

**MINUTES**  
STATE BUILDING COMMISSION  
September 12, 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 Assistant State Architect Alan Robertson.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor  
Cameron Sexton, Speaker of the House of Representatives  
David Lillard, State Treasurer  
Justin Wilson, Comptroller of the Treasury  
Stuart McWhorter, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor  
Tre Hargett, Secretary of State

ORGANIZATION

- University of Tennessee
- Department of Correction
- Tennessee State Veterans Homes Board
- Department of General Services
- Tennessee Board of Regents
- State Building Commission

PRESENTER

Interim President Randy Boyd  
Commissioner Tony Parker  
Commissioner Courtney Rogers  
Commissioner Christi Branscom  
Chancellor Dr. Flora Tydings  
Assistant State Architect Alan Robertson

OTHER PARTICIPANTS

Tyler Jacobson, The Orcutt Winslow LLLP  
Don Shell, Community Tectonics Architects  
Jerry Young, President TCAT Morristown  
Chuck Miller, Tuck Hinton Architects  
Kelli Chaney, President TCAT Anderson County  
Manny Herz, Adams Craft Herz Walker

## CONSENT AGENDA

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

1. Agency: **East Tennessee State University**  
Project Title: Campus Consultants  
SBC Project No: 369/000-01-2018  
Requested Action: Approval of a revision in project budget
  
2. Agency: **Tennessee Technological University**  
Project Title: Master Plan  
SBC Project No: 364/000-02-2019  
Requested Action: Approval to award a contract to the best evaluated proposer
  
3. Agency: **Tennessee Technological University**  
Project Title: Engineering Building  
SBC Project No: 364/011-06-2019  
Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method
  
4. Agency: **Middle Tennessee State University**  
Project Title: Job Order Contracting  
SBC Project No: 366/000-01-2019  
Requested Action: Approval of a project and to issue a Request for Proposals
  
5. Agency: **Middle Tennessee State University**  
Project Title: ADA Compliance  
SBC Project No: 366/009-15-2019  
Requested Action: Approval of a project and proceeding with process to select a designer
  
6. Agency: **Tennessee Board of Regents**  
Project Title: Tennessee College of Applied Technology Improvements  
SBC Project No: 166/000-04-2013  
Requested Action: Approval of the Early Design Phase for a portion of the work as recommended by the State Architect
  
7. Agency: **Tennessee Board of Regents / East Tennessee State University**  
Project Title: D.P. Culp Addition and Renovations  
SBC Project No: 166/005-01-2014  
Requested Action: Approval of a revision in project budget, scope, and funding
  
8. Agency: **Tennessee Board of Regents / Tennessee State University**  
Project Title: McMinnville Agricultural Center Multiple Buildings Repairs  
SBC Project No: 166/001-07-2019  
Requested Action: Approval of a project and proceeding with the process to select a designer

9. Agency: **Tennessee Board of Regents / Walters State Community College**  
 Project Title: Several Buildings Roof Replacements  
 SBC Project No: 166/023-01-2017  
 Requested Action: Approval of a revision in scope
  
10. Agency: **University of Tennessee Health Science Center**  
 Project Title: GMP Facility Expansion  
 SBC Project No: 540/013-03-2019  
 Requested Action: Approval of a project and to select a System Programming Consultant and proceeding with the process to select a designer
  
11. Agency: **University of Tennessee – Martin**  
 Project Title: Cooper Hall Roof Replacement  
 SBC Project No: 540/01103-2019  
 Requested Action: Approval of a project and proceeding with the process to select a designer
  
12. Agency: **University of Tennessee – Knoxville**  
 Project Title: UT Visitor Center Creamery  
 SBC Project No: 540/009-20-2019  
 Requested Action: Approval of a project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
  
13. Agency: **University of Tennessee – Knoxville**  
 Project Title: Conference Center Renovations  
 SBC Project No: 540/009-08-2018  
 Requested Action: Approval of a revision in project budget, scope, and funding and utilizing Best Value alternative delivery method for a portion of construction
  
14. Agency: **University of Tennessee – Knoxville**  
 Project Title: Neyland Thompson North End Plaza (17/18)  
 SBC Project No: 540/009-01-2018  
 Requested Action: Approval of a revision in project budget
  
15. Agency: **University of Tennessee – Knoxville**  
 Project Title: Intramural and Band Facility  
 SBC Project No: 540/009-15-2018  
 Requested Action: Approval of the Early Design Phase as recommended by the State Architect
  
16. Agency: **University of Tennessee – Chattanooga and Space Institute**  
 Project Title: ADA Compliance UTC & UTSI  
 SBC Project No: 540/000-01-2017  
 Requested Action: Approval of a revision in project budget and funding
  
17. Agency: **University of Tennessee – Knoxville and Institute of Agriculture**  
 Project Title: ADA Compliance UTK & UTIA  
 SBC Project No: 540/000-03-2017  
 Requested Action: Approval of a revision in project budget and funding

18. Agency: **University of Tennessee – Martin and Health Science Center**  
Project Title: ADA Compliance UTM & UTHSC  
SBC Project No: 540/000-02-2017  
Requested Action: Approval of a revision in project budget and funding
  
19. Agency: **Tennessee State Veterans Homes Board**  
Project Title: TN Veterans Homes – Statewide Renovations  
SBC Project No: 680/000-01-2019  
Requested Action: Approval of a project and proceeding with the process to select a designer
  
20. Agency: **Tennessee Wildlife Resources Agency**  
Project Title: Region 1 – Buffalo Ridge Hunter Education Facility  
SBC Project No: 220/017-01-2019  
Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Agency Resources for a portion of construction
  
21. Agency: **Department of General Services / East Tennessee Regional Health Office**  
Project Title: ETRHO Interior Renovations and Chiller Replacement  
SBC Project No: 408/001-01-2019  
Requested Action: Approval of a project and proceeding with the process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville City, Knox County, Tennessee

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

**Project Title:**               Haslam Field Expansion

**Project Description:**       Renovate existing outdoor football practice field including additional exterior exercise and storage space, and fencing. *Renovations also include interior training and equipment areas; and staff offices. A new 2-story addition with multi-use space, and players' lounge.*

**SBC Number:**               540/009-08-2016

**Total Project Budget:**     \$14,000,000.00

**Current Project Funding:**   \$ 5,000,000.00

**Source of Funding:**       \$ 5,000,000.00           TSSBA           (A)

**Comment:**                 This request adds scope for interior renovations and an additional 2-story multi-use space. The current funding includes the designer fee for the total project.

**Previous Action:**         06/09/2016    SBC    Approved project and to select a designer

**Minutes:**                 09/12/2019    SBC    Approved a revision in project budget and scope

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

**Requested Action:**        **Approval to issue a Request for Proposals**

**Project Title:**            SCCF Private Management and Operation

**Project Description:**    A private management and operations contract for TDOC. The contract will be for a three-year term with a two-year option.

**SBC Number:**            142/018-01-2019

**Comment:**                The current agreement with CoreCivic (SBC No 142/018-01-2013) expires June 30, 2020. The initial contract term will be from July 1, 2020 to June 30, 2023.

**Minutes:**                09/12/2019    SBC    Commissioner Parker stated that the proforma contract has been updated from the current contract and includes key performance indicators to measure contractor performance and the ability to assess liquidated damages if the required performance requirements are not met. Commissioner Parker thanked the Legislative staff as well as the staff in the Comptroller's Office, the Attorney General's Office, and the Office of the State Architect. Commissioner Parker stated that the department has received the three requisite Legislative authorization letters. Commissioner Parker asked for this to be referred to ESC.

The Commission referred to ESC with authority to act.

TENNESSEE STATE VETERANS HOMES BOARD

Veterans Nursing Home, Arlington, Shelby County, Tennessee

**Requested Action:**           **Approval of the Early Design Phase** as presented by The Orcutt Winslow LLLP

**Project Title:**               West TN Veterans Nursing Home

**Project Description:**       Construct a 126-bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include site diligence, land acquisition and all required related work.

**SBC Number:**               680/006-01-2014

**Total Project Budget:**     \$54,801,061.00

**Current Project Funding:**   \$ 3,710,000.00

<b>Source of Funding:</b>	\$ 600,000.00	14/15	CurrFunds-CapImp	(A)
	50,000.00	14/15	TDVA Op Funds	(A)
	2,980,000.00		Gift	(O)
	50,000.00		Gift (City of Germantown)	(O)
	30,000.00		Gift (Tipton County)	(O)

**Previous Action:**

08/21/2014	SBC	Approved project for preplanning
11/13/2014	SBC	Approved using consultant for site investigation
12/11/2014	SBC	Approved a revision in funding
08/09/2018	SBC	Approved a revision in project budget, scope, and funding
10/29/2018	ESC	Approved designer selection (The Orcutt Winslow LLLP)
11/20/2018	SBC	Approved utilizing CM/GC alternative delivery method
12/13/2018	SBC	Approved a revision in project budget and funding
04/11/2019	SBC	Approved a revision in scope and proceeding with a previously approved preplanning project
06/13/2019	SBC	Approved awarding a CM/GC contract (EMJ)

**Minutes:**                   09/12/2019   SBC   Commissioner Rogers introduced Tyler Jacobson with The Orcutt Winslow LLLP. Mr. Jacobson gave the presentation stating that the project is on budget and projected to open late 2022.

Lieutenant Governor McNally stated that Senator Mark Norris was interested in this project.

The Commission approved the EDP as presented by The Orcutt Winslow LLLP.

DEPARTMENT OF GENERAL SERVICES

THP District 1 Headquarters, Knoxville, Knox County, Tennessee

**Requested Action:**       **Approval of the Early Design Phase** as presented by Community Tectonics Architects

**Project Title:**           THP District 1 HQ Knoxville – New Facility

**Project Description:**   Construct a new district headquarters building in Knoxville and all required related work.

**SBC Number:**           502/009-01-2017

**Total Project Budget:** \$12,490,000.00

<b>Source of Funding:</b>	\$ 8,500,000.00	17/18	FRF CurrFunds-CapImp	(A)
	3,990,000.00	19/20	FRF CurrFunds-CapImp	(A)

<b>Previous Action:</b>	07/13/2017	SBC	Approved project and to select designer
	07/27/2017	ESC	Approved designer selection (Community Tectonics Arch)
	04/23/2018	ESC	Approved reallocation of budget revising MACC per ESC action
	07/11/2019	SBC	Approved revision in project budget and funding

**Minutes:**               09/12/2019   SBC   Commissioner Branscom introduced Don Shell with Community Tectonics Architects. Mr. Shell gave the presentation stating that the project is under budget and projected to open in the summer of 2021.

Lieutenant Governor McNally asked who owned the property prior to purchasing. The Department of General Services replied that they would get this information to the members.

Treasurer Lillard stated that Treasury Department issued a vulnerability and security assessment on district impound lots and is pleased that the impound lot is included in this construction project. Treasurer Lillard asked the architect to coordinate with Treasury's risk management division in terms of the monitoring system for the lot. Treasurer Lillard stated that the security level needs to be much higher at some impound lots. Commissioner Branscom stated that they are aware and are considering security in future designs as well.

The Commission approved the EDP as presented by Community Tectonics Architects.



TENNESSEE BOARD OF REGENTS

Statewide, Tennessee \*\*

**Requested Action:** Approval of the Early Design Phase as presented by Tuck Hinton Architects

**Project Title:** Tennessee College of 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:** The EDP is for TCAT Morristown only.

**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 (Middle TN - Johnson 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 (TCAT Chattanooga)
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	Approved selection of an additional designer for upper East TN
03/19/2018	ESC	Approved designer selection for upper East TN (Reedy & Sykes/Shaw & Shanks)
07/12/2018	SBC	Approved EDP (TCAT Shelbyville) and revision in budget & funding
12/17/2018	ESC	Approved designer selection for TCAT Morristown (Tuck Hinton Architects)
02/14/2019	SBC	Reported OSA approval for use of CM/GC for Morristown
05/09/2019	SBC	Approved award of CM/GC (Denark Construction) for Morristown
08/08/2019	SBC	Approved EDP (TCAT Jacksboro)

**Minutes:** 09/12/2019 SBC Chancellor Tydings introduced Jerry Young, President of TCAT Morristown and Chuck Miller with Tuck Hinton Architects. Mr. Miller gave the presentation stating that the project is in budget and projected to be complete in the spring of 2021.

Lieutenant Governor McNally stated that Senator Steve Southerland is interested in this project.

The Commission approved the EDP as presented by Tuck Hinton Architects.

\*\* Project includes work in Hamblen County

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Knoxville, Knoxville, Knox County, Tennessee \*\*

**Requested Action:** Approval of a revision in project budget and funding and of the Early Design Phase as presented by Adams Craft Herz Walker

**Project Title:** Training Facility and Renovations

**Project Description:** Expand programs in the service area to include Welding, Machine Tool, Diesel, Truck Driving, Automotive, Industrial Maintenance, Special Industry training, and related programs. Make renovations for program at the main campus. Include a facility in Blount County and a facility in Anderson County.

**SBC Number:** 166/060-01-2017

**Total Project Budget:** \$30,250,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 5,700,000.00	\$ 0.00	\$ 5,700,000.00	16/17	CurrFunds-CapImp (D55Cap)	(A)
	12,825,000.00	0.00	12,825,000.00	17/18	CurrFunds-CapImp	(A)
	210,000.00	0.00	210,000.00		Donated Land	(O)
	465,000.00	0.00	465,000.00		Plant Funds (Non-Aux)	(A)
	5,500,000.00	0.00	5,500,000.00		Gifts	(O)
	5,000,000.00	0.00	5,000,000.00		TN ECD Grant	(O)
	0.00	7,408.74	7,408.74	2006	GOBonds-CapImp	(R)
	0.00	32,477.61	32,477.61	00/01	CurrFunds-CapImp	(R)
	0.00	468,506.82	468,506.82	04/05	CurrFunds-CapImp	(R)
	0.00	41,606.83	41,606.83	05/06	CurrFunds-CapImp	(R)
<b>Original Project Budget:</b>	<b>\$29,700,000.00</b>					
<b>Change in Funding:</b>		<b>\$550,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$30,250,000.00</b>			

**Comment:** The EDP is for TCAT Anderson County. Additional funds are to meet the designer's estimate for Anderson County to address unanticipated site conditions.

**Previous Action:**

04/13/2017	SBC	Approved project
04/24/2017	ESC	Approved designer selection (Adams Craft Herz Walker)
07/13/2017	SBC	Approved a revision in project budget and utilizing CM/GC
07/12/2018	SBC	Approved revision in scope and budget
12/17/2018	ESC	Approved designer selection for Blount County (Barber McMurry Arch.)
01/10/2019	SBC	Award CMGC contract (Denark Construction)

**Minutes:** 09/12/2019 SBC Chancellor Tydings introduced Kelli Chaney, President of TCAT Knoxville and Manny Herz with Adams Craft Herz Walker. Mr. Herz gave the presentation stating that the project is projected to be ready by the spring of 2021 and is within budget.

Lieutenant Governor McNally confirmed that the project would be ready for Spring 2021.

The Commission approved a revision in project budget and funding and the EDP as presented by Adams Craft Herz Walker.

\*\* Project includes work in Anderson County

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Cleveland State Community College, Cleveland  
(Campus Parking and Road Updates)  
SBC Project No. 166/013-02-2018  
Bid date: 08/28/2019  
Target: \$1,300,000  
MACC: \$1,365,000  
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 August 8, 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) <b>State Procurement Agency:</b>	University of Tennessee	<b>User Agency:</b>	UT Chattanooga
<b>Location:</b>	Chattanooga, Tennessee		
<b>Project Title:</b>	Holt Hall Improvements		
<b>SBC Project No:</b>	540/005-03-2011	<b>Approval Date:</b>	08/16/2019
<b>Designer:</b>	Artech Design Group	<b>Contractor:</b>	J&J Contractors, Inc.
<b>Construction Completion %:</b>	100%	<b>Targeted Substantial Completion:</b>	06/04/2019
<b>Change Order No.</b>	6	<b>Comment:</b>	<b>Hidden Conditions / Codes / Error / Design Modifications / Added Scope</b>
<b>Change Order Amount:</b>	\$34,570.72		This change order provides for the addition of a new concrete curb for a base cabinet that is being relocated and a new expansion joint cover to replace an existing one. SFM is requiring an existing door leaf to be replaced with a rated leaf. A designer error was discovered where documents did not indicated gas service at a new roof top unit, nor power service to a return air damper. This is an additional cost. This work also includes owner impacted changes to casework and floor finishes in 6 rooms, along with additional electrical outlets, floor drain and hose bib, and wall finish change in wet storage room.
<b>Change Order Percentage:</b>	.60%		
<b>Cumulative Percentage:</b>	16.94%		
 <b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
<b>Original Bid Target:</b>	\$7,100,000.00	<b>Revised Contract Amount:</b>	\$6,723,902.17
<b>Base Contract Amount:</b>	\$5,750,000.00	<b>Remaining Undedicated Funds:</b>	\$72,400.00
<b>Contingency:</b>	\$700,000.00		

2) **State Procurement Agency:** University of Tennessee **User Agency:** UT Chattanooga  
**Location:** Chattanooga, Tennessee  
**Project Title:** Campus Site Improvements  
**SBC Project No:** 540/005-03-2015 **Approval Date:** 07/26/2019  
**Designer:** W.M. Whitaker & Assoc. **Contractor:** P & C Construction  
**Construction Completion %:** 75% **Targeted Substantial Completion:** 12/13/2019  
**Change Order No.** 5 **Comment: Hidden Conditions / Unavoidable Delays / Schedule Modifications / Design Modifications**  
**Change Order Amount:** \$162,645.25  
**Change Order Percentage:** 6.99%  
**Cumulative Percentage:** 22.74%

This change order accommodates multiple hidden conditions requiring work to extend an existing sidewalk in order to improve grading, removal of trolley car rails that were discovered, add a storm drain at a low spot in order to provide for roadway intersection crowning that was not indicated on record drawings, and use of a radar to locate a hidden electrical line. This also includes additional scope imposed by the owner to connect an existing drain line to the storm system, repair of gravel paths in the lawn areas, new conduit and circuits for the existing irrigation system, and removal and replacement of existing pavement on Oak Street. A schedule modification includes the General Contractor adding an additional paving subcontractor in order to offset all the additional days and work to address multiple hidden conditions and to be able to finish this project in time for the start of school.

**Approved Project Funding**

**Original Bid Target:** \$2,800,000.00  
**Base Contract Amount:** \$2,327,800.00  
**Contingency:** \$280,000.00

**After This Change Order**

**Revised Contract Amount:** \$2,857,181.70  
**Remaining Undedicated Funds:** \$1,288,000.00

3) **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:** 07/24/2019  
**Designer:** Dollar & Ewers Architecture **Contractor:** K&F Construction  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 04/17/2019  
**Change Order No.** 2 **Comment: Hidden Conditions / Unavoidable Delays / Added Scope**  
**Change Order Amount:** \$7,327.65  
**Change Order Percentage:** 1.70%  
**Cumulative Percentage:** 16.16%

This change order provides for the relocation of an existing fiber optic line that was discovered to be too shallow and is in the way of a proposed sidewalk, as well as the user request to provide tilling around existing trees in order to help preserve them. This CO also includes additional weather days and days for owner delays.

**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:** \$502,138.07  
**Remaining Undedicated Funds:** \$110,000.00

4) **State Procurement Agency:** University of Tennessee **User Agency:** UT Martin  
**Location:** Martin, Tennessee  
**Project Title:** STEM Classroom Building (Communications Building Demolition)  
**SBC Project No:** 540/011-03-2016 **Approval Date:** 08/23/2019  
**Designer:** TLM Associates, Inc. **Contractor:** Barger Construction Co.  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 07/15/2019  
**Change Order No.** 1 **Comment: Hidden Conditions / Cost Efficiencies**  
**Change Order Amount:** \$34,721.07 This change order provides for additional asbestos abatement that was discovered during demolition. Also discovered during demolition is the additional depth of the concrete foundations for the satellite dishes that required additional work and cost. This CO also includes a credit back to the project for deleting the installation of the proposed fencing around the Communications site.  
**Change Order Percentage:** 29.86%  
**Cumulative Percentage:** 29.86%

**Approved Project Funding**  
**Original Bid Target:** \$196,100.00  
**Base Contract Amount:** \$116,292.00 **Revised Contract Amount:** \$151,013.07  
**Contingency:** \$19,610.00 **Remaining Undedicated Funds:** \$56,570,000.00

5) **State Procurement Agency:** Austin Peay State Univ. **User Agency:** Austin Peay State University  
**Location:** Clarksville, Tennessee  
**Project Title:** Library Meeting Room Renovation  
**SBC Project No:** 373/003-14-2018 **Approval Date:** 08/01/2019  
**Designer:** Rufus Johnson Associates **Contractor:** Hughes Construction Corp  
**Construction Completion %:** 95% **Targeted Substantial Completion:** 08/23/2019  
**Change Order No.** 1 **Comment: Added Scope / Error**  
**Change Order Amount:** \$43,318.26 This change order addresses additional scope to enclose the Writing Center with a permanent wall and door, and replacing the existing window blinds with more appropriate roller shades. This also includes replacing the specified light fixtures with fixtures that the campus is in the process of establishing as their standard.  
**Change Order Percentage:** 98.99%  
**Cumulative Percentage:** 98.99%

**Approved Project Funding**  
**Original Bid Target:** \$86,000.00  
**Base Contract Amount:** \$43,760.00 **Revised Contract Amount:** \$87,078.26  
**Contingency:** \$8,600.00 **Remaining Undedicated Funds:** \$10,512.07



6) **State Procurement Agency:** STREAM **User Agency:** Department of Agriculture  
**Location:** Nashville, Tennessee  
**Project Title:** Ellington Ag Campus Upgrades  
**SBC Project No:** 100/000-03-2014 **Approval Date:** 08/06/2019  
**Designer:** Goodwyn Mills Cawood **Contractor:** Dowdle Construction  
**Construction Completion %:** 80% **Targeted Substantial Completion:** 06/11/2020  
**Change Order No.** 9 **Comment: Added Scope**  
**Change Order Amount:** \$51,500.62 This change order provides for the remediation of ductwork and insulation that was found to be damaged from a previous fire above the ceiling in the Bruer Building, replacement of old light fixtures in the bathrooms of Bruer, replacement of floor finishes and paint to allow for more consistency in the renovated building, and a temporary entrance for lab personnel in order to continue work during construction.  
**Change Order Percentage:** 2.34%  
**Cumulative Percentage:** 25.40%

**Approved Project Funding**

**Original Bid Target:** \$2,645,000.00  
**Base Contract Amount:** \$2,196,889.00  
**Contingency:** \$313,500.00

**After This Change Order**

**Revised Contract Amount:** \$2,754,949.91  
**Remaining Undedicated Funds:** \$3,357.65

7) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation  
**Location:** Statewide, Tennessee  
**Project Title:** CCC Cabin Renovation – Chickasaw & Cumberland  
**SBC Project No:** 126/000-03-2016 **Approval Date:** 08/06/2019  
**Designer:** Sparkman Associates Architects, Inc. **Contractor:** King Construction Group  
**Construction Completion %:** 13% **Targeted Substantial Completion:** 01/26/2021  
**Change Order No.** 4 **Comment: Added Scope**  
**Change Order Amount:** \$636,000.00 This change order is to add initially planned project scope to renovate cabins 1, 3, and 4.  
**Change Order Percentage:** 14.89%  
**Cumulative Percentage:** 15.88%

**Approved Project Funding**

**Original Bid Target:** \$5,006,000.00  
**Base Contract Amount:** \$4,270,000.00  
**Contingency:** \$500,600.00

**After This Change Order**

**Revised Contract Amount:** \$4,948,327.97  
**Remaining Undedicated Funds:** \$1,194,272.03

8) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation  
**Location:** Statewide, Tennessee  
**Project Title:** CCC Cabin Renovation – Chickasaw & Cumberland  
**SBC Project No:** 126/000-03-2016 **Approval Date:** 08/23/2019  
**Designer:** Sparkman Associates Architects, Inc. **Contractor:** King Construction Group

**Construction Completion %:** 31%  
**Change Order No.** 5  
**Change Order Amount:** \$26,758.94  
**Change Order Percentage:** .63%  
**Cumulative Percentage:** 16.51%

**Targeted Substantial Completion:** 01/26/2021  
**Comment: Hidden Conditions / Codes / Omission**  
 This change order accommodates the work to re-frame and re-build the stone walls at the front and back of Cabin 10 that was discovered during construction, the cleaning of the stone chimneys that was in error and inadvertently left out of the bid documents, and the need to add utility lights and switches for the cabin attics.

**Approved Project Funding**  
**Original Bid Target:** \$5,006,000.00  
**Base Contract Amount:** \$4,270,000.00  
**Contingency:** \$500,600.00

**After This Change Order**  
**Revised Contract Amount:** \$4,975,086.91  
**Remaining Undedicated Funds:** \$558,272.03

9) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation  
**Location:** Spencer, Tennessee  
**Project Title:** Fall Creek Falls Nature Center Upgrade  
**SBC Project No:** 126/036-01-2016 **Approval Date:** 08/26/2019  
**Designer:** Lose & Associates **Contractor:** FTM, Inc.  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 10/08/2018  
**Change Order No.** 7 **Comment: Hidden Conditions / Error / Schedule Modifications**  
**Change Order Amount:** (\$22,000.00)  
**Change Order Percentage:** (3.45%)  
**Cumulative Percentage:** 9.93%  
 This change order reflects the addition of weather days to the contract time and additional days to the contract time for designer error associated with the stairway design, and additional days due to the delay in processing change order no. 1. This change order also provides for 88 days credit to the owner for liquidated damages assessed on the contractor for failing to complete the project on time.

**Approved Project Funding**  
**Original Bid Target:** \$690,000.00  
**Base Contract Amount:** \$638,000.00  
**Contingency:** \$69,000.00

**After This Change Order**  
**Revised Contract Amount:** \$701,336.68  
**Remaining Undedicated Funds:** \$37,597.32

## Initial and Revised Approvals of Capital Projects

- Reported the following two capital improvements with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Demolition – 2176 Gainesboro Grade, Farm Shop  
**Project Description:** This project provides for the demolition of an abandoned farm shop at TTU's Shipley Farm, 2176 Gainesboro Grade in Cookeville, Tennessee.  
**SBC Project No.** 364/021-02-2019  
**Total Project Budget:** \$5,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project  
**Approval Date:** 09/12/2019
  - 2) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Demolition – 2520 Gainesboro Grade, Farm Silos  
**Project Description:** This project provides for the demolition of two farm silos at TTU's Shipley Farm, 2520 Gainesboro Grade in Cookeville, Tennessee.  
**SBC Project No.** 364/021-03-2019  
**Total Project Budget:** \$30,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project  
**Approval Date:** 09/12/2019
- 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:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Emergency – Steam Plant Repairs  
**Project Description:** This project will replace a condensate tank, and replace and clean boiler tubes.  
**SBC Project No.** 540/009-17-2019  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction  
**Approval Date:** 08/09/2019

- 2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Nielsen Air Handler Replacements  
**Project Description:** This project will replace air handlers in the Nielsen Physics building.  
**SBC Project No.** 540/009-18-2019  
**Total Project Budget:** \$250,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction  
**Approval Date:** 08/09/2019
- 3) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Andy Holt Chilled Water Plant Roof Replacement  
**Project Description:** This project will replace the roof on the Andy Holt Chilled Water Plant. The current roof was installed in 1999.  
**SBC Project No.** 540/009-19-2019  
**Total Project Budget:** \$150,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Consultant for design and System Procurement for construction  
**Approval Date:** 08/13/2019
- 4) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Dixie Avenue Steam Line Replacement  
**Project Description:** Replace the steam and condensate lines which cross Dixie Avenue in front of the University Services Building.  
**SBC Project No.** 364/011-05-2019  
**Total Project Budget:** \$305,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 08/23/2019
- 5) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Gulf War Monuments  
**Project Description:** Construct Gulf (Middle East) War Monuments on War Memorial Plaza.  
**SBC Project No.** 529/000-03-2016  
**Total Project Budget:** \$278,000.00  
**Source of Funding:**

\$156,000.00	16/17	CurrFunds-CapImp	(A)
\$ 48,000.00	18/19	TDVS Op Funds	(A)
\$ 34,000.00		Gifts	(O)
\$ 32,835.00	14/15	CurrFunds-CapImp (E&C)	(R)
\$ 7,165.00	15/16	CurrFunds-CapImp (E&C)	(R)

**Approval:** Approved a revision in project budget and funding to remediate a hidden condition in the plaza perimeter wall  
**Approval Date:** 08/26/2019

## Approvals of Revisions to Existing Capital Projects

- Reported the following three 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 / East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Safety & Structural Repairs  
**Project Description:** Make safety and/or structural repairs at multiple building entrances and to the exterior walls of Brown, Gilbreath, and Ball Halls.  
**SBC Project No.** 166/005-07-2017  
**Total Project Budget:** \$2,500,000.00  
**Source of Funding:** 17/18 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved a revision in funding to increase the MACC for the final phase of construction  
**Approval Date:** 08/16/2019
  - 2) **State Procurement Agency:** STREAM / Department of Correction  
**Location:** Pikeville, Tennessee  
**Project Title:** BCCX Campus Expansion  
**Project Description:** Expansion of existing complex to support and improve the classification of inmates. This project will also provide minor modifications to house female inmates in a separate security facility at the same complex and increase the capacity of the Waste Water Treatment Plant.  
**SBC Project No.** 142/013-01-2013  
**Total Project Budget:** \$43,250,000.00  
**Source of Funding:** \$20,250,000.00 13/14 CurrFunds-CapImp (SA) (A)  
\$10,000,000.00 08/09 CurrFunds-CapImp (SA) (A/R)  
\$ 5,000,000.00 15/16 CurrFunds-CapImp (SA) (A)  
\$ 8,000,000.00 08/09 CurrFunds-CapImp (SA) (A)  
**Approval:** Approved a revision in funding to reallocate the budget to reflect the change in project scope  
**Approval Date:** 08/26/2019
  - 3) **State Procurement Agency:** STREAM / Department of Mental Health & Substance Abuse Services  
**Location:** Chattanooga, Tennessee  
**Project Title:** Moccasin Bend MHI Infrastructure Improvements  
**Project Description:** Infrastructure improvements consisting of sewer line, water line, pavement, and sidewalk replacements, and all required related work.  
**SBC Project No.** 344/009-01-2017  
**Total Project Budget:** \$2,600,000.00  
**Source of Funding:** 17/18 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in funding to increase the MACC and designer fee as a result of the addition of components to the work  
**Approval Date:** 08/09/2019

## Approvals of Emergency Capital Projects

- Reported the following approval of an emergency project in accordance with Item 2.04(D) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Education  
**Location:** Jamestown, Tennessee  
**Project Title:** Emergency – York Main Building HVAC Replacement  
**Project Description:** Replace five (5) rooftop air-handling units, associated ducts, insulation, sheet metal, curb adapters, and all required related work.  
**SBC Project No.** 168/001-01-2019  
**Total Project Budget:** \$2,000,000.00  
**Source of Funding:** 15/16 CurrFunds-CapImp (E&C) (A)  
**Approval:** Approved project utilizing an agency consultant for design and utilizing a Central Procurement Office contract to perform the work  
**Approval Date:** 08/23/2019

## Report of Items Submitted to the SBC

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2001".
- **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 – Knoxville  
**Location:** Knoxville, Tennessee  
**Project:** West Campus Redevelopment – Dining Hall  
**SBC No.** 540/009-05-2014  
**Designer:** Johnson Architecture  
**Amount:** \$205,476.00  
**Explanation:** This ASR is for drilled pier testing services and include designer oversight.  
**Approval Date:** 08/05/2019  
**OSA Receipt Date:** 08/05/2019
  - 2) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Statewide, Tennessee  
**Project:** Building Security Upgrades  
**SBC No.** 529/000-04-2016  
**Designer:** Security Risk Management Consultants  
**Amount:** \$78,557.00  
**Explanation:** This ASR is for design services to address additional building code issues documented by the State Fire Marshall that were not anticipated by the design team.  
**Approval Date:** 08/13/2019  
**OSA Receipt Date:** 08/22/2019

### Additional Report Items

- Report of approval of a revision of the EDP as recommended by the State Architect  
Paris Landing State Park, Buchanan, Henry County, Tennessee  
SBC Number: 126/075-01-2017  
Comment: The revision is for the additional twenty-five rooms but does not change the design features of the building.

Lieutenant Governor McNally asked if the additional 25 rooms was not considered in the original budget. Chloe Shafer from the Office of the State Architect replied that the funding was added in this year's budget and the design incorporated the additional rooms by extending the wing.

- Report of Grantee name change  
Clayborn Temple Grant, Memphis, Shelby County, Tennessee  
SBC Number: 460/000-01-2018  
Comment: The Grantee is being changed from the City of Memphis to the Historic Clayborn Temple in order to allow for efficient management of the grant.

### Other Business

There being no further business, the meeting adjourned at 11:37 a.m.

\* \* \* \* \*

EAST TENNESSEE STATE UNIVERSITY

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

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

**Project Title:** Campus Consultants

**Project Description:** Professional service consultants for Architecture and MEP Engineering.

**SBC Number:** 369/000-01-2018

**Total Project Budget:** \$450,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$300,000.00	\$150,000.00	\$450,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<u>\$300,000.00</u>			
<b>Change in Funding:</b>		\$150,000.00		
<b>Revised Project Budget:</b>			\$450,000.00	

**Comment:** Request for approval to increase funding for Architectural consulting services only.

**Previous Action:** 03/08/2018 SBC Approved a project and to select consultants  
 03/19/2018 ESC Approved Consultant selections (Architectural - Michael Brady, Inc. and MEP Engineer – Facility System Consultants, LLC)

**Minutes:** 09/12/2019 SBC Approved a revision in project budget



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

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

**Project Title:** Master Plan

**Project Description:** Develop master plan.

**SBC Number:** 364/000-02-2019

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

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

**Comment:** An RFQ was issued on June 18, 2019. One proposal was received on July 30, 2019 from Bauer Askew Architecture LLC who is the existing campus master planner. Their proposal complied with all RFQ requirements and the firm has a strong reputation.

**Previous Action:** 06/13/2019 SBC Approved project and issuing an RFQ for a Master Planner

**Minutes:** 09/12/2019 SBC Approved awarding a contract to the best evaluated proposer

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

**Requested Action:** Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

**Project Title:** Engineering Building

**Project Description:** Construct a student centered interdisciplinary engineering building for the College of Engineering

**SBC Number:** 364/011-06-2019

**Total Project Budget:** \$55,000,000.00

**Current Project Funding:** \$ 3,250,000.00

**Source of Funding:** \$ 3,250,000.00                      19/20 CurrFunds-CapImp                      (A)

**Comment:** Planning funding is a 19/20 line-item in the capital budget. Future funding for the construction will be added when match funding is in hand and remaining line-item funding is added. CM/GC is requested due to scope and complexity.

**Minutes:** 09/12/2019    SBC    Approved project, proceeding with the process to select a designer, and utilizing CM/GC alternative delivery method

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** Job Order Contracting

**Project Description:** Job Order Contracting to construct work on maintenance and renovation projects between \$100,000 and \$ 500,000 campus wide, as appropriate.

**SBC Number:** 366/000-01-2019

**Total Project Budget:** \$2,500,000.00

**Source of Funding:** \$2,500,000.00                      Various Project Funds                      (0)

**Comment:** The Job Order Contract is requested to ensure minor maintenance and renovations projects with limited scope can be completed expeditiously. The proposed contract will have an initial term of three years with an option for two one-year extensions.

Funding sources are to be identified through separate and future State Building Commission project requests.

**Minutes:** 09/12/2019    SBC    Approved project and issuing an RFP

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** ADA Compliance

**Project Description:** Funds are provided for capital maintenance activities, including facility assessments, associated with compliance with the Americans with Disabilities Act and other disabilities-related issues.

**SBC Number:** 366/009-15-2019

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

**Current Project Funding:** \$170,000.00

**Source of Funding:** \$170,000.00 19/20 CurrFunds-CapMaint (ADA) (A)

**Comment:** This is a FY 19/20 line-item in the capital budget.  
  
Scope of work to include priority items identified in the "Middle Tennessee State University ADA Site Audit – August 2013."

**Minutes:** 09/12/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSStatewide, Tennessee \*\*

**Requested Action:** Approval of the Early Design Phase for a portion of the work as recommended by the State Architect

**Project Title:** Tennessee College of 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:** The 3 EDPs are for: a 12,042 SF facility at TCAT Crossville (\$2,145,000), a 17,850 SF facility at TCAT Livingston (\$5,688,244), and an 11,293 SF facility at TCAT Newbern (\$3,425,000).

<b>Previous Action:</b>	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 (Middle TN - Johnson 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 (TCAT Chattanooga)
	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	Approved selection of an additional designer for upper East TN
	03/19/2018	ESC	Designer selected for upper East TN (Reedy & Sykes/Shaw & Shanks)
	07/12/2018	SBC	Approved EDP (TCAT Shelbyville) and revision in budget & funding
	12/17/2018	ESC	Designer selected for TCAT Morristown (Tuck Hinton Architects)
	02/14/2019	SBC	Reported OSA approval for use of CM/GC for Morristown
	05/09/2019	SBC	Approved award of CM/GC (Denark Construction) for Morristown
	08/08/2019	SBC	Approved EDP (TCAT Jacksboro)

**Minutes:** 09/12/2019 SBC Approved the EDP for a portion of the work as recommended by the State Architect

\*\* Project includes work in Cumberland, Overton, and Dyer Counties

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

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

**Project Title:** D. P. Culp Addition and Renovations

**Project Description:** Phase 1 will include interior renovations for a multi-cultural center and various other student spaces. Phase 2 will construct a 46,000 sf addition to the student center and make interior and exterior renovations to the existing building. This addition will enhance circulation and provide space for food service, media center, student lounge, and other student functions. *Phase 3 will include exterior site work and expanded seating to the west plaza, the Boulevard Commons, and Amphitheater, with exterior and ADA access.*

**SBC Number:** 166/005-01-2014

**Total Project Budget:** \$46,750,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$39,000,000.00	\$ 0.00	\$39,000,000.00	TSSBA (Student Fees)	(A)
	6,500,000.00	0.00	6,500,000.00	Plant (Aux-Student Fees)	(A)
	0.00	250,000.00	250,000.00	Plant Funds (Non-Aux)	(A)
	0.00	1,000,000.00	1,000,000.00	Gifts	(O)
<b>Original Project Budget:</b>	<b>\$45,500,000.00</b>				
<b>Change in Funding:</b>		<b>\$1,250,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$46,750,000.00</b>		

**Comment:** Additional funds are for phase 3 of the work.

**Previous Action:**

04/16/2014	SBC	Approved project
05/19/2014	ESC	Approved designer selection (Red Chair Architects)
08/13/2015	SBC	Revised scope & budget; issued RFQ for new designer
12/17/2015	SBC	Approved issuance of CMGC
01/25/2016	ESC	Approved new designer selection (Beeson, Lusk & Street)
11/10/2016	SBC	Approved CM/GC (BurWil Construction Company, Inc.)
08/10/2017	SBC	Approved a revision in project budget and funding
09/14/2017	SBC	Approved EDP

**Minutes:** 09/12/2019 SBC Approved a revision in project budget, scope, 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:** McMinnville Agricultural Center Multiple Buildings Repairs

**Project Description:** Repair roof surfaces and drainage systems in main administration building and outbuildings. Repair electrical service and heating/cooling systems for greenhouses, and accomplish exterior/envelope cleaning and waterproofing, and painting main administration building.

**SBC Number:** 166/001-07-2019

**Total Project Budget:** \$550,000.00

**Source of Funding:** \$550,000.00      19/20      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 19/20 line-item in the capital budget. The main administration building roof was installed in 1995, the various outbuildings roofs range from 1982 to 1997.

**Minutes:** 09/12/2019    SBC    Approved project and to select a designer

\*\* Work to be done in Warren County

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

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

**Project Title:** Several Buildings Roof Replacements

**Project Description:** Install roofing system on several buildings.

**SBC Number:** 166/023-01-2017

**Total Project Budget:** \$906,106.76

<b>Source of Funding:</b>	\$650,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	166,106.76	2012	GOBonds-CapMaint	(R)
	90,000.00	12/13	CurrFunds-CapMaint	(R)

**Comment:** Original scope includes Natural Science (1988), Mathematics (1993), Behavioral Social Sciences (1993), and several out-buildings. All roofs in the scope were replaced and the campus requests that remaining funds be used for the roof on Maples-Marshall Hall (1999) on the Sevier County campus.

<b>Previous Action:</b>	07/13/2017	SBC	Approved project
	07/27/2017	ESC	Approved designer selection (Shaw & Shanks Architects, PC)
	12/14/2017	SBC	Approved a revision in project budget and funding

**Minutes:** 09/12/2019 SBC Approved a revision in scope

\*\* Part of the work will be in Sevier County.



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

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

**Project Title:** GMP Facility Expansion

**Project Description:** This project will renovate the south bay of the existing building and will include all new mechanical, electrical and plumbing. The GMP process/functions will be located in modular PODs.

**SBC Number:** 540/013-03-2019

**Total Project Budget:** \$10,000,000.00

**Source of Funding:** \$10,000,000.00 TSSBA (A)

**Comment:** This is a FY 19/20 disclosed project in the capital budget. The System procured a consultant pool for programming these types of projects. This consultant will be selected from the "medical/health science" pool. The designer will be selected after the program is complete.

**Minutes:** 09/12/2019 SBC Approved project and selecting a System Programming Consultant and to select a designer

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

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

Project Title: Cooper Hall Roof Replacement

Project Description: This project will replace the existing roof on Cooper Hall which was installed in 1996.

SBC Number: 540/011-03-2019

Total Project Budget: \$965,000.00

Source of Funding: \$965,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 1.

Minutes: 09/12/2019 SBC Approved project and to select a designer

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

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

**Project Title:** UT Visitor Center Creamery

**Project Description:** This project will renovate the UT Visitor's Center providing retail space for ice cream products that will be created by students with studies in the food service industry.

**SBC Number:** 540/009-20-2019

**Total Project Budget:** \$752,000.00

<b>Source of Funding:</b>	\$452,000.00	Plant Funds (Non-Aux)	(A)
	\$300,000.00	Gifts	(O)

**Comment:** This is an additional FY 19/20 **disclosed** project reported by THEC in Quarter 1. Campus Consultant (Dollar & Ewers Architecture, Inc. – architectural) is requested due to the limited scope, and Campus Resources and System Procurement due to the simplicity of construction.

**Minutes:** 09/12/2019 SBC Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in project budget, scope, and funding and utilizing Best Value alternative delivery method for a portion of construction

**Project Title:** Conference Center Renovations

**Project Description:** This project will provide renovations to the Conference Center Building including some deferred maintenance and relocations for Hearing and Speech Services, creation of a Reliability & Maintainability Center (RMC), *parking area*, and other various functions.

**SBC Number:** 540/009-08-2018

**Total Project Budget:** \$8,810,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$3,990,000.00	\$400,000.00	\$4,390,000.00	Plant Funds (Non-Aux) UTK	(A)
	3,000,000.00	400,000.00	3,400,000.00	Plant Funds (Non-Aux) UTHSC	(A)
	1,020,000.00	0.00	1,020,000.00	Insurance	(O)
<b>Original Project Budget:</b>	<b>\$8,010,000.00</b>				
<b>Change in Funding:</b>		<b>\$800,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$8,810,000.00</b>		

**Comment:** This adds scope for a parking area as needed for clinical care of the Audiology and Speech Pathology Department. The alternative delivery method is requested based upon the project's complexity warranting the need for a higher level of qualification and experience due to the acoustical nature of equipment and construction.

**Previous Action:**

07/12/2018	SBC	Approved project and to select a designer
08/20/2018	ESC	Approved designer selection (Lindsay & Maple Architects Inc)
11/08/2018	SBC	Approved a revision in scope and budget, and utilizing Campus Resources and System Procurement for a portion of construction
02/14/2019	SBC	Approved a revision in project budget and funding

**Minutes:** 09/12/2019 SBC Approved a revision in project budget, scope, and funding and utilizing Best Value alternative delivery method for a portion of construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**               Neyland Thompson North End Plaza (17/18)

**Project Description:**       This project will create an entry plaza at the north entrance of the Neyland-Thompson Sports Complex located at the corner of Lake Loudoun Blvd. and Johnny Majors Drive. All construction will be exterior and will be comprised of landscaping and hardscaping.

**SBC Number:**               540/009-01-2018

**Total Project Budget:**     \$1,210,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,160,000.00	\$50,000.00	\$1,210,000.00	Plant Funds (Aux-Athletics) (A)
<b>Original Project Budget:</b>	<b>\$1,160,000.00</b>			
<b>Change in Funding:</b>		<b>\$50,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$1,210,000.00</b>	

**Comment:**                   This request will address unforeseen utility expenditures. A portion of the hardscape will be modified to avoid the larger expense of relocating utilities.

**Previous Action:**

02/08/2018	SBC	Approved project and to select a designer
03/19/2018	ESC	Approved designer selection (Hedstrom Design, LLC)
06/13/2019	SBC	Approved a revision in project budget

**Minutes:**                   09/12/2019   SBC   Approved a revision in project budget

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

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

**Project Title:** Intramural and Band Facility

**Project Description:** This project will provide a pavilion, band observation tower, and a 100-yd artificial turf field.

**SBC Number:** 540/009-15-2018

**Total Project Budget:** \$3,000,000.00

**Source of Funding:**

\$2,750,000.00	Plant Funds (Non-Aux)	(A)
\$ 250,000.00	Plant Funds (Aux-Athletics)	(A)

**Previous Action:**

10/11/2018	SBC	Approved project and to select a designer
10/29/2018	ESC	Approved designer selection (Cope Associates, Inc.)

**Minutes:**

09/12/2019	SBC	Approved the EDP as recommended by the State Architect
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UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga and Space Institute

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

**Project Title:** ADA Compliance UTC & UTSI

**Project Description:** Provide for ongoing Accessibility Improvements for the disabled to campus facilities.

**SBC Number:** 540/000-01-2017

**Total Project Budget:** \$334,500.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$120,000.00	\$0.00	\$120,000.00	17/18	CurrFunds-CapMaint(MP)	(A)
	0.00	214,500.00	214,500.00	19/20	CurrFunds-CapMaint(ADA)	(A)
<b>Original Project Budget:</b>	<b>\$120,000.00</b>					
<b>Change in Funding:</b>		<b>\$214,500.00</b>				
<b>Revised Project Budget:</b>			<b>\$334,500.00</b>			

**Comment:** This request adds \$214,500 of the FY 19/20 **line-item** capital budget funding to provide for the third year of an anticipated five year project under this SBC project number.

**Previous Action:** 07/13/2017 SBC Approved project and to select a designer

**Minutes:** 09/12/2019 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville and Institute of Agriculture

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

Project Title: ADA Compliance UTK & UTIA

Project Description: Provide for ongoing Accessibility Improvements for the disabled to campus facilities.

SBC Number: 540/000-03-2017

Total Project Budget: \$1,338,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 480,000.00	\$ 0.00	\$480,000.00	17/18	CurrFunds-CapMaint(MP)	(A)
	0.00	858,000.00	858,000.00	19/20	CurrFunds-CapMaint(ADA)	(A)
Original Project Budget:	<b>\$ 480,000.00</b>					
Change in Funding:		<b>\$858,000.00</b>				
Revised Project Budget:			<b>\$1,338,000.00</b>			

Comment: This request adds \$858,000 of the FY 19/20 **line-item** capital budget funding to provide for the third year of an anticipated five year project under this SBC project number.

Previous Action: 07/13/2017 SBC Approved project and to select a designer

Minutes: 09/12/2019 SBC Approved a revision in project budget and funding



UNIVERSITY OF TENNESSEE

University of Tennessee, Martin and Health Science Center

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

**Project Title:** ADA Compliance UTM & UTHSC

**Project Description:** Provide for ongoing Accessibility Improvements for the disabled to campus facilities.

**SBC Number:** 540/000-02-2017

**Total Project Budget:** \$2,577,379.20

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 375,531.78	\$0.00	\$375,531.78	10/11	CurrFunds-CapMaint	(R)
	673,205.77	0.00	673,205.77	11/12	CurrFunds-CapMaint	(R)
	171,141.65	0.00	171,141.65	12/13	CurrFunds-CapMaint	(R)
	200,000.00	0.00	200,000.00	13/14	CurrFunds-CapMaint	(R)
	200,000.00	0.00	200,000.00	14/15	CurrFunds-CapMaint	(R)
	200,000.00	0.00	200,000.00	15/16	CurrFunds-CapMaint	(R)
	200,000.00	0.00	200,000.00	16/17	CurrFunds-CapMaint	(R)
	200,000.00	0.00	200,000.00	17/18	CurrFunds-CapMaint(MP)	(A)
	0.00	357,500.00	357,500.00	19/20	CurrFunds-CapMaint(ADA)	(A)
<b>Original Project Budget:</b>	<b>\$2,219,879.20</b>					
<b>Change in Funding:</b>		<b>\$357,500.00</b>				
<b>Revised Project Budget:</b>			<b>\$2,577,379.20</b>			

**Comment:** This request adds \$357,500 of the FY 19/20 **line-item** capital budget funding to provide for the third year of an anticipated five year project under this SBC project number.

**Previous Action:**

07/13/2017	SBC	Approved project and to select a designer
12/13/2018	SBC	Approved a revision in project budget and funding
12/17/2018	ESC	Approved designer selection (LCMA, LLC dba Lyle Cook Martin Architects (UTM))
02/25/2019	ESC	Approved designer selection (Brg3s Inc. (UTHSC))
05/03/2019	SBC	Approved funding reallocation

**Minutes:** 09/12/2019 SBC Approved a revision in project budget and funding

TENNESSEE STATE VETERANS HOMES BOARDVarious Facilities, Statewide, Tennessee

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

**Project Title:** TN Veterans Homes – Statewide Renovations

**Project Description:** Renovations including mechanical, electrical, and plumbing upgrades and all required related work.

**SBC Number:** 680/000-01-2019

**Total Project Budget:** \$4,491,428.00

**Current Project Funding:** \$1,572,000.00

**Source of Funding:** \$1,572,000.00      19/20      TSVHB Op Funds      (0)

**Comment:** This project includes renovation work at the following three TN State Veterans Home locations: Humboldt, Knoxville, and Murfreesboro.

The current project funding represents the State funding match required to request three federal funding grants, one for each facility. An awardable construction bid for a facility must be obtained in order to finalize the federal grant process and secure funding for that facility. The State funding match will be used to complete full design and procurement for all three facilities. Construction will not commence at any facility until the federal funding for that facility is secured and thus the construction at the facility is fully funded.

**Minutes:** 09/12/2019    SBC    Approved project and to select a designer

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 1 - West, Hurricane Mills, Humphreys County, Tennessee

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

**Project Title:** Region 1 - Buffalo Ridge Hunter Education Facility

**Project Description:** Construct a hunter education campus that will include a training building, a shooting sports complex, support and maintenance facilities, and all required related work.

**SBC Number:** 220/017-01-2019

**Total Project Budget:** \$5,570,000.00

**Source of Funding:** \$5,570,000.00      19/20      TWRA Op Funds      (A)

**Comment:** This is a FY 19/20 line-item project in the capital budget.

The use of Agency Resources is requested to allow the Agency to self-perform site grading and other site work that is within its capabilities in order to expedite public use of the shooting sports complex. The designer of record will provide construction documents for all self-performed work as an additional service. Value of self-performed work is estimated at \$500,000.00.

**Minutes:** 09/12/2019      SBC      Approved project, and to select a designer, and utilizing Agency Resources for a portion of construction

DEPARTMENT OF GENERAL SERVICESEast Tennessee Regional Health Office, Knoxville, Knox County, Tennessee

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

**Project Title:** ETRHO Interior Renovations and Chiller Replacement

**Project Description:** Interior renovations of upper floors, including the replacement of an indoor chiller, associated pumps, and all required related work.

**SBC Number:** 408/001-01-2019

**Total Project Budget:** \$2,680,000.00

**Source of Funding:** \$2,680,000.00 19/20 FRF CurrFunds-CapMaint(MP) (A)

**Comment:** This is a FY 19/20 line-item project in the capital budget.

**Minutes:** 09/12/2019 SBC Approved project and to select a designer

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State