

MINUTES
STATE BUILDING COMMISSION
April 9, 2020

The State Building Commission met this day at 11:00 a.m. via a WebEx electronic meeting, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:04 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor, participated via electronic communication
Cameron Sexton, Speaker of the House of Representatives, participated via electronic communication
David Lillard, State Treasurer, participated via electronic communication
Tre Hargett, Secretary of State, participated via electronic communication
Justin Wilson, Comptroller of the Treasury, participated via electronic communication
Eugene Neubert, Acting Commissioner, Department of Finance and Administration, participated via electronic communication

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- Department of Environment & Conservation
- State Building Commission

PRESENTER

Commissioner David Salyers
State Architect Ann McGauran

OTHER PARTICIPANTS

Patrick Neuber, Goodwyn Mills & Cawood
Greg Lynch, Doster Construction
Bryan Nelson, Doster Construction

Lieutenant Governor McNally stated that the purpose of this meeting is to consider the items on the agenda for the April meeting of the State Building Commission. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination has been made that the electronic communication in this meeting by the members is a necessity based on the following facts and circumstances:

1. The Commission has regularly scheduled monthly meetings around which agencies and institutions plan certain of their operational actions and a 30-day delay will cause an operational hardship for certain of the agencies and institutions having matters on today's agenda.
2. The current public health crisis resulting from the COVID-19 virus has resulted in declarations of a "State of Emergency" by the State and local governments; the limiting of meetings to 10 persons or less; and the closure of government office buildings with the direction that government employees work from home.
3. There are matters on the agenda which are time sensitive and there will be operational hardships if the Commission is unable to render decisions on these matters in April.

Let the minutes reflect that Lieutenant Governor McNally, Speaker Sexton, Secretary Hargett, Comptroller Wilson, Treasurer Lillard and Acting Commissioner of Finance & Administration Neubert are participating electronically, and that Governor Lee is absent.

At a roll call vote all members voted aye and approved the use of electronic communication.

CONSENT AGENDA

At a roll call vote all members voted aye and approved the following items which have been reviewed and recommended for approval by Commission staff:

1. Agency: **Department of Agriculture**
Project Title: Chuck Swan State Forest Work Center
SBC Project No: 100/010-01-2018
Requested Action: Approval of a revised Early Design Phase as recommended by the State Architect

2. Agency: **Department of General Services**
Project Title: IDIQ Contracts – Tier 1
SBC Project No: 529/000-01-2018 (East)
Requested Action: Approval to extend the contracts an additional thirty-six months

3. Agency: **Department of General Services**
Project Title: IDIQ Contracts – Tier 1
SBC Project No: 529/000-02-2018 (Middle)
Requested Action: Approval to extend the contracts an additional thirty-six months

4. Agency: **Department of General Services**
Project Title: IDIQ Contracts – Tier 1
SBC Project No: 529/000-03-2018 (West)
Requested Action: Approval to extend the contracts an additional thirty-six months

5. Agency: **Department of General Services**
Project Title: Control System and LED Lighting VAR
SBC Project No: 529/000-06-2015
Requested Action: Approval to extend two master contracts for an additional twelve months

6. Agency: **University of Tennessee Health Science Center**
Project Title: Madison Plaza Food Court Upgrade
SBC Project No: 540/013-07-2018
Requested Action: Approval of a revision in project budget and funding and utilizing Campus Procurement for a portion of the work

7. Agency: **University of Tennessee – Knoxville**
Project Title: Classroom Upgrades (19/20)
SBC Project No: 540/009-06-2020
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing Campus Resources and System Procurement for construction

8. Agency: **University of Tennessee – Knoxville**
Project Title: Neyland Thompson Turf Replacement
SBC Project No: 540/009-07-2020
Requested Action: Approval of a project and utilizing System Procurement for construction

9. Agency: University of Tennessee – Knoxville
Project Title: Art and Architecture Improvements
SBC Project No: 540/009-21-2019
Requested Action: Approval of a revision in project budget, scope, and funding, and utilizing Campus Resources and System Procurement for a portion of the work

10. Agency: University of Tennessee – Martin
Project Title: Campus Master Plan Amendment
SBC Project No: 540/011-04-2020
Requested Action: Approval of a project and to utilize a previously selected consultant

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

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

Project Title: Paris Landing State Park Inn Replacement

Project Description: Demolish existing inn, construct new inn to include guestrooms, conference and meeting space, restaurant, and all required related work.

SBC Number: 126/075-01-2017

Total Project Budget: \$43,911,307.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
\$	0.00	\$3,617,204.97	\$3,617,204.97	2004	GOBonds-CapImp	(R)
	0.00	291,212.46	291,212.46	2005	GOBonds-CapImp	(R)
	590,958.61	5,457,889.57	6,048,848.18	2006	GOBonds-CapImp	(R)
	686,491.55	0.00	686,491.55	2007	GOBonds-CapImp	(R)
	282,878.01	0.00	282,878.01	2011	GOBonds-CapImp	(R)
	1,444,671.83	0.00	1,444,671.83	2012	GOBonds-CapImp	(R)
	23,070,000.00	0.00	23,070,000.00	17/18	CurrFunds-CapImp	(A)
	8,470,000.00	0.00	8,470,000.00	19/20	CurrFunds-CapImp	(A)
Original Project Budget:	\$34,545,000.00					
Change in Funding:		\$9,366,307.00				
Revised Project Budget:			\$43,911,307.00			

Comment: A revision in project budget and funding is necessary in order to increase the Maximum Allowable Construction Cost and designer's fee and execute a contract for the project. The construction contract will have a Guaranteed Maximum Price of \$37,577,099. Due to unforeseen volatility in the market and labor demands, the previously approved construction target of \$28,210,819 was not sufficient for the construction of the new inn. The increased designer's fee will be based on the Maximum Allowable Construction Cost.

Previous Action:

09/14/2017	SBC	Approved project and to select a designer utilizing CM/GC
10/23/2017	ESC	Approved designer selection (Goodwyn Mills & Cawood, Inc)
02/08/2018	SBC	Approved revision in funding and award CM/GC (Doster)
07/12/2018	SBC	Approved the EDP as Presented by Goodwyn Mills and Cawood, Inc.
07/11/2019	SBC	Approved revision in project budget and funding
09/12/2019	SBC	Approved revision in the EDP

Minutes:

04/09/2020	SBC	Commissioner Salyers introduced Commissioner Branscom and Deputy Commissioner John Hull with the Department of General Services; Patrick Neuber with Goodwyn Mills & Cawood, the Architect of Record; and Greg Lynch with Doster Construction, the General Contractor.
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Treasurer Lillard asked if there was an estimate on when the project would be completed. Commissioner Salyers replied that it would be completed and targeted to open in the fall of 2021. Secretary Hargett

asked if it would be early fall or late fall. Commissioner Salyers replied that the target open date is Labor Day weekend. Secretary Hargett stated he was pleased to hear that the target date was in early fall.

Lieutenant Governor McNally asked how cost overruns can be prevented. Commissioner Branscom stated that they used the Construction Manager/General Contractor (CM/GC) approach and stated that the architect and contractor worked together on the pricing. She said that they are in attendance at this meeting and she would like to let them explain what actually happened in this particular case and why we are in this situation. Mr. Neuber stated that they worked with Doster Construction for the last couple of years tracking the costs. Mr. Neuber stated that most of their cost estimates were done off of local historical costs that they then checked against what Doster estimated. When the project was put on the street the numbers they were receiving did not match historical market data for a project like this. Mr. Neuber stated they dug in to see what was driving the costs, whether it was scope, scale or what. He stated that it seemed to be market conditions of the location. The local market was impacted by regional markets driving the costs substantially higher than anticipated. They checked the numbers with two other reputable contractors in the Nashville market, Crane Construction and Southland Constructors. Those contractors had a full month to get pricing and their numbers came back much higher than those contractors anticipated as well. Mr. Neuber stated that they spent hours reviewing with Doster what drove the costs and they agreed that it seems to be what the market says that this project wants to cost. These are the numbers they have from subcontractors, and they don't line up with anyone's historical data. It may be a location thing since right now there's no reason to travel for construction work and that drove the cost substantially higher. It doesn't seem that any of the general contractor costs were out of line with the historical data and is the cost increase was mostly on the subcontractor's side.

Lieutenant Governor McNally asked when they realized there would be cost overruns. Mr. Neuber stated that the original bid numbers were mid-November. The numbers were checked against historical data in August and September and at that point they were still tracking generally on budget. Lieutenant Governor McNally asked if the Commission was notified of the cost increase and if at that time were the cost overruns estimated to be 9.4 million? Mr. Neuber stated that the costs have stayed consistent since that timeframe. Commissioner Branscom stated that they knew about the additional cost in November and since then they have been comparing the cost projections with two other contractors. They have also been looking at the project to determine if they could reduce the costs but a reduction in scope was not reasonable. The last several months STREAM has been working with the Design and Construction teams to try to get the budget as tight as possible.

Commissioner Branscom asked Gregg Lynch with Doster Construction to confirm the target date to complete the project is fall of 2021 and specifically Labor Day weekend. Mr. Lynch confirmed that

they are looking at August 10, 2021 for a construction completion date to allow the State to start moving their personnel in and in order to train the staff for the ability to open the inn on Labor Day weekend to visitors.

Commissioner Branscom asked Mr. Lynch if he could provide any additional insight regarding the construction estimate. Mr. Lynch stated that Mr. Neuber summed it up well. Mr. Lynch introduced Bryan Nelson, lead estimator. Mr. Nelson stated that there was subcontractor input a year ago when an estimate was done. However, Doster became aware that subcontractors were using historical data to provide those numbers to Doster. It wasn't until the November timeframe, when the subcontractors started reaching out to their suppliers, when they started seeing the costs increase for the whole project. Since then the pricing has held steady and Doster was unsuccessful in reducing the cost.

At a roll call vote all members voted aye and approved a revision in project budget and funding.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) At a roll call vote all members voted aye and approved the Minutes of the State Building Commission meeting held on March 12, 2020.

OSA Policy & Procedures

- 1) Reported the following policy revision to the OSA Policy for Construction Delivery Methods in the section entitled Procurement through Design/Bid/Build, revising the last sentence of Section C.5 thereof:

C.5. Bid Submittal: Bidders shall normally be required to submit sealed bids in an envelope furnished by the Commission through the Designer or the State Procurement Agency. Information required by the Contractor Licensing law shall have been provided on the front of the bid envelope or the bid will not be opened. Identification of the Project, the bidder, and the bidder's Plumbing, Electrical, HVAC, Masonry and Geothermal subcontractors shall also be provided on the bid envelope, and such named subcontractors shall be used in the capacity listed. If a bid is mailed, the outer envelope shall state that the envelope contains a sealed bid, so that the sealed bid is not opened when the mail is opened. It shall be the specific responsibility of the bidder to ensure that its bid is received at the appointed place prior to the announced closing time for the receipt of bids. Late delivery of a bid for any reason, including late delivery by United States mail, shall disqualify the bid. ~~Electronic bids will not be considered.~~ *Electronic bidding may be permitted in special and unique situations with the prior written approval of the State Architect and the Comptroller of the Treasury of both the special and unique situation warranting the acceptance of electronic bids and the electronic bid process to be utilized. Any use of electronic bidding shall be reported to the Commission.*

Report of Items Approved by Office of the State Architect

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

1) State Procurement Agency:	TN Board of Regents	User Agency:	Tennessee State University
Location:	Nashville, Tennessee		
Project Title:	McCord Hall Fire Alarm System Replacement		
SBC Project No:	166/001-07-2018	Approval Date:	03/16/2020
Designer:	Edmonds Engineering	Contractor:	Jarrett Builders, Inc.
Construction Completion %:	90%	Targeted Substantial Completion:	02/22/2020
Change Order No.	1	Comment: Omission	
Change Order Amount:	\$7,039.08		This change order addresses the need for new duct detectors and door hold opens that were found to be missing, insufficient, or not connected to the fire alarm system. Included is a 28-day time extension due to the owner's delay in getting 3 required data ports installed for this project, as well as a delay in getting a subcontractor replacement approved.
Change Order Percentage:	11.75%		
Cumulative Percentage:	11.75%		
 <u>Approved Project Funding</u>			
Original Bid Target:	\$120,000.00	<u>After This Change Order</u>	
Base Contract Amount:	\$59,900.00	Revised Contract Amount:	\$66,939.08
Contingency:	\$10,000.00	Remaining Undedicated Funds:	\$63,060.92

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Parking, Road & Site Upgrade
SBC Project No: 166/025-04-2017 **Approval Date:** 03/17/2020
Designer: Hethcoat & Davis, Inc. **Contractor:** Jarrett Builder, Inc.
Construction Completion %: 100% **Targeted Substantial Completion:** 01/31/2020
Change Order No.: 5 **Comment: Added Scope**
Change Order Amount: \$1,400.00 This change order provides 14 concrete wheel stops at the parking area near the Ramer Building.
Change Order Percentage: .67%
Cumulative Percentage: 24.74%
Approved Project Funding
Original Bid Target: \$270,800.00 **After This Change Order**
Base Contract Amount: \$207,800.00 **Revised Contract Amount:** \$259,200.97
Contingency: \$71,246.83 **Remaining Undedicated Funds:** \$19,845.86
- 3) **State Procurement Agency:** University of Memphis **User Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: Parking Expansion
SBC Project No: 367/007-01-2018 **Approval Date:** 02/25/2020
Designer: Burr & Cole Consulting **Contractor:** R.L. Campbell Contracting Co., Inc.
Construction Completion %: 70% **Targeted Substantial Completion:** 04/19/2020
Change Order No.: 8 **Comment: Added Scope**
Change Order Amount: \$191,116.50 This change order accommodates the site improvements to an additional parcel of property including removal of unsuitable soils, changing service from a pad mount to a pole mounted transformer, excavation and filling of an existing cistern.
Change Order Percentage: 20.64%
Cumulative Percentage: 30.61%
Approved Project Funding
Original Bid Target: \$1,658,000.00 **After This Change Order**
Base Contract Amount: \$926,000.00 **Revised Contract Amount:** \$1,209,482.61
Contingency: \$142,000.00 **Remaining Undedicated Funds:** \$437,069.39
- 4) **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:** 03/23/2020
Designer: Sparkman Associates **Contractor:** King Construction Group
Construction Completion %: 80% **Targeted Substantial Completion:** 07/04/2021
Change Order No.: 13 **Comment: Hidden Conditions**
Change Order Amount: \$172,839.97 This change order provides for repairs to chimneys and fireplaces at 13 cabins including flashing, exterior masonry, mortar joints, chimney crowns, dampers, chimney caps flue linings, and smoke chambers.
Change Order Percentage: 4.05%
Cumulative Percentage: 37.05%
Approved Project Funding
Original Bid Target: \$5,006,000.00 **After This Change Order**
Base Contract Amount: \$4,270,000.00 **Revised Contract Amount:** \$5,851,853.67
Contingency: \$1,300,600.00 **Remaining Undedicated Funds:** \$370,637.23

- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Transportation
Location: Nashville, Tennessee
Project Title: TDOT Region 3 Cooling Tower Replacement
SBC Project No: 243/020-01-2018 **Approval Date:** 03/19/2020
Designer: Edmonds Engineering **Contractor:** Williams Mechanical
Construction Completion %: 98% **Targeted Substantial Completion:** 03/27/2020
Change Order No. 2 **Comment: Schedule Modifications**
Change Order Amount: \$0.00 This change order accommodates a 20-day extension to the contract.
Change Order Percentage: 0.00%
Cumulative Percentage: 14.74%
Approved Project Funding **After This Change Order**
Original Bid Target: \$300,000.00
Base Contract Amount: \$280,600.00 **Revised Contract Amount:** \$321,971.00
Contingency: \$30,000.00 **Remaining Undedicated Funds:** \$24,979.81
- 6) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Statewide, Tennessee
Project Title: Building Security Upgrades
SBC Project No: 529/000-04-2016 **Approval Date:** 03/09/2020
Designer: SRMC **Contractor:** Eye in the Sky
Construction Completion %: 48% **Targeted Substantial Completion:** 04/06/2020
Change Order No. 9 **Comment: Error**
Change Order Amount: \$13,018.34 This change order provides for the relocation of a server at the JK Polk guard desk, removal of a window at the proposed new guard desk location on the 3rd floor of the Tn. Tower and revising the design from a single door to a double door.
Change Order Percentage: .56%
Cumulative Percentage: 11.23%
Approved Project Funding **After This Change Order**
Original Bid Target: \$3,359,996.00
Base Contract Amount: \$2,304,135.00 **Revised Contract Amount:** \$2,562,827.90
Contingency: \$335,999.00 **Remaining Undedicated Funds:** \$893,801.24

Disposal Easements

- Reported the following two disposal easements in accordance with Item 3.02(E) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** TCAT-Memphis
Grantee: Memphis Light, Gas and Water Division
Type: Utility Easement
SBC Project: TCAT-Memphis Bartlett Satellite Campus – Memphis, TN
SBC No. 166/070-01-2017
 - 2) **State Procurement Agency:** Department of Commerce and Insurance
Grantee: Duck River Electric Membership Corporation
Type: Utility Easement
SBC Project: TN Fire Training Academy New Conference Center – Bell Buckle, Bedford County
SBC No. 700/001-01-2017

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement 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:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Panhellenic Monuments
Project Description: This project will provide plaque pedestals with bronze plaques, located on the Andy Holt Plaza. Site furniture and landscaping will also be included.
SBC Project No. 540/009-05-2020
Total Project Budget: \$75,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Resources for design and Campus Resources and System Procurement for construction
Approval Date: 04/09/2020

- Reported the following two 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 Memphis
Location: Memphis, Tennessee
Project Title: UC Theater Lighting Truss Replacement
Project Description: Replace existing non operable lighting truss at the University Center (UC) Theater.
SBC Project No. 367/007-02-2020
Total Project Budget: \$150,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design
Approval Date: 03/11/2020

 - 2) **State Procurement Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: CFA Air Handler Replacement
Project Description: Replace air handler unit #4 that serves the Museum at the Communication and Fine Arts Building (CFA). Work includes controls and Test & Balance.
SBC Project No. 367/007-03-2020
Total Project Budget: \$150,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design
Approval Date: 03/13/2020

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Student Union Space Buildout
Project Description: This project will finish out shell space in the Student Union for flexible office and meeting space.
SBC Project No. 540/009-04-2019
Total Project Budget: \$1,000,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved utilizing Campus Resources and System Procurement for construction
Approval Date: 03/19/2020

- Reported the following two approvals of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Multiple Building Upgrades
Project Description: Update systems and spaces in buildings that were a part of the Master Plan follow-up assessment study. Abate asbestos materials as required.
SBC Project No. 364/011-02-2018
Total Project Budget: \$9,400,000.00
Source of Funding: \$6,290,000.00 18/19 CurrFunds-CapMaint (A)
\$3,110,000.00 19/20 CurrFunds-CapMaint (A)
Approval: Approved a revision in project funding (increase in MACC and A/V Equipment)
Approval Date: 03/23/2020

 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Hilham, Tennessee
Project Title: Standing Stone State Park Dam Repairs
Project Description: Repair the dam's valve, retaining walls and guard railings.
SBC Project No. 126/091-01-2012
Total Project Budget: \$985,000.00
Source of Funding: \$670,000.00 05/06 CurrFunds-CapMaint (A/R)
\$315,000.00 06/07 CurrFunds-CapMaint (R)
Approval: Approved a revision in project funding (increase in MACC)
Approval Date: 03/11/2020

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 Correction
Location: Nashville, Tennessee
Project Title: Emergency – Old Tennessee State Prison Electrical Service Replacement
Project Description: Replacement of electrical transmission lines and equipment at the Old Tennessee State Prison (TSP) site and all required related work.
SBC Project No. 142/007-01-2020
Total Project Budget: \$610,000.00
Source of Funding: 19/20 TDOC CurrFunds-MajMaint (A)
Approval: Approved project utilizing CPO contract for construction and Agency Resources to perform a portion of the work
Approval Date: 03/13/2020

Approvals of Acquisitions and Disposals of State Property

- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 19-12-002
Location: Booker T. Washington State Park (BTWSP)
Hamilton County – 30' x 450' (±13,500 s.f. or 0.310± acre) – 5801 Champion Road, Chattanooga, TN
Grantee: Eastside Utility District of Hamilton and Bradley County
Estimated Sale Price: Mutual Benefit
Source of Funding: EUDHBC (REM Fees) (O)
Approval: Approved disposal by easement with waiver of advertisement and appraisals
Approval Date: 03/13/2020

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Engineering Services Facility
SBC Project No. 540/009-05-2016
Designer: McCarty Holsaple McCarty
Amount: \$9,088.00
Explanation: This ASR addresses the need to revise some door hardware and access controls based on the user's needs.
Approval Date: 03/06/2020
OSA Receipt Date: 03/05/2020

- 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: UT Visitor Center Creamery
SBC Project No. 540/009-20-2019
Designer: Dollar & Ewers Architecture, Inc.
Amount: \$12,060.00
Explanation: This ASR provides for FFE services by a consultant as well as a structural assessment due to a recent earthquake.
Approval Date: 03/05/2020
OSA Receipt Date: 03/06/2020
- 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Stokely Mgt Center Improvements
SBC Project No. 540/009-24-2019
Designer: Studio Four Design
Amount: \$23,220.00
Explanation: This ASR provides for FFE services by a consultant.
Approval Date: 03/05/2020
OSA Receipt Date: 03/06/2020
- 4) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: Storm and Sewer Upgrades
SBC Project No. 540/011-02-2017
Designer: Pickering Firm, Inc.
Amount: \$4,860.00
Explanation: This ASR addresses design work for stormwater drainage improvements around the student housing facility building F entrance.
Approval Date: 03/05/2020
OSA Receipt Date: 03/06/2020
- 5) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Millington, Tennessee
Project Title: Meeman Shelby State Park TWRA Boat Ramp
SBC Project No. 126/089-02-2017
Designer: AECOM
Amount: \$13,264.50
Explanation: This ASR accommodates additional construction phase services from the designer due to the extended construction duration.
Approval Date: 02/28/2020
OSA Receipt Date: 02/28/2020

- 6) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: New State Museum
SBC Project No. 529/050-01-2015
Designer: EOA Architects
Amount: \$81,850.00
Explanation: This ASR provides for extended construction administration services by the designer due to the contractor exceeding the contract time.
Approval Date: 02/20/2020
OSA Receipt Date: 02/28/2020

- **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*)

Other Business

There being no further business, the meeting adjourned at 11:24 a.m.

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DEPARTMENT OF AGRICULTUREChuck Swan State Forest, Sharps Chapel, Union County, Tennessee

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

Project Title: Chuck Swan State Forest Work Center

Project Description: Construction of an operations building and a shop area for equipment maintenance, storage, and emergency management personnel staging, including site development and building demolition, and all required related work.

SBC Number: 100/010-01-2018

Total Project Budget: \$1,750,000.00

Source of Funding: \$1,750,000.00 18/19 CurrFunds-CapImp (A)

Comment: A new designer was selected in August 2019 resulting in a new site selection and minor modifications to the previous Early Design Phase presentation. These modifications were made to keep the project within budget. Construction is anticipated to start in late 2020.

Previous Action:

07/12/2018	SBC	Approved project and to select a designer
09/24/2018	ESC	Approved designer selection (Blankenship & Partners)
04/11/2019	SBC	Approved EDP as recommended by the State Architect
08/22/2019	ESC	Approved designer selection (A2H)

Minutes: 04/09/2020 SBC Approved a revised EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval to extend the contracts an additional thirty-six months

Project Title: IDIQ Contracts – Tier 1

Project Description: Pool of construction contractors will be qualified to bid on maintenance projects under \$100,000 and Capital Projects up to \$500,000.

SBC Number: 529/000-01-2018 (East)

Comment: The current contracts will be amended to extend for the full five years, through October 31, 2023. Below are the names of the contractors in the pool.

East Tennessee Pipeline, LLC
GEM Technologies, Inc.
Preston Construction Company

Previous Action:

02/08/2018	SBC	Referred to ESC with authority to act
02/26/2018	ESC	Approved project and to issue an RFQ for IDIQ Contractors
08/09/2018	SBC	Approved awarding a contract to the best evaluated proposers for IDIQ contractors

Minutes: 04/09/2020 SBC Approved extending the contracts an additional thirty-six months

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval to extend the contracts an additional thirty-six months

Project Title: IDIQ Contracts – Tier 1

Project Description: Pools of construction contractors will be qualified to bid on maintenance projects under \$100,000 and Capital Projects up to \$500,000.

SBC Number: 529/000-02-2018 (Middle)

Comment: The current contracts will be amended to extend for the full five years, through October 31, 2023. Below are the names of the contractors in the pool.

Burns Services, Inc.
 City Construction, LLC
 Greg Rice dba G & M Associates
 J & S Construction, Inc.
 Kerry G. Campbell, Inc.
 Southland Constructors, Inc.
 S.M. Lawrence Company, Inc.
 Rock City Construction, LLC
 R.L. Alvarez Construction, LLC

Previous Action: 02/08/2018 SBC Referred to ESC with authority to act
 02/26/2018 ESC Approved project and to issue an RFQ for IDIQ Contractors
 05/10/2018 SBC Approved awarding a contract to best evaluated proposers for IDIQ Contractors.

Minutes: 04/09/2020 SBC Approved extending the contracts an additional thirty-six months

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval to extend the contracts an additional thirty-six months

Project Title: IDIQ Contracts – Tier 1

Project Description: Pools of construction contractors will be qualified to bid on maintenance projects under \$100,000 and Capital Projects up to \$500,000.

SBC Number: 529/000-03-2018 (West)

Comment: The current contracts will be amended to extend for the full five years, through October 31, 2023. Below are the names of the contractors in the pool.

Allen Searcy Builder Contractor, Inc.
R.L. Alvarez Construction, LLC
Viktor Hall Construction, LLC

Previous Action:

02/08/2018	SBC	Referred to ESC with authority to act
02/26/2018	ESC	Approved project and to issue an RFQ for IDIQ Contractors
05/10/2018	SBC	Approved awarding a contract to best evaluated proposers for IDIQ Contractors

Minutes: 04/09/2020 SBC Approved extending the contracts an additional thirty-six months

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval to extend two master contracts for an additional twelve months

Project Title: Control System and LED Lighting VAR

Project Description: VAR contracts to be assigned to related capital and maintenance projects. Scope of related projects will include installation of LED lighting, LED and HVAC control interface; and metering with a wireless control platform.

SBC Number: 529/000-06-2015

Comment: The agreement for the current contracts will be amended to extend the contracts to include July 1, 2020 through June 30, 2021. This is the fifth year of a maximum of five years for these contracts. Below are the consultant contracts to be extended.

WESCO Services, LLC
SmartWatt Energy, Inc

Previous Action:

11/12/2015	SBC	Approved project & scope and issuing RFP for VARs
01/14/2016	SBC	Referred to ESC with authority to act
01/25/2016	ESC	Item pulled at Agency's request
04/18/2016	SBC	Approved contract awards to Sylvania Lighting and SmartWatt Energy
03/19/2018	ESC	Approved extending two master contracts for an additional twelve months
04/22/2019	ESC	Reported name change from Sylvania Lighting Services Corp. to WESCO Services, LLC
06/13/2019	SBC	Approved an amendment to contracts extending the term

Minutes: 04/09/2020 SBC Approved extending two master contracts for an additional twelve months

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

Requested Action: Approval of a revision in project budget and funding and utilizing Campus Procurement for a portion of the work

Project Title: Madison Plaza Food Court Upgrade

Project Description: This project is the build out of space in the Plaza building for a Starbucks coffee shop and Chick-fil A, replacement of dining furniture, and accessibility improvements.

SBC Number: 540/013-07-2018

Total Project Budget: \$1,193,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,066,000.00	\$127,000.00	\$1,193,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$1,066,000.00			
Change in Funding:		\$127,000.00		
Revised Project Budget:			\$1,193,000.00	

Comment: This request provides funding for additional accessibility improvements by replacing the northeast revolving door entrance of the food court with an automatic entrance door. Campus Procurement is requested to ensure consistency with the previous south entrance door improvement. The existing contract is with a single trade vendor as would be the contract for this work.

Previous Action:

10/11/2018	SBC	Approved project and to select a designer and utilize Campus Resources for construction
10/29/2018	ESC	Approved designer selection (Self Tucker Architects, Inc.)
02/14/2019	SBC	Approved a revision in designer responsibility
06/13/2019	SBC	Approved a revision in budget, scope, and to utilize Campus Procurement for a portion of the work

Minutes: 04/09/2020 SBC Approved a revision in project budget and funding and utilizing Campus Procurement for a portion of the work

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

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

Project Title: Classroom Upgrades (19/20)

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

SBC Number: 540/009-06-2020

Total Project Budget: \$5,000,000.00

Current Project Funding: \$2,460,000.00

Source of Funding: \$2,460,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 19/20 **disclosed** project in the capital budget. This request provides funding for the Humanities and Social Sciences (1965) classroom building. Building scope includes deep cleaning, sound barriers, AV and lighting upgrades, flooring, painting, and window blinds. Campus Resources and System Procurement are requested to expedite the work within scheduled vacancy of the building.

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

Minutes: 04/09/2020 SBC Approved project and to select a designer and utilizing Campus Resources and System Procurement for construction

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

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

Project Title: Neyland Thompson Turf Replacement

Project Description: This project will replace the artificial turf on the indoor practice field in the Neyland Thompson Sports Complex.

SBC Number: 540/009-07-2020

Total Project Budget: \$830,000.00

Source of Funding: \$830,000.00 Plant Funds (Aux-Athletics) (A)

Comment: This is an emergency request due to the field condition being a safety concern for the students. This is an additional FY 19/20 disclosed project reported by THEC in Quarter 4. System Procurement is requested due to the limited scope of the project. Designer is not required due to limited scope; however, Campus Consultant will be available as needed and will be compensated via the existing Professional Consultant contract.

Minutes: 04/09/2020 SBC Approved project and utilizing 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 Campus Resources and System Procurement for a portion of the work

Project Title: Art and Architecture Improvements

Project Description: This project will make improvements to the Art & Architecture building. The work will include basic overall building upgrades for restrooms, offices, student workspace, and the *Ewing Gallery*, security, HVAC system, and electrical.

SBC Number: 540/009-21-2019

Total Project Budget: \$1,190,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,000,000.00	\$190,000.00	\$1,190,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$1,000,000.00			
Change in Funding:		\$190,000.00		
Revised Project Budget:			\$1,190,000.00	

Comment: This request adds scope and funding for the Ewing Gallery. Due to the simplicity of the gallery work we are requesting Campus Resources and System Procurement be used.

Previous Action: 10/10/2019 SBC Approved project and proceeding to select a designer
 10/31/2019 ESC Approved designer selection (Brewer Ingram & Fuller Architects)

Minutes: 04/09/2020 SBC Approved a revision in project budget, scope, and funding, and utilizing Campus Resources and System Procurement for a portion of the work

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

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

Project Title: Campus Master Plan Amendment

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

SBC Number: 540/011-04-2020

Total Project Budget: \$10,000.00

Source of Funding: \$10,000.00 Plant Funds (Non-Aux) (A)

Comment: This request will amend the Campus Master Plan to accommodate additional needs as required for future capital budget submissions until the next holistic Master Plan is completed. Centric Architecture is requested as they prepared the most recent Master Plan update in 2016 (SBC # 540/011-01-2015).

Minutes: 04/09/2020 SBC Approved project and utilizing a previously selected consultant

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State