The State Building Commission met this day at 11:00 a.m. in House Hearing Room I of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Secretary of State Tre Hargett called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

MEMBERS PRESENT

Vice-Chairman Cameron Sexton, Speaker of the House of Representatives, (arrived late)
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury
Butch Eley, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Randy McNally, Lieutenant Governor

ORGANIZATION

- University of Memphis
- State Building Commission

PRESENTER

Chief Economic & Development & Government Relations Officer Ted Townsend
Assistant State Architect Alan Robertson
CONSENT AGENDA

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

1. Agency: **Austin Peay State University**
   - Project Title: Boiler Installation Phase 1
   - SBC Project No: 373/003-05-2019
   - Requested Action: Approval to cancel the project

2. Agency: **East Tennessee State University**
   - Project Title: Campus Consultants
   - SBC Project No: 369/000-01-2021
   - Requested Action: Approval of a procurement and proceeding with the process to select consultants

3. Agency: **University of Memphis**
   - Project Title: Emergency Field House Repairs
   - SBC Project No: 367/007-03-2019
   - Requested Action: Approval of a revision in project budget, funding, and scope

4. Agency: **University of Tennessee – Chattanooga**
   - Project Title: Chattanooga State Office Building (CSOB) Building System Upgrades
   - SBC Project No: 540/005-01-2021
   - Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **University of Tennessee – Chattanooga**
   - Project Title: Electrical Service Upgrades
   - SBC Project No: 540/005-02-2021
   - Requested Action: Approval of a project and proceeding with the process to select a designer

6. Agency: **University of Tennessee – Chattanooga**
   - Project Title: Football/Athletic Facility
   - SBC Project No: 540/005-04-2016
   - Requested Action: Approval of a project revision in scope, budget, and funding

7. Agency: **University of Tennessee – Chattanooga**
   - Project Title: Campus Master Plan Amendment
   - SBC Project No: 540/005-03-2021
   - Requested Action: Approval of a project and to utilize a previously selected consultant

8. Agency: **University of Tennessee Health Science Center**
   - Project Title: Underground Storage Tank Removal/Replacement
   - SBC Project No: 540/013-02-2021
   - Requested Action: Approval of a project and proceeding with the process to select a designer
9. Agency: University of Tennessee Institute of Agriculture
   Project Title: East TN Animal & Environmental Unit Improvements
   SBC Project No: 540/001-01-2021
   Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing a previously selected consultant

10. Agency: University of Tennessee – Knoxville
    Project Title: Carousel Theatre Replacement
    SBC Project No: 540/009-08-2021
    Requested Action: Approval of a project and proceeding with the process to select a designer

11. Agency: University of Tennessee – Knoxville
    Project Title: Second Creek Rehabilitation
    SBC Project No: 540/009-09-2021
    Requested Action: Approval of a project and proceeding with the process to select a designer

12. Agency: University of Tennessee – Knoxville
    Project Title: Concord Campus Demolition
    SBC Project No: 540/009-10-2021
    Requested Action: Approval of a project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

13. Agency: University of Tennessee – Knoxville
    Project Title: Regional Stormwater Storage Facility
    SBC Project No: 540/009-11-2021
    Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Best Value alternative delivery method

14. 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

15. Agency: University of Tennessee – Knoxville
    Project Title: Campus Master Plan Amendment
    SBC Project No: 540/009-12-2021
    Requested Action: Approval of a project utilizing a previously selected consultant

16. Agency: University of Tennessee – Martin
    Project Title: Campus Master Plan Amendment
    SBC Project No: 540/011-04-2020
    Requested Action: Approval of a revision in project budget and funding

17. Agency: University of Tennessee
    Project Title: Professional Consultants
    SBC Project No: 540/000-01-2020
    Requested Action: Approval of a revision in project budget and funding
18. Agency: **Department of Military**  
Project Title: Knoxville-Sutherland RC Renovation  
SBC Project No: 361/047-01-2016  
Requested Action: Approval to award a construction contract to the Best Value proposer

19. Agency: **Department of General Services**  
Project Title: Alternative Care Sites Deconstruction  
SBC Project No: 529/000-01-2021  
Requested Action: Approval of a project utilizing Turner Construction Company and Yates Construction to perform the work
University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Student Recreation Center Re-Roof and Repairs

Project Description: Replacement of the roof system and HVAC system and to make multiple repairs to building systems and finishes, including the water filtration systems, pool decking and lighting. Replace pool area HVAC system, install lighting, install pool system with water filtration and associated pumps and boiler including associated work.

SBC Number: 367/007-05-2018

Total Project Budget: $9,000,000.00

Source of Funding:

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<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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</thead>
<tbody>
<tr>
<td>$7,000,000.00</td>
<td>$0.00</td>
<td>$7,000,000.00</td>
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<tr>
<td>0.00</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
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</tbody>
</table>

18/19 CurrFunds-CapMaint (MP) (A) Gift (O)

Original Project Budget: $7,000,000.00
Change in Funding: $2,000,000.00
Revised Project Budget: $9,000,000.00

Comment: The original budget of $7,000,000.00 is being increased to accommodate owner provided pool system which is being donated to the university for installation under this project. Due to the timing of this project and an associated project (367/007-06-2018 Natatorium Facility Improvements) there will not be any interior repairs and the pool deck system will be installed through the associated project.

Previous Action:
09/13/2018 SBC Approved project and to select a designer
11/19/2018 SBC Approved designer selection (LRK Inc.)

Minutes:
04/08/2021 SBC Commissioner Eley stated that this project is atypical and asked for an explanation as to how it would be appropriate to use maintenance funding for this requested change in the scope. Mr. Ted Townsend replied that it is “maintenance by replacement.” Secretary Hargett stated that he agreed with Commissioner Eley that this project is atypical in its use of maintenance funding, but that they try to look at the right way to do the project and the higher purpose. Mr. Townsend stated that looking at the original scope they have seen an increase in the cost and repairing what exists today would not lead to a pool that is feasible for modern activities. The University also feels that the economic impact of this replacement pool will be great; an additional $4,000,000 in revenue will be brought into Shelby County as a result of this facility being available. Mr. Townsend agreed that the project is a little different than when the university first started it. The donation of a Myrtha pool drove the scope change from the repair of the two existing pools to installation of a more modern, single Myrtha pool. Secretary Hargett stated that this type of change should be an exception and not the rule. Mr. Townsend agreed.

The Commission approved a revision in scope, budget, and funding.
University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Natatorium Facility Improvements

Project Description: Expand existing Natatorium to accommodate larger and deeper 66 meter pool with bulkheads and additional seating. Renovate the Natatorium to accommodate new 50 meter pool including demolishing existing pools, preparing site for new pool install, constructing mechanical room, install deck and new bleachers, painting, and all related work. Create a new west entry to the Natatorium.

SBC Number: 367/007-06-2018

Total Project Budget: $4,450,000.00

Source of Funding:  

<table>
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<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
<th>Source Type</th>
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</thead>
<tbody>
<tr>
<td>$ 900,000.00</td>
<td>$3,550,000.00</td>
<td>$4,450,000.00</td>
<td>Gift-in-Place (O)</td>
</tr>
</tbody>
</table>

Original Project Budget: $900,000.00
Change in Funding: $3,550,000.00
Revised Project Budget: $4,450,000.00

Comment: The building expansion was reduced so the total project budget is being reduced from $8,600,000 in accordance with the designer’s estimate for this work. The donor, the Auxiliary Services Foundation, has raised additional funds for the remaining project costs, and those are now being added to the project. Design is complete through construction documents.

Previous Action: 09/13/2018 SBC Approved accepting gift-in-place construction with plans and specifications to be approved by the State Architect  
11/14/2019 SBC Approved a revision in project budget and funding

Minutes: 04/08/2021 SBC Approved a revision in scope, budget, and funding
Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on March 11, 2021.

Report of Items Approved by Office of the State Architect

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

1) State Procurement Agency: University of TN
   Location: Knoxville, Tennessee
   Project Title: Roof Replacements 18-19
   SBC Project No: 540/009-03-2019
   Designer: Studio Four Design, Inc
   Construction Completion %: 100%
   Change Order No.: 3
   Change Order Amount: $95,562.00
   Change Order Percentage: 8.82%
   Cumulative Percentage: 40.80%

   **Approved Project Funding**
   Original Bid Target: $2,500,000.00
   Base Contract Amount: $1,083,000.00
   Contingency: $250,000.00

   **User Agency:** UT Knoxville
   **Approval Date:** 03/12/2021
   **Contractor:** Genesis Roofing, Inc.
   **Targeted Substantial Completion:** 09/19/2020
   **Comment:** Hidden Conditions
   This change order addresses a hidden condition after the discovery of additional deteriorated roof decking that needs to be replaced, during the roof replacement work. This work also adds 15 days to the schedule.

   **After This Change Order**
   **Revised Contract Amount:** $1,524,843.06
   **Remaining Undedicated Funds:** $2,640,000.00

2) State Procurement Agency: Middle TN State Univ
   Location: Murfreesboro, Tennessee
   Project Title: Floyd Stadium Stair Repair
   SBC Project No: 366/009-17-2019
   Designer: TMPartners PLLC
   Construction Completion %: 45%
   Change Order No.: 2
   Change Order Amount: $141,705.33
   Change Order Percentage: 14.26%
   Cumulative Percentage: 32.04%

   **Approved Project Funding**
   Original Bid Target: $796,632.31
   Base Contract Amount: $796,632.31
   Contingency: $473,367.00

   **User Agency:** MTSU
   **Approval Date:** 03/15/2021
   **Contractor:** Beech Construction Services
   **Targeted Substantial Completion:** 08/16/2021
   **Comment:** Added Scope
   This change order is due to an owner requested change and addresses the painting of steel at all canopies and ADA guardrails located at the base of each stair including surface preparation, priming, touch up and surface preparation of existing painted areas with pressure washing. This work also adds 26 days to the schedule.

   **After This Change Order**
   **Revised Contract Amount:** $1,051,954.00
   **Remaining Undedicated Funds:** $218,045.23
3) State Procurement Agency: STREAM  
User Agency: Department of Correction  
Location: Memphis, Tennessee  
Project Title: MLTC Food Service Upgrades  
SBC Project No: 140/005-01-2018  
Approval Date: 03/12/2021  
Contractor: Smith Doyle Contractors  
Targeted Substantial Completion: 09/10/2021  
Comment: Deleted Scope  
This change order is a credit back to the project due to the removal of LED lighting from the scope of the work.  
Change Order Amount: ($14,012.16)  
Change Order Percentage: (1.15%)  
Cumulative Percentage: 40.96%  
After This Change Order  
Original Bid Target: $2,000,000.00  
Base Contract Amount: $1,219,800.00  
Contingency: $200,000.00  
Revised Contract Amount: $1,719,487.70  
Remaining Undedicated Funds: $576,191.90

4) State Procurement Agency: STREAM  
User Agency: Department of Correction  
Location: Clifton, Tennessee  
Project Title: SCCF Heating System Replacement  
SBC Project No: 142/018-01-2010  
Approval Date: 03/15/2021  
Contractor: BESCO  
Targeted Substantial Completion: 05/14/2021  
Comment: Unavoidable Delays  
This change order addresses the addition of 60 days due to unavoidable delay relating to TDOC’s shutting down SCCF as a result of the pandemic. This also covers equipment rental costs that have been extended due to this delay.  
Change Order Amount: $1,139.88  
Change Order Percentage: 0.02%  
Cumulative Percentage: 10.67%  
After This Change Order  
Original Bid Target: $7,725,000.00  
Base Contract Amount: $6,067,973.00  
Contingency: $775,300.00  
Revised Contract Amount: $6,715,082.89  
Remaining Undedicated Funds: $1,901,690.01

Initial and Revised Approvals of Capital Projects

- Reported the following three 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: Clement Hall Remediation  
Project Description: This project will remediate mold damage, upgrade HVAC systems and piping, install additional alarms and sensors, along with sealing windows.  
SBC Project No: 540/009-07-2021  
Total Project Budget: $400,000.00  
Source of Funding: Plant Funds (Aux-Housing) (A)  
Approval: Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction  
Approval Date: 03/17/2021
2) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Data Center Fire Suppression  
**Project Description:** Install a fire suppression system for the data center in Clement Hall.  
**SBC Project No.:** 364/011-04-2020  
**Total Project Budget:** $424,400.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding in order to award a contract (increase of $112,400)  
**Approval Date:** 03/22/2021

3) **State Procurement Agency:** STREAM / Department of Transportation  
**Location:** Jackson, Tennessee  
**Project Title:** Region 4 – West TN Building A Chiller Replacement  
**Project Description:** Replace chiller for Building A and all required related work.  
**SBC Project No.:** 244/010-01-2021  
**Total Project Budget:** $320,000.00  
**Source of Funding:** 20/21 TDOT Plant Construction Funds (A)  
**Approval:** Approved project utilizing a Central Procurement Office contract to perform the work  
**Approval Date:** 03/22/2021

**Approvals of Revisions to Existing Capital Projects**

- 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 Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Perimeter Road Design and Construction  
**Project Description:** Develop perimeter roadway for efficiencies and safety.  
**SBC Project No.:** 166/001-10-2018  
**Total Project Budget:** $500,000.00  
**Source of Funding:** 18/19 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project funding (increase in designer fee and decrease in Admin. & Misc. to address project phasing)  
**Approval Date:** 03/19/2021

2) **State Procurement Agency:** Tennessee Board of Regents / Southwest Tennessee Community College  
**Location:** Memphis, Tennessee  
**Project Title:** Mechanical System Updates  
**Project Description:** Replace AHU’s in old Nursing/Procurement, Nursing Annex, Gill Classroom, Whitehead, Nabors, Freeman, Sulcer and Thornton. Replace all pneumatic VAV units with new direct digital control VAV units in Allied Health, F Bldg., Farris, and Whitehead.  
**SBC Project No.:** 166/033-01-2017  
**Total Project Budget:** $1,550,000.00  
**Source of Funding:** 17/18 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project funding (increase in designer fee and decrease in Admin. & Misc. to address project phasing)  
**Approval Date:** 03/22/2021
### 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:

<table>
<thead>
<tr>
<th></th>
<th>State Procurement Agency</th>
<th>Location</th>
<th>Project Title</th>
<th>Project Description</th>
<th>SBC Project No.</th>
<th>Total Project Budget</th>
<th>Source of Funding</th>
<th>Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)</td>
<td>University of Memphis</td>
<td>Memphis, Tennessee</td>
<td>Emergency – Multiple Building Freeze Repairs</td>
<td>This project includes first response, HVAC repairs, finish repairs, equipment replacement, and all associated work for multiple buildings on campus damaged during the February 2021 freeze event.</td>
<td>367/007-01-2021</td>
<td>$3,000,000.00</td>
<td>Plant Funds (Non-Aux) (A)</td>
<td>Approved project utilizing a previously selected designer and the agency consultant for portions of the design, and campus resources and procurement for a portion of the construction</td>
</tr>
</tbody>
</table>

### 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:** Stokely Mgt Center Improvements  
   **SBC Project No.** 540/009-24-2019  
   **Designer:** Studio Four Design  
   **Amount:** $2,178.00  
   **Explanation:** This ASR involves a structural analysis of a cracking concrete floor slab in the existing building.  
   **Approval Date:** 03/15/2021  
   **OSA Receipt Date:** 03/16/2021

2) **State Procurement Agency:** University of Tennessee – Martin  
   **Location:** Martin, Tennessee  
   **Project Title:** Building Envelope Upgrade  
   **SBC Project No.** 540/011-03-2013  
   **Designer:** A2H  
   **Amount:** $25,625.00  
   **Explanation:** This ASR accommodates moisture investigation and design services for a portion of the building envelope for the Brehm Building, which was an SBC approved revision in scope.  
   **Approval Date:** 03/02/2021  
   **OSA Receipt Date:** 03/04/2021
3) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency  
**Location:** Regionwide, Tennessee  
**Project Title:** Region 1 – Buffalo Ridge Hunter Education Facility  
**SBC Project No.:** 220/017-01-2019  
**Designer:** Kline Swinney Associates  
**Amount:** $139,144.55  
**Explanation:** This ASR addresses design services needed for the grading plan in order for TWRA to self-perform grading operations at project site.  
**Approval Date:** 03/09/2021  
**OSA Receipt Date:** 03/09/2021

4) **State Procurement Agency:** STREAM / Department of Veterans Services  
**Location:** Nashville, Tennessee  
**Project Title:** Gulf War Monument  
**SBC Project No.:** 529/000-03-2016  
**Designer:** Tuck-Hinton Architecture & Design  
**Amount:** $3,848.46  
**Explanation:** This ASR provides for field investigation to determine the actual structural conditions which the existing documentation did not accurately depict.  
**Approval Date:** 02/08/2021  
**OSA Receipt Date:** 03/04/2021

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the “Transportation Reporting Act of 2001”.

**Other Business**

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

* * * * * *
Campus Wide, Clarksville, Montgomery County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Boiler Installation-Phase 1

Project Description: Abandon portions of underground steam distribution piping serving Clement, Browning, Claxton, Memorial Health, Music/Mass Communication, and Dunn Center. Install modular heating water boilers to serve each building.

SBC Number: 373/003-05-2019

Original Project Budget: $2,420,000.00

Project Expenditures: $987,947.55

Source of Funding:

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<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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</thead>
<tbody>
<tr>
<td>$1,219,000.00</td>
<td>($231,052.45)</td>
<td>$987,947.55</td>
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</tbody>
</table>

Change in Funding: ($231,052.45)
Revised Project Budget: $987,947.55

Comment: Because of funding limitations, work in Music/Mass Communication, Dunn Center and Memorial Health was not completed. A project to complete this scope of work will be brought forward in the future

Previous Action:
07/11/2019 SBC Approved project and to select a designer
07/22/2019 ESC Approved designer selection (HNA Engineering, PLLC)

Minutes:
04/08/2021 SBC Approved cancellation of the project
### State Building Commission – April 8, 2021

**EAST TENNESSEE STATE UNIVERSITY**

#### Statewide, Tennessee

<table>
<thead>
<tr>
<th>Requested Action</th>
<th>Approval of a procurement and proceeding with the process to select consultants</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Title:</strong></td>
<td>Campus Consultants</td>
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<tr>
<td><strong>Project Description:</strong></td>
<td>Professional service consultants for Architecture and MEP Engineering.</td>
</tr>
<tr>
<td><strong>SBC Number:</strong></td>
<td>369/000-01-2021</td>
</tr>
<tr>
<td><strong>Total Project Budget:</strong></td>
<td>$900,000.00</td>
</tr>
<tr>
<td><strong>Source of Funding:</strong></td>
<td>$900,000.00 Plant Funds (Non-Aux) (A)</td>
</tr>
<tr>
<td><strong>Comment:</strong></td>
<td>This project will serve the Campus’ needs for professional consultant services for a term of two years with the option to renew selected contracts for an additional three years, for a maximum of five years.</td>
</tr>
<tr>
<td><strong>Minutes:</strong></td>
<td>04/08/2021 SBC Approved procurement and to select consultants</td>
</tr>
</tbody>
</table>
**UNIVERSITY OF MEMPHIS**

**University of Memphis, Memphis, Shelby County, Tennessee**

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

**Project Title:** Emergency Field House Repairs

**Project Description:** Repair interior finishes *and replacement of equipment* damaged by pipe failure and subsequent flooding

**SBC Number:** 367/007-03-2019

**Total Project Budget:** $546,631.00

**Source of Funding:**

<table>
<thead>
<tr>
<th>Original Project Budget:</th>
<th>Change in Funding:</th>
<th>Revised Project Budget:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Original</strong></td>
<td><strong>Change</strong></td>
<td><strong>Revised</strong></td>
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<tr>
<td>$385,000.00</td>
<td>$106,461.67</td>
<td>$491,461.67</td>
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<tr>
<td>25,000.00</td>
<td>30,169.33</td>
<td>55,169.33</td>
</tr>
</tbody>
</table>

**Source of Funding:**

- Insurance Proceeds (O)
- Plant Funds (Non-Aux) (A)

**Original Project Budget:** $410,000.00

**Change in Funding:** $136,631.00

**Revised Project Budget:** $546,631.00

**Comment:** The original budget of $410,000.00 is being increased to cover replacement of a bone density scanning machine that was previously thought to be repairable as well as an increase in the restoration.

**Previous Action:** 02/25/2019 ESC Approved project utilizing a Central Procurement contract for construction

**Minutes:** 04/08/2021 SBC Approved a revision in project budget, funding, and scope
University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Chattanooga State Office Bldg (CSOB) Building System Upgrades

Project Description: This project will replace and upgrade the cooling tower and emergency power system in the CSOB. These changes will include structural and roofing needs associated with the cooling tower, while rectifying the out of date emergency distribution system.

SBC Number: 540/005-01-2021

Total Project Budget: $850,000.00

Source of Funding: $850,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 20/21 disclosed project reported by THEC in Quarter 4.

Minutes: 04/08/2021 SBC Approved project and to select a designer
University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Electrical Service Upgrades

Project Description: This project will replace various components of the electrical distribution system including equipment, switchgears, meters, and transformers. These updates will be for Pfeiffer and residence halls Lockmiller I Apartments and Stagmaier Hall.

SBC Number: 540/005-02-2021

Total Project Budget: $685,000.00

Source of Funding: $323,000.00 Plant Funds (Non-Aux) (A)$362,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is an additional FY 20/21 disclosed project reported by THEC in Quarter 4. The scope has been modified for clarity.

Minutes: 04/08/2021 SBC Approved project and to select a designer
University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Football/Athletic Facility

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

SBC Number: 540/005-04-2016

Total Project Budget: $29,150,000.00

Source of Funding:  

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<th>Original</th>
<th>Change</th>
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<tr>
<td>$18,500,000.00</td>
<td>$7,150,000.00</td>
<td>$25,650,000.00</td>
</tr>
<tr>
<td>3,500,000.00</td>
<td>0.00</td>
<td>3,500,000.00</td>
</tr>
</tbody>
</table>

TSSBA (A) Gifts (O)

Original Project Budget: $22,000,000.00
Change in Funding: $7,150,000.00
Revised Project Budget: $29,150,000.00

Comment: This request adds scope and budget for renovating portions of the existing arena including mechanical, life safety, and finish upgrades along with a new dock. The budget is also increased to accommodate possible market conditions due to Covid-19. This revised budget has been reviewed and recommended by the Designer and the Construction Manager in their latest estimates.

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

Minutes:
04/08/2021 SBC Approved a revision in scope, budget, and funding
University of Tennessee, Chattanooga, Hamilton 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 an amendment to the Campus Master Plan for the University of Tennessee Chattanooga.

SBC Number: 540/005-03-2021

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 the FY 21/22 capital budget requests and the future FY 22/23 requests. Perkins & Will, Inc. is requested as they prepared the most recent Master Plan update in 2012.

Minutes: 04/08/2021 SBC Approved project and utilizing a previously selected consultant
UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

Project Title: Underground Storage Tank Removal/Replacement

Project Description: This project will remove/close and replace various underground storage tanks across the campus. Specific tanks addressed are located at the GEB Building, Wittenborg/Johnson building, 930 Madison Ave Building, Student Alumni Center Building, and Coleman Building.

SBC Number: 540/013-02-2021

Total Project Budget: $523,000.00

Source of Funding: $523,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 20/21 disclosed project reported by THEC in Quarter 4.

Minutes: 04/08/2021 SBC Approved project and to select a designer
University of Tennessee Institute of Agriculture, Walland, Blount County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing a previously selected consultant

Project Title: East TN Animal & Environmental Unit Improvements

Project Description: This project will construct new space for robotic milking equipment, workroom, and office. Renovated portions of the existing freestall barn include concrete flooring, relocation of gates, stalls, doors, and exits.

SBC Number: 540/001-01-2021

Total Project Budget: $1,000,000.00

Source of Funding: $1,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 20/21 disclosed project reported by THEC in Quarter 4. This request is to hire JGM Dairy Design Engineers, who served as a consultant to the original design team for the Dairy Farm Relocation (540/009-22-2003), as a University consultant throughout the design and construction phases to work with the selected designer, providing robotic milking expertise needed for the project scope.

Minutes: 04/08/2021 SBC Approved project and to select a designer and utilizing a previously selected consultant
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Carousel Theatre Replacement

Project Description: This project will replace the Ula Love Doughty Carousel Theatre with a new theatre. It will provide a new performance hall, theater support, shops, and patron support spaces.

SBC Number: 540/009-08-2021

Total Project Budget: $15,000,000.00

Current Project Funding: $600,000.00

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

Comment: This is a FY 19/20 disclosed project in the capital budget. The new structure will enable the Department of Theater to accommodate greater flexibility in not only the types of performances but also solve safety and code issues which were major obstacles in the existing structure. The project description has been modified for clarity. This initial planning work will be used for program and budget verification.

The Tennessee Historical Commission has determined that the demolition of this property does adversely affect the State-owned resource and consultation with their office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect. Mitigating activity includes interpretation and photos of the Carousel Theatre be displayed in the new theatre.

Minutes: 04/08/2021 SBC Approved project and to select a designer
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Second Creek Rehabilitation

Project Description: This project will rehabilitate up to 1500 linear feet of Second Creek, which is located on the East side of campus. Improvements will consist of various stream bank stabilization methods which include the installation of self-maintaining materials along with grade control structures providing greater stabilization, habitat diversity, and flood control.

SBC Number: 540/009-09-2021

Total Project Budget: $800,000.00

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

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 2. The project description has been modified for clarity.

Minutes: 04/08/2021 SBC Approved project and to select a designer
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Concord Campus Demolition

Project Description: This project will abate Building 15 and demolish various dilapidated buildings, including utility disconnections and abatement.

SBC Number: 540/009-10-2021

Total Project Budget: $163,000.00

Source of Funding: $163,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 20/21 disclosed project reported by THEC in Quarter 4. This work is part of the ongoing clean-up on the Concord Campus site. The buildings are in poor condition and are unusable for any future needs. This project will demolish buildings 1, 3, 8, 9, 11-13, 16, and a small storage building. Building 15 will be abated. The Campus Resources are requested for design and Campus Resources and System Procurement for construction due to the simplicity of the project and limited scope. Campus Consultant (Architectural: Dollars & Ewers) will be available as needed and will be compensated via the existing Professional Consultant contract.

The Tennessee Historical Commission (THC) has determined that the demolition of buildings 1, 3, 9, 11, and 12 does adversely affect the state own resources and encouraged consultation with their office to explore alternatives that would avoid, minimize or mitigate the adverse effect. THC reviewed the report from UT (submitted June 11, 2019) and stated it was sufficient to mitigate the adverse effect.

THC reviewed the National Register Eligibility Determination report prepared by UT Archaeological Research Laboratory for building 15 and stated their desire to review any design drawings prior to issuing for construction to verify that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties. UT will submit to THC these design drawings for the abatement prior to issuing for construction to ensure that the provisions have been met.

The THC has determined that the demolition of buildings 8, 13, and the small storage building will not adversely affect the state own resources and no further action is necessary.

Building 16 is less than 50 years old and does not require review by the THC.

Minutes: 04/08/2021 SBC Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Best Value alternative delivery method

Project Title: Regional Stormwater Storage Facility

Project Description: This project will convert the Morrill Hall site at the corner of 20th Street and Andy Holt Avenue into a stormwater retention area which shall function as a stormwater bank for the campus. This storage structure will enable control of stormwater while providing a water feature on the Campus.

SBC Number: 540/009-11-2021

Total Project Budget: $1,510,000.00

Source of Funding: $1,510,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 20/21 disclosed project in the capital budget. The request was originally disclosed for $1,000,000, the increase is primarily due to scope verification and cost escalation. The project description has been modified for clarity. Best Value is requested due to requirements of the self-administered Municipal Separate Storm Sewer System (MS4).

Minutes: 04/08/2021 SBC Approved project and to select a designer and utilizing Best Value alternative delivery method
University of Tennessee, Knoxville, Knox County, Tennessee

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

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 and student workspace, and the Ewing Gallery, security, HVAC system, and electrical. Also includes code upgrades and additional ventilation for the shop space.

SBC Number: 540/009-21-2019

Total Project Budget: $1,318,000.00

Source of Funding: Original Change Revised

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Plant Funds (Non-Aux) (A)

Original Project Budget: $1,190,000.00
Change in Funding: $128,000.00
Revised Project Budget: $1,318,000.00

Comment: This request adds scope and funding for areas of refuge in the stairwell and additional ventilation for the wood shop. Due to the simplicity of the work in the wood shop, Campus Resources and System Procurement will be used. This request will complete the project.

Previous Action:
10/10/2019 SBC Approved project and to select a designer
10/31/2019 ESC Approved designer selection (Brewer Ingram & Fuller Architects)
04/09/2020 SBC Approved revision in project budget, scope, and funding, and utilizing Campus Resources and System Procurement for a portion of the work

Minutes:
04/08/2021 SBC Approved a revision in project budget, scope, and funding
UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project utilizing a previously selected consultant

Project Title: Campus Master Plan Amendment

Project Description: This project will provide an amendment to the Campus Master Plan for the University of Tennessee Knoxville.

SBC Number: 540/009-12-2021

Total Project Budget: $25,000.00

Source of Funding: $25,000.00 Plant Funds (Non-Aux) (A)

Comment: This request will amend the Campus Master Plan to accommodate the Concord Campus site, FY 21/22 capital budget requests and the future FY 22/23 requests. Lord Aeck Sargent, Inc., an approved consultant within the programming pool, is requested due to their previous work with campus. The previous designer for the current Master Plan, Bullock, Smith & Partners, Inc., no longer has an office in the Knoxville region. The most recent Master Plan was completed in 2011.

Minutes: 04/08/2021 SBC Approved project utilizing a previously selected consultant
UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Campus Master Plan Amendment

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

SBC Number: 540/011-04-2020

Total Project Budget: $20,000.00

Source of Funding: Original Change Revised

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Plant Funds (Non-Aux) (A)

Original Project Budget: $10,000.00
Change in Funding: $10,000.00
Revised Project Budget: $20,000.00

Comment: This request will amend the Campus Master Plan to accommodate the additional FY 21/22 disclosures and the future FY 22/23 requests. The most recent Master Plan was in 2010.

Previous Action: 04/09/2020 SBC Approved project and utilizing a previously selected consultant (Centric Architecture)

Minutes: 04/08/2021 SBC Approved a revision in project budget and funding
University of Tennessee, Statewide, Tennessee

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

Project Title: Professional Consultants

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

SBC Number: 540/000-01-2020

Total Project Budget: $4,500,000.00

Source of Funding:

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Plant Funds (Non-Aux) (A)

Original Project Budget: $4,140,000.00
Change in Funding: $360,000.00
Revised Project Budget: $4,500,000.00

Comment: This request increases the annual budget of the Knoxville region: two Geotechnical consultants from $20,000 to $100,000 each, and two Mechanical consultants from $100,000 to $200,000 each.

Previous Action: 10/08/2020 SBC Approved procurement and to issue RFQs

Minutes: 04/08/2021 SBC Approved a revision in project budget and funding
Professional Consultant Contract Dates

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

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<td>10/31/2025</td>
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<td>Mechanical - Nashville</td>
<td>Edmonds Engineering, Inc.</td>
<td>11/01/2020</td>
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<td>Structural - Knoxville</td>
<td>Barge Design Solutions, Inc.</td>
<td>11/01/2020</td>
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<td>Structural - Knoxville</td>
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<td>Structural - Chattanooga</td>
<td>Bennett &amp; Pless, Inc.</td>
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<td>March Adams &amp; Associates, Inc.</td>
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<td>Civil &amp; Environmental Consultants</td>
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<td>Survey – Knoxville</td>
<td>Cannon &amp; Cannon, Inc.</td>
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</tbody>
</table>
**Requesting Agency:** Knox County, Tennessee

**Requested Action:** Approval to award a construction contract to the Best Value proposer

**Project Title:** Knoxville-Sutherland RC Renovation

**Project Description:** Complete mechanical, electrical, plumbing, and architectural renovation, and all required related work.

**SBC Number:** 361/047-01-2016

**Total Project Budget:** $6,420,000.00

**Source of Funding:**
- $2,755,000.00 16/17 CurFunds-CapImp (A)
- $108,544.35 11/12 CurFunds-CapMaint (R)
- $346,455.65 12/13 CurFunds-CapMaint (R)
- $3,210,000.00 Federal Funds (NGB) (F)

**Comment:** Three bids were received on Wednesday, February 10, 2021. Jenkins & Stiles, LLC submitted the lowest bid and has been deemed the Best Value proposer. The contract award will be for the base bid and three alternates.

**Previous Action:**
- 07/14/2016 SBC Approved project
- 07/25/2016 ESC Approved designer selection (Design House 1411)
- 08/10/2017 SBC Approved revision in project budget, funding, and sources of funding

**Minutes:**
- 04/08/2021 SBC Approved awarding a construction contract to the Best Value proposer (Jenkins & Stiles, LLC)
**DEPARTMENT OF GENERAL SERVICES**

**Statewide, Tennessee**

**Requested Action:** Approval of a project utilizing Turner Construction Company and Yates Construction to perform the work

**Project Title:** Alternative Care Sites Deconstruction

**Project Description:** Deconstruction of the Nashville and Memphis Alternative Care Sites to include the demolition and removal of temporary building improvements such as interior build-out and finishes; mechanical, electrical, and plumbing systems; and all required related work to restore the facilities to their pre-improvement condition.

**SBC Number:** 529/000-01-2021

**Total Project Budget:** $6,555,000.00

**Source of Funding:** $6,555,000.00 Federal (FEMA) (F)

**Comment:** The Nashville and Memphis Alternative Care Sites (ACS) were established to provide temporary overflow capacity of specialized medical care in response to the COVID-19 pandemic. The use of Turner Construction Company for the Nashville ACS and Yates Construction for the Memphis ACS is requested as these two companies installed the temporary improvements and thus possess a knowledge of the pre-improvement condition as well as a fully documented assessment of the temporary improvements made to the facilities. This knowledge will be critical in meeting the accelerated schedule associated with the deconstruction timeline.

**Minutes:** 04/08/2021 SBC Approved project utilizing Turner Construction Company and Yates Construction to perform the work
Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State