Title:** Master Plan Update

**Project Description:** This project will provide an update to the Campus Master Plan for the University of Tennessee Chattanooga.

**SBC Number:** 540/005-01-2019

**Total Project Budget:** \$500,000.00

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

**Comment:** The most recent Campus Master Plan was approved in August 2012.

**Minutes:** 05/09/2019 SBC Approved project and issuing a Request for Qualification

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

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

**Project Title:** Maclellan Renovation – Program Project

**Project Description:** This project will provide programming for the Maclellan renovation and *impacted space within the University Center*. A portion of the interior will be renovated into a two story structure for various student services function. Public restrooms, locker rooms, and building access will be upgraded to incorporate ADA requirements. Replacement of the electrical system, HVAC system, water heating system; building finishes, furnishings, signage, windows, exterior doors; and gym seating and built-in equipment. Building sidewalks will also be repaired.

**SBC Number:** 540/005-09-2017

**Total Project Budget:** \$200,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$100,000.00	\$100,000.00	\$200,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	\$100,000.00			
<b>Change in Funding:</b>		\$100,000.00		
<b>Revised Project Budget:</b>			\$200,000.00	

**Comment:** This request adds scope and funding to include programming of space within the University Center.

**Previous Action:** 10/12/2017 SBC Approved project and to select a programming consultant  
04/12/2018 SBC Approved contract award

**Minutes:** 05/09/2019 SBC Approved a revision in project budget and scope

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Campus Site Improvements

**Project Description:** This project will install pedestrian walking surfaces, lighting, trees/planting, retaining walls, site furniture, and a vehicle turnaround to enhance pedestrian safety in the areas of, but not limited to, Oak Street, Vine Street, and McCallie Ave.

**SBC Number:** 540/005-03-2015

**Total Project Budget:** \$4,510,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$3,000,000.00	\$0.00	\$3,000,000.00	TSSBA	(A)
	500,000.00	1,010,000.00	1,510,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$3,500,000.00</b>				
<b>Change in Funding:</b>		<b>\$1,010,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$4,510,000.00</b>		

**Comment:** This increase will fund additional work for the connector road to the McCallie Ave section of the project.

**Previous Action:**

06/11/2015	SBC	Referred to ESC with authority to act
07/09/2015	SBC	Approved project and to select a designer
09/21/2015	ESC	Approved designer selection (W.M. Whitaker & Associates)

**Minutes:** 05/09/2019 SBC Approved a revision in project budget and funding

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

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

**Project Title:** Building Envelope Upgrade

**Project Description:** This project will provide for the repair/replacement of single-glaze windows in the Hall-Moody Administration Building (1959), Holland McCombs Center (1927), Sociology Building (1927), Holt Humanities Building (1967), Communication Building (1934), *Veterinary Science Laboratory (1968/2002)/(roof 1990's)*, and the *Veterinary Science Teaching Center (1966/2015)/(roof 1960's)*. The project scope will also include repair/replacement of exterior doors and exterior painting of these buildings, and *roof replacement of the Veterinary Science buildings*.

**SBC Number:** 540/011-03-2013

**Total Project Budget:** \$2,350,000.00

<b>Source of Funding:</b>	\$ 350,000.00	13/14	CurrFunds-CapMaint	(A)
	\$2,000,000.00	2013	GO Bonds-CapMaint	(A)

**Comment:** This request adds scope for the Veterinary Science Laboratory and the Veterinary Science Teaching Center, and includes roof replacement of these buildings. The work is anticipated to be accomplished within the existing project funding.

Due to the major renovations previously conducted on these facilities, the Tennessee Historical Commission review is not warranted.

<b>Previous Action:</b>	07/11/2013	SBC	Approved project and to select a designer
	10/21/2013	ESC	Approved designer selection (A2H Inc.)
	07/10/2014	SBC	Approved a revision in scope
	10/13/2015	SBC	Approved a revision in scope

<b>Minutes:</b>	05/09/2019	SBC	Approved a revision in scope
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UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in project budget and funding and to utilize System Procurement for a portion of the work

**Project Title:** Roadway Resurfacing

**Project Description:** This project will mill and resurface campus roadways and on-street parking. Primary roads include Lake Loudoun Blvd., Fraternity Park Drive, and Pat Head Summitt Street.

**SBC Number:** 540/009-06-2018

**Total Project Budget:** \$1,004,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 500,000.00	\$504,000.00	\$1,004,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$ 500,000.00</b>				
<b>Change in Funding:</b>		<b>\$504,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$1,004,000.00</b>		

**Comment:** This increase is due to the cost of additional improvements to Lake Loudoun Blvd such as curbs, gutters and stamped asphalt. The use of System Procurement is requested in order to use an existing maintenance contract for this portion of the project.

**Previous Action:** 07/23/2018 ESC Approved project utilizing Campus Consultant for design and Campus Resources for construction. Will be reported at July ESC.

**Minutes:** 05/09/2019 SBC Approved a revision in project budget and funding and utilizing System Procurement for a portion of the work

TENNESSEE BOARD OF REGENTSMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** Parking and Transportation Improvements

**Project Description:** Plan and construct transportation improvements, including roadways, parking lots, lighting, sidewalks, and other parking improvements.

**SBC Number:** 166/009-08-2011

**Total Project Budget:** \$12,200,000.00

**Source of Funding:** \$12,200,000.00 TSSBA (parking) (A)

**Comment:** This action will reallocate funding from Administration & Miscellaneous to increase the Construction Cost and Designer Fee to address additional items like streetlights and bus shelters. This will enable the completion of the final phase of the project.

**Previous Action:**

10/13/2011	SBC	Approved project & use of CM/GC
11/21/2011	ESC	Approved designer selection (Lose & Associates, Inc.)
05/23/2012	ESC	Awarded CM/GC (Bell & Associates Construction)

**Minutes:** 05/09/2019 SBC Approved a revision in funding

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

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

**Project Title:** Roof Replacements

**Project Description:** Replace roofing systems on several buildings, including any associated work.

**SBC Number:** 166/007-07-2017

**Total Project Budget:** \$3,801,335.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,500,000.00	\$ 0.00	\$3,500,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	0.00	1,166.51	1,166.51	04/05	CurrFunds-CapMaint	(R)
	0.00	300,168.49	300,168.49	05/06	CurrFunds-CapMaint	(R)
<b>Original Project Budget:</b>	<b>\$3,500,000.00</b>					
<b>Change in Funding:</b>		<b>\$301,335.00</b>				
<b>Revised Project Budget:</b>			<b>\$3,801,335.00</b>			

**Comment:** Overall roofing costs have increased over the course of this project. These additional funds will allow the final of the five buildings to be addressed. This will complete the project. Roofs were installed between 1987 and 1995.

**Previous Action:** 07/13/2017 SBC Approved project  
08/21/2017 ESC Approved designer selection (Horrell Group, Architects)

**Minutes:** 05/09/2019 SBC Approved a revision in project budget and funding

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:** Central Plant Modernization

**Project Description:** Repair and replace HVAC systems and equipment.

**SBC Number:** 166/013-01-2017

**Total Project Budget:** \$818,200.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$750,000.00	\$ 0.00	\$750,000.00	17/18	CurrFunds-CapMaint	(A)
	0.00	68,200.00	68,200.00	15/16	CurrFunds-CapMaint	(R)
<b>Original Project Budget:</b>	<b>\$750,000.00</b>					
<b>Change in Funding:</b>		<b>\$68,200.00</b>				
<b>Revised Project Budget:</b>			<b>\$818,200.00</b>			

**Comment:** Additional funds are needed to meet the designer's estimate and complete the scope of the project because further investigation revealed that additional air handling units are in need of replacement.

**Previous Action:** 07/13/2017 SBC Approved project  
 07/27/2017 ESC Approved designer selection (West Welch Reed Engineers)

**Minutes:** 05/09/2019 SBC Approved a revision in project budget and funding

AUSTIN PEAY STATE UNIVERSITYAustin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:** Military Family Resource Center - Renovation

**Project Description:** Renovation of former dealership into a veterans' resource center and all related work.

**SBC Number:** 373/003-02-2019

**Total Project Budget:** \$1,000,000.00

**Source of Funding:** \$1,000,000.00                      Gifts      (0)

**Comment:** This is an additional FY 18/19 disclosed project reported by THEC in Quarter 2 with a total project budget of \$1,500,000. The total project budget has been reduced to the amount of gift funding received. The revised budget of \$1,000,000 will be sufficient to complete the proposed renovations of the Military Family Resource Center.

**Minutes:** 05/09/2019      SBC      Approved project and to select a designer

DEPARTMENT OF MILITARYReadiness Center, McMinnville, Warren County, Tennessee

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

**Project Title:** New McMinnville National Guard Readiness Center

**Project Description:** Construction of a new Readiness Center

**SBC Number:** 361/058-01-2018

**Total Project Budget:** \$12,168,000.00

**Current Project Funding:** \$ 910,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 910,000.00	\$(910,000.00)	\$ 0.00	Military Reserves (Sale of Real Estate)	(R)
	0.00	910,000.00	910,000.00	Federal Funds (NGB)	(F)
<b>Original Project Funding:</b>	<b>\$ 910,000.00</b>				
<b>Change in Funding:</b>		<b>\$ 0.00</b>			
<b>Revised Project Funding:</b>			<b>\$910,000.00</b>		

**Comment:** As planned, Military Reserves are being reimbursed since federal funds are now available.

**Previous Action:** 07/12/2018 SBC Approved project and to select a designer  
10/29/2018 ESC Approved designer selection (Design House 1411, LLC)

**Minutes:** 05/09/2019 SBC Approved a revision in funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Henry Horton State Park, Chapel Hill, Marshall County, Tennessee

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

**Project Title:** Henry Horton State Park Play Area

**Project Description:** Construct a new play area including a full handicap access ADA playground, hands on educational areas, a small stream representing the Duck River, a nature adventure area, and all required related work.

**SBC Number:** 126/051-01-2019

**Total Project Budget:** \$540,000.00

**Source of Funding:** \$540,000.00                      Gift-in-Place                      (0)

**Comment:** TDEC received a grant for playground equipment and continued maintenance of that equipment from the Blue Cross Foundation. The Blue Cross Foundation will be funding the entire project of \$540,000 with no match requirements from TDEC and will establish a one-time maintenance fund in the amount of One Hundred Twenty Thousand Dollars (\$120,000.00) to pay for major repairs. Ongoing maintenance will be addressed through TDEC once the maintenance funds are no longer available.

Imagen, LLC is contracting with GameTime/Playcore to design and construct the work.

**Minutes:** 05/09/2019    SBC    Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

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

**Project Title:** ADA Upgrades – West Tennessee

**Project Description:** ADA improvements to Reelfoot Lake State Park and Pinson Mounds State Archaeological Park, and all required related work.

**SBC Number:** 126/000-01-2019

**Total Project Budget:** \$1,970,000.00

<b>Source of Funding:</b>	\$ 209,000.00	95/96	CurrFunds-CapMaint(ADA)	(R)
	107,981.50	08/09	CurrFunds-CapMaint(ADA)	(R)
	525,340.10	10/11	CurrFunds-CapMaint(ADA)	(R)
	10,770.43	11/12	CurrFunds-CapMaint(ADA)	(R)
	28,419.37	12/13	CurrFunds-CapMaint(ADA)	(R)
	800,000.00	13/14	CurrFunds-CapMaint(ADA)	(A)
	38,488.60	14/15	CurrFunds-CapMaint(ADA)	(A)
	250,000.00	14/15	CurrFunds-CapMaint(ADA)	(R)

**Comment:** Improvements are anticipated to include interiors and exteriors of facilities, bathhouses, restrooms, parking, and walkways to make them ADA compliant.

**Minutes:** 05/09/2019 SBC Approved project and to select a designer



DEPARTMENT OF VETERANS SERVICES

Middle Tennessee Veterans Cemetery, Nashville, Davidson County, Tennessee

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

**Project Title:** Middle TN Veterans Cemetery Improvements

**Project Description:** Improvements to the existing cemetery including crypts, columbarium, paving and irrigation system and all related work.

**SBC Number:** 682/004-01-2015

**Total Project Budget:** \$4,281,375.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 370,000.00	\$(370,000.00)	\$ 0.00	15/16	CurrFunds-CapImp	(A)
	3,980,000.00	301,375.00	4,281,375.00		Federal Funds	(F)
<b>Original Project Budget:</b>	<b>\$4,350,000.00</b>					
<b>Change in Funding:</b>		<b>\$( 68,625.00)</b>				
<b>Revised Project Budget:</b>			<b>\$4,281,375.00</b>			

**Comment:** Construction is complete, and this is a final adjustment to match the federal funding amount.

**Previous Action:**

07/09/2015	SBC	Approved full planning
07/20/2015	ESC	Approved designer selection (TLM Associates)
07/14/2016	SBC	Approved a revision in project budget and funding to fully fund the project

**Minutes:** 05/09/2019 SBC Approved a revision in project budget and funding

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State