

MINUTES
STATE BUILDING COMMISSION
August 9, 2018

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 11:04 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Justin Wilson, Comptroller of the Treasury
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Beth Harwell, Speaker of the House of Representatives
Tre Hargett, Secretary of State

ORGANIZATION

- University of Tennessee
- Department of Economic & Community Development
- Tennessee State Veterans Homes Board
- Department of General Services
- Tennessee Board of Regents
- State Building Commission

PRESENTER

President Joe DiPietro
Commissioner Bob Rolfe
Commissioner Many-Bears Grinder
Commissioner Bob Oglesby
Executive Director Dick Tracy
State Architect Ann McGauran

CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**
Project Title: Multiple Building Upgrades
SBC Project No: 364/011-02-2018
Requested Action: Approval of a project utilizing a previously selected designer

2. Agency: **East Tennessee State University**
Project Title: Clinical Education Building HVAC Repairs
SBC Project No: 369/005-07-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

3. Agency: **East Tennessee State University**
Project Title: Multiple Building Roof Replacements
SBC Project No: 369/005-08-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

4. Agency: **East Tennessee State University**
Project Title: Campus Water Lines Repair and Replacement Phase I
SBC Project No: 369/005-09-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **East Tennessee State University**
Project Title: Dome Turf Replacement
SBC Project No: 369/005-10-2018
Requested Action: Approval of a project and utilizing Campus Consultant for design

6. Agency: **University of Tennessee – Martin**
Project Title: Hall-Moody Building Systems and Chiller Upgrade
SBC Project No: 540/011-04-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

7. Agency: **Middle Tennessee State University**
Project Title: Campus Consultants
SBC Project No: 366/000-01-2018
Requested Action: Approval of a procurement and proceeding with the process to select consultants

8. Agency: **Middle Tennessee State University**
Project Title: Data and Communication Centers Building Systems Updates
SBC Project No: 366/009-03-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

9. Agency: **Middle Tennessee State University**
Project Title: University Center and Miller Education Center Re-Roof
SBC Project No: 366/009-04-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **Middle Tennessee State University**
 Project Title: Steam Lines and Manhole Repair and Replacement Phase II
 SBC Project No: 366/009-05-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
11. Agency: **Middle Tennessee State University**
 Project Title: Water and Sewer System Updates Phase I
 SBC Project No: 366/009-06-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
12. Agency: **Middle Tennessee State University**
 Project Title: Maintenance Complex Re-Roof
 SBC Project No: 366/009-07-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
13. Agency: **Middle Tennessee State University**
 Project Title: Smoke Evacuation Repairs and Retro-Commissioning
 SBC Project No: 366/009-08-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
14. Agency: **Middle Tennessee State University**
 Project Title: Elevator Modernization Phase II
 SBC Project No: 366/009-09-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
15. Agency: **Tennessee Board of Regents – Tennessee Technological University**
 Project Title: Cooper/Dunn Residence Hall Upgrade
 SBC Project No: 166/011-03-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
16. Agency: **Tennessee Board of Regents – Tennessee State University**
 Project Title: Electrical Upgrades Phase I
 SBC Project No: 166/001-06-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
17. Agency: **Tennessee Board of Regents – Tennessee State University**
 Project Title: McCord Hall Fire Alarm System Replacement
 SBC Project No: 166/001-07-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
18. Agency: **Tennessee Board of Regents – Tennessee State University**
 Project Title: Perimeter Road Design and Construction
 SBC Project No: 166/001-10-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer
19. Agency: **Tennessee Board of Regents – Pellissippi State Community College**
 Project Title: Hardin Valley Parking Expansion
 SBC Project No: 166/032-07-2018
 Requested Action: Approval of a project and proceeding with the process to select a designer

20. Agency: Department of Military – Volunteer Training Site – Milan
Project Title: Range Study, Survey , and Analysis
SBC Project No: 368/031-03-2018
Requested Action: Approval of a procurement and proceeding with the process to select a consultant
21. Agency: Department of Correction
Project Title: Building Systems Compliance Study (Statewide)
SBC Project No: 140/001-01-2014
Requested Action: Approval to cancel the project
22. Agency: Department of Transportation
Project Title: Statewide Maintenance Building 218
SBC Project No: 245/000-01-2018
Requested Action: Approval of a project utilizing Agency Resources for design and construction
23. Agency: Department of General Services
Project Title: Energy Generation Systems (Statewide)
SBC Project No: 460/000-06-2015
Requested Action: Approval to cancel the project
24. Agency: Department of General Services
Project Title: Johnson/Crockett Exterior Maintenance and Repairs
SBC Project No: 529/000-06-2017
Requested Action: Approval of a revision in project budget, scope, and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Academic Classroom Bldgs. Ren. (Lupton/Fine Arts)

Project Description: This project expands space for the Departments of Art, Theater, and Music including associated classrooms and offices through the renovation of two existing buildings, Lupton Library (1975) and the Fine Arts Center (1975). The renovation of the 116,000 GSF Lupton Library includes replacement of all building systems and finishes to accommodate general classrooms, Arts & Science offices, and other academic spaces. The renovation of the 72,300 GSF Fine Arts Center includes upgrades to the building's structure and systems, and renovation of two large theaters and the art, theater, and music wings.

SBC Number: 540/005-01-2015

Total Project Budget: \$38,410,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$28,433,000.00	\$0.00	\$28,433,000.00	16/17	CurrFunds-CapImp	(A)
	7,277,000.00	0.00	7,277,000.00		Gifts	(O)
	2,200,000.00	500,000.00	2,700,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$37,910,000.00					
Change in Funding:		\$500,000.00				
Revised Project Budget:			\$38,410,000.00			

Comment: This increase is based on the designer's estimate for the owner's scope which includes ADA accessibility requirements, infrastructure, and furniture.

Previous Action:

06/11/2015	SBC	Approved preplanning a project and to select a designer
07/14/2016	SBC	Approved a revision in project budget, funding and sources of funding to fully fund the project
10/24/2016	ESC	Approved designer selection (Franklin Associates Architects, Inc.)

Minutes: 08/09/2018 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Mapp Building Chiller Replacement

Project Description: This project will replace the centrifugal chiller, adding variable speed drives to the primary chilled water pumps, the cooling tower fan and condenser water pump.

SBC Number: 540/005-08-2018

Total Project Budget: \$375,000.00

Source of Funding:	\$ 80,000.00		Plant Funds (Non-Aux)	(A)
	\$295,000.00	2015	GO Bonds-CapMaint (Empower)	(A)

Comment: This project utilizes the Empower TN Project Fund. The time frame for payback is as follows:

Estimated Annual Savings: \$43,325
Estimated Simple Payback: 6.8 years

Minutes: 08/09/2018 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Fletcher Hall Renovations

Project Description: This project will provide interior finishes, fixed and movable furnishings, lighting improvements, A/V and technology upgrades, restroom improvements, ADA improvements, elevator upgrades, and stairwell improvements as well as associated HVAC, mechanical and fire protection upgrades, and space reconfiguration for faculty offices. The exterior entrance steps will be upgraded.

SBC Number: 540/005-09-2018

Total Project Budget: \$7,000,000.00

Source of Funding: \$7,000,000.00 Gifts (0)

Comment: This project is a special opportunity project made possible by donor gifts. THEC was notified of the opportunity on July 9, 2018. The project will be reported in the next FY 2018/19 Quarterly Disclosed Report. The Construction Manager/General Contractor alternative delivery method is requested due to the project's schedule and occupancy constraints.

Minutes: 08/09/2018 SBC Approved project and to select a designer and utilizing CM/GC

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Memphis Regional Megasite, Haywood County, Tennessee

Requested Action: Approval of a revision in scope and to issue a Request for Qualifications

Project Title: West Tennessee Megasite

Project Description: Purchase land for development in Haywood County, *provide industrial site consulting services, and all required related work.*

SBC Number: 529/000-07-2009

Total Project Budget: \$40,300,000.00

Source of Funding: \$27,300,000.00 2009 GO Bonds CapImp (A)
13,000,000.00 09/10 CurrFunds-CapImp (A)

Comment: Consulting services to include development of masterplans, market studies of utility rates, land management plan, maintenance plans, and third party stakeholder coordination.

Previous Action: 09/10/2009 SBC Referred to ESC with authority to act
09/29/2009 ESC Approved purchase of land

Minutes: 08/09/2018 SBC Comptroller Wilson asked about the services this consultant would provide. Commissioner Rolfe replied that this consultant would provide services on an as needed basis, primarily to help respond to questions from potential tenants. Comptroller Wilson asked if the consultant would represent the State in discussions with potential tenants, and Commissioner Rolfe replied "yes". Comptroller Wilson asked if the suggestions, made from the Comptroller's office and the Office of the State Architect, have been incorporated into the RFQ. Commissioner Rolfe replied "yes".

Lieutenant Governor McNally asked if the funding is just for the consultant. Commissioner Rolfe replied that the funding is just for the consultant's services. He relayed that it adds to the credibility of the State to have a consultant able to discuss potential utility costs, utility and rail locations and other site-specific items.

Treasurer Lillard asked how this consultant's services would tie into the wastewater and sewer situation, and if the department is still formulating plans. Commissioner Rolfe replied that they are continuing to formulate plans to the wastewater treatment and they are making progress in gaining the necessary approvals to commence construction of the pipeline that will run from the park to the Mississippi River. He added that ECD is working with TDEC and DGS and is on their way to getting the necessary permits to discharge the treated waste into the Mississippi. ECD is working with the Attorney General's Office on the eminent domain exercise due to the

fact that there are several families not interested in signing an easement. The department is not ready to install pipe or move forward with eminent domain until they have completed the final survey of the path to the Mississippi River, as the outfall has moved from the Randolph Community to the Corps of Engineers site.

The Commission approved a revision in scope and issuing a RFQ.

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Cleveland, Bradley County, Tennessee

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

Project Title: TN Veterans Home - Cleveland

Project Description: Construct a 108-bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include all required related work.

SBC Number: 680/001-01-2012

Total Project Budget: \$47,729,558.00

Current Project Funding: \$16,441,092.65

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 1,020,000.00	\$2,235,981.65	\$ 3,255,981.65		City & County Funds (O)
	60,000.00	111.00	60,111.00		Gift-in-Place (O)
	3,100,000.00	0.00	3,100,000.00	2012	GOBonds-CapImp (A)
	25,000.00	0.00	25,000.00		TSVHB Op Funds (O)
	3,000,000.00	0.00	3,000,000.00		Gift (O)
	4,000,000.00	0.00	4,000,000.00	14/15	CurrFunds-CapImp (A)
	0.00	3,000,000.00	3,000,000.00	18/19	CurrFunds-CapImp (A)
Original Project Budget:	\$11,205,000.00				
Change in Funding:		\$5,236,092.65			
Revised Project Budget:			\$ 16,441,092.65		

Comment: Additional funds have been received by the state, and a portion of the additional funding is a FY 18/19 line-item in the capital budget.

The total project budget has increased from \$40,345,020.00 in order to accommodate a change in the operational needs of the agency and the construction schedule.

Previous Action:

10/11/2012	SBC	Approved full planning; gift in place, RFP for CM/GC
11/19/2012	ESC	Approved designer selection (The Lewis Group)
01/10/2013	SBC	Approved recognized bond proceeds
06/13/2013	SBC	Approved a revision in budget, scope, and funding
12/12/2013	SBC	Approved a revision in funding
07/10/2014	SBC	Approved a revision in project budget and funding
04/09/2015	SBC	Approved the EDP and award to Rentenbach as CM/GC

Minutes: 08/09/2018 SBC Approved a revision in project budget and funding

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Arlington, Shelby County, Tennessee

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

Project Title: West TN Veterans Nursing Home

Project Description: Planning for 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: \$ 3,630,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 600,000.00	\$ 0.00	\$ 600,000.00	14/15	CurrFunds-CapImp	(A)
	50,000.00	0.00	50,000.00	14/15	TDVA Op Funds	(A)
	0.00	2,980,000.00	2,980,000.00		Gift	(O)
Original Project Budget:	\$ 650,000.00					
Change in Funding:		\$ 2,980,000.00				
Revised Project Budget:			\$ 3,630,000.00			

Comment: The total project budget is being reduced from \$70,000,000.00 to reflect the reduction in beds from 144 to 126.

Previous Action:

08/21/2014	SBC	Approval to preplan a project and to select a designer
11/13/2014	SBC	Approved using consultant for site investigation
12/11/2014	SBC	Approved a revision in current project funding and sources of funding

Minutes: 08/09/2018 SBC Approved a revision in project budget, scope, and funding

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposers for Indefinite Delivery Indefinite Quantity Contractors

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: 529/000-01-2018

Comment: For the East Tennessee procurement, the State received three responses on June 14, 2018. The Notice of Intent to award was sent on June 22, 2018 naming the following as the best evaluated proposers:

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

No protests were received in the protest period.

Previous Action: 02/08/2018 SBC Referred to ESC with authority to act
02/26/2018 ESC Approved project and issuing an RFO

Minutes: 08/09/2018 SBC Approved awarding a contract to the best evaluated proposers for Indefinite Delivery Indefinite Quantity Contracts

DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: New State Museum

Project Description: Complete design and construction of the new State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

SBC Number: 529/050-01-2015

Total Project Budget: \$160,000,000.00

Current Project Funding: \$157,510,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$121,610,000.00	\$ 0.00	\$121,610,000.00	15/16	FRF CurrFunds-CapImp	(A)
	17,700,000.00	0.00	17,700,000.00	FY17	FRF GO Bonds-CapImp	(R/A)
	12,700,000.00	(4,000,000.00)	8,700,000.00	FY17	GO Bonds-CapImp	(R/A)
	5,500,000.00	4,000,000.00	9,500,000.00		Gifts	(O)
Original Project Budget:	\$157,510,000.00					
Change in Funding:		\$0.00				
Revised Project Budget:			\$157,510,000.00			

Comment: This replaces some of the bridge funding with additional gift funding from the museum foundation.

Previous Action:	05/13/2015	SBC	Referred to ESC with authority to act
	05/26/2015	ESC	Approved project and RFQ for PM services
	07/09/2015	SBC	Referred to ESC with authority to act
	07/20/2015	ESC	Approved revised funding; using CMGC; award to Compass Partners as PMaA
	08/24/2015	ESC	Approved issuing RFQ for Exhibit Designer
	08/24/2015	ESC	Approved selected designer (EOA Architects)
	10/13/2015	SBC	Referred CMGC contract award to ESC
	10/22/2015	ESC	Approved award to Turner Construction as CM/GC
	10/22/2015	ESC	Approved award to Gallagher & Associates as Exhibit Designer
	11/12/2015	SBC	Approved issuing RFP for Exhibit Fabricator Services and referring award of contract to ESC with authority to act
	03/10/2016	SBC	Approved contract award to Design & Production Inc for Exhibit Fabricator Services
	03/30/2016	SBC	Approved Early Design Phase
	07/14/2016	SBC	Referred to ESC with authority to act
	07/25/2016	ESC	Approved revision in funding
	03/09/2016	SBC	Referred to ESC with authority to act
	03/23/2017	ESC	Approved revision in funding and GMP
	02/08/2018	SBC	Approved revision in project funding

Minutes: 08/09/2018 SBC In response to Comptroller Wilson's question, Commissioner Oglesby confirmed that the addition of the gift funds reduces the amount of bond funds in the project.

The Commission approved a revision in project funding

The breakdown of the \$17,700,000.00 FRF G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

<u>Original</u>	<u>Change</u>	<u>Revised</u>		
\$ 80,047.73	\$ 0.00	\$ 80,047.73	2001	FRF Cap Improv
4,959,987.31	0.00	4,959,987.31	2006	FRF Cap Maint
1,834,478.40	0.00	1,834,478.40	2007	FRF Cap Improv
406,017.30	0.00	406,017.30	2007	FRF Cap Maint
3,086,870.56	0.00	3,086,870.56	2008	FRF Cap Improv
1,750,000.00	0.00	1,750,000.00	2008	FRF Cap Maint
822,377.81	0.00	822,377.81	2009	FRF Cap Maint
280,039.00	0.00	280,039.00	2010	FRF Cap Maint
50,000.00	0.00	50,000.00	2010	FRF Cap Improv
3,000,000.00	0.00	3,000,000.00	2011	FRF Cap Improv
1,430,181.89	0.00	1,430,181.89	2011	FRF Cap Maint
\$17,700,000.00	\$ 0.00	\$17,700,000.00		

The breakdown of the \$14,700,000.00 G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

<u>Original</u>	<u>Change</u>	<u>Revised</u>		
\$ 1,820,472.87	(\$1,820,472.87)	\$ 0.00	2004	Cap Improv
802,570.36	(802,570.36)	0.00	2004	Cap Maint
291,212.46	(291,212.46)	0.00	2005	Cap Maint
581,938.13	(581,938.13)	0.00	2006	Cap Maint
43,396.73	(43,396.73)	0.00	2006	Cap Improv
3,630,202.15	(460,409.45)	3,169,792.70	2007	Cap Improv
3,374,777.31	0.00	3,374,777.31	2007	Cap Maint
472,470.18	0.00	472,470.18	2009	Cap Maint
300,000.00	0.00	300,000.00	2009	Cap Improv
378,254.87	0.00	378,254.87	2010	Cap Maint
888,501.94	0.00	888,501.94	2011	Cap Maint
32,116.67	0.00	32,116.67	2012	Cap Maint
84,086.33	0.00	84,086.33	2012	Cap Improv
\$12,700,000.00	(\$4,000,000.00)	\$8,700,000.00		

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

Project Title: TCAT Roof Repairs/Replacements

Project Description: Repair and/or replace roofing systems at TCATs statewide.

SBC Number: 166/000-02-2017

Total Project Budget: \$3,398,843.14

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,150,000.00	\$ 0.00	\$1,150,000.00	17/18	CurrFunds-CapMaint	(A)
	1,050,000.00	0.00	1,050,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	790,000.00	0.00	790,000.00	18/19	CurrFunds-CapMiant (MP)	(A)
	0.00	124,113.63	124,113.63	08/09	CurrFunds-CapMaint	(R)
	0.00	284,729.51	284,729.51	15/16	CurrFunds-CapMaint	(R)
Original Project Budget:	\$2,990,000.00					
Change in Funding:		\$408,843.14				
Revised Project Budget:			\$3,398,843.14			

Comment: After completing 20 different projects in the previous Statewide roof project (166/000-01-2011), remaining funds are being moved to the new roof project to meet project budgets and campus needs. The new project has 4 roofs in design and construction and 2 more that have been added in the FY 18/19 budget cycle.

Previous Action:

07/13/2017	SBC	Approved project
09/28/2017	ESC	Selected Middle & West designers (Adkisson & Associates and The Horrell Group Architects)
07/12/2018	SBC	Approved revision in budget and funding

Minutes: 08/09/2018 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Campus Building Envelope and Structure Repairs

Project Description: Repair metal wall system in the Gentry Center; make window repairs in the Davis Humanities Building; address settling issues for the Floyd Payne Center Colonnade; repair foundation and exterior and interior repairs in Kean Hall; and repair windows and make exterior and interior repairs to Floyd Payne Center Building.

SBC Number: 166/001-04-2018

Total Project Budget: \$1,900,000.00

Source of Funding: \$1,900,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: Project is for 5 FY 18/19 line-items in the capital budget (Gentry Center Building Envelope Repairs, Davis Humanities Building Envelope Repairs, Floyd Payne Center Colonnade Repair Phase 1, Kean Hall Water Intrusion Mitigation, and Floyd Payne Center Building Envelope and Interior Upgrades). Project descriptions in the budget have been modified.

Minutes: 08/09/2018 SBC Approved preplanning a project and to select a designer

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Campus HVAC Repairs

Project Description: Repair, upgrade, and recommission equipment and components to HVAC systems in the Floyd Payne Campus Center, Strange Music, and Gentry Center.

SBC Number: 166/001-05-2018

Total Project Budget: \$1,100,000.00

Source of Funding: \$1,100,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: Project is for 3 FY 18/19 line-items in the capital budget (Floyd Payne Center HVAC Upgrades, Strange Music Building HVAC Upgrades, and Gentry Center HVAC Upgrades).

Minutes: 08/09/2018 SBC Approved preplanning a project and to select a designer

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Landscape Improvements Phase 1

Project Description: Enhance plantings, hardscape, and greenspaces, including entry and vista enhancements.

SBC Number: 166/001-08-2018

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 18/19 line-item in the capital budget. Project description in the budget was "Funds are provided for creation and implementation of a landscape plan to improve security and aesthetics. Project includes all related work". No additional phases were identified in the budget submittal.

Minutes: 08/09/2018 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: MPE System Upgrades

Project Description: Upgrade MPE systems on main campus and McMinnville Otis L. Floyd Nursery Research Center. Project includes isolation valves, utility metering equipment, and related components at the main campus.

SBC Number: 166/001-09-2018

Total Project Budget: \$800,000.00

Source of Funding: \$800,000.00 18/19 CurrFunds-CapMaint (A)

Comment: Project is for 3 FY 18/19 line-items in the capital budget (Multiple Building Utility Metering, Multiple Building Water Isolation Valves, and McMinnville Nursery Research Center MPE Upgrades).

Minutes: 08/09/2018 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Safety Upgrades and Improvements Phase 1

Project Description: Make safety updates to tunnel, lighting, emergency communications system, access control, ladder and roof safety, and fencing.

SBC Number: 166/001-11-2018

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 18/19 line-item in the capital budget. Project description in the budget was "Funds are provided for multiple security upgrades campus-wide and all related work. Project includes lighting, access control, confined space and high bay safeguards, and other security improvements." No additional phases were identified in the budget submittal.

Minutes: 08/09/2018 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Music Center

Project Description: Construct facility for the Rudi E. Scheidt School of Music. The 1000 to 1100 seat main hall will accommodate various functions including opera, ballet, symphonic, and other performances.

SBC Number: 166/007-06-2017

Total Project Budget: \$40,000,000.00

Source of Funding:

\$29,000,000.00	17/18	CurrFunds-CapImp	(A)
8,872,238.00		Gifts	(O)
2,127,762.00		Plant funds (Non-Aux)	(A)

Comment: Six proposals were received on July 10th. The **Notice of Intent to award** was sent on July 31st naming Montgomery Martin Contractors, LLC as the best evaluated proposer. The protest period will expire on August 7th.

Previous Action:

07/13/2017	SBC	Approved project and use of CM/GC
09/28/2017	ESC	Selected designer (Archimania, P. C.)

Minutes:

08/09/2018	SBC	Approved awarding a CM/GC contract (Montgomery Martin Contractors, LLC)
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TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Chattanooga State Community College, Chattanooga
(Elevator Updates)
SBC Project No. 166/012-02-2016
Bid date: 07-25-2018
Target: \$800,000
MACC: \$880,000
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 July 12, 2018.

Report of Items Approved by Office of the State Architect

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

- 1) **State Procurement Agency:** University of Tennessee **User Agency:** UT Chattanooga
Location: Chattanooga, Tennessee
Project Title: Holt Hall Improvements
SBC Project No: 540/005-03-2011 **Approval Date:** 07/06/2018
Designer: Artech Design Group **Contractor:** J & J Contractors, Inc.
Construction Completion %: 69.40% **Targeted Substantial Completion:**
Change Order No. 3 **Comment: Hidden Conditions/Design Modifications/
Codes/Error/Omission/Added Scope**
Change Order Amount: \$109,884.33
Change Order Percentage: 1.91%
Cumulative Percentage: 15.32%

This change order addresses a few hidden conditions to repair door lintels in two mechanical rooms, underground fire line revisions due to unknown electrical duct banks and deeper than expected water main, and a credit for plywood backing at the roof parapet due to discovery of concrete block parapet backing. This work includes a code requirement for the upgrade of the 1st floor lobby and all stair wall penetrations requiring to be rated. One work item is termed as a designer error for revising the previously approved millwork drawings to include ADA accommodations. New light fixtures are being added to 4 stairwells that were termed as a designer omission. A number of Owner imposed design modifications are included to relocate an exhaust hood and associated exhaust fans from one room to another, and add a standard hood and exhaust fan to another room, remove 3 existing mop sinks that were determined to not be needed, revise floor finishes in 5 rooms, and remove teaching platforms in 2 rooms that were deemed to be no longer needed. Owner added scope created work to add door sweeps to 8 rooms to prevent insects from entering the rooms, and a generator rental to provide 480 volts in order to power and test the new elevator

Approved Project Funding

Original Bid Target: \$7,100,000
Base Contract Amount: \$5,750,000
Contingency: \$700,000

After This Change Order

Revised Contract Amount: \$6,630,766.61
Remaining Undedicated Funds: \$1,086,750.00

2)	State Procurement Agency:	STREAM	User Agency:	Department of General Services
	Location:	Nashville, Tennessee		
	Project Title:	Mechanical & Electrical Upgrades (Cordell Hull Building Renovations)		
	SBC Project No:	529/005-01-2005-08	Approval Date:	07/12/2018
	Designer:	Centric Architecture	Contractor:	Skanska
	Construction Completion %:	100%	Targeted Substantial Completion:	02/28/2018
	Change Order No.	19	Comment: Cost Efficiencies	
	Change Order Amount:	(\$1,433,974.74)	This change order is a credit back to the project from the contractor's unused GMP.	
	Change Order Percentage:	(1.59%)		
	Cumulative Percentage:	2.54%		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$94,225,227.00		
	Base Contract Amount:	\$90,405,283.00	Revised Contract Amount:	\$92,700,109.26
	Contingency:	\$5,936,670.90	Remaining Undedicated Funds:	\$7,752,008.94

Lieutenant Governor McNally asked about the timing of this change order since the building has been completed but the one year warranty period has not yet expired. State Architect Ann McGauran stated that this change order is a deductive change order for the amount that the Department of General Services believes will not be spent on the project by the Contractor and can be returned to the general project budget. Deputy Commissioner John Hull confirmed that this is an amount of money that is not needed in this project. State Architect Ann McGauran added that this is not reducing the project budget it is reducing the amount of money encumbered by the contract with the Contractor. Lieutenant Governor McNally asked for clarification as to how this money would be used after reallocation back to the project budget. The Commission referred this item to the ESC with authority to act.

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)

1)	State Procurement Agency:	University of Tennessee Institute of Agriculture		
	Project:	Educational Facility and Shooting Range – West TN 4-H Center		
	SBC No.	540/001-04-2016		
	Designer:	WM Whitaker & Associates		
	Amount:	\$24,000		
	Explanation:	This ASR addresses needed design, staking, flagging, construction management, installation, and target setting by a specialty consultant for the shooting range.		
	Approval Date:	06/28/2018		
2)	State Procurement Agency:	University of Tennessee – Knoxville		
	Project:	College of Veterinary Medicine Building Improvements		
	SBC No.	540/009-02-2011		
	Designer:	Smee + Busby Architects		
	Amount:	\$8,326		
	Explanation:	This ASR provides for design services associated with the failure of an existing return/exhaust fan that needs to be operational due to occupancy of building.		
	Approval Date:	07/02/2018		

Initial Approvals of Capital Projects

- REPORT of the following capital project(s) 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:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Fossil Site Metal Shed
Project Description: Construct a pre-fabricated metal shed on the fossil dig site. The shed is to be approximately 2,500 GSF with gravel floor. The shed will be used for storage and screening of dig materials.
SBC Project No. 369/005-05-2018
Total Project Budget: \$112,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing an Agency Consultant for design
Approval Date: 07/12/2018
 - 2) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Fossil Museum Climbing Structure
Project Description: Install a new climbing structure in the first floor lobby at the Gray Fossil Site Museum. The climbing structure will be anchored to the floor with bolts and will have netting for safety.
SBC Project No. 369/005-06-2018
Total Project Budget: \$250,000
Source of Funding: Gift-in-place (O)
Approval: Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
Approval Date: 07/11/2018
 - 3) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Dunn Center-201 Athletics Department Renovation
Project Description: Renovation of Academic Support Center, 201 Dunn, to include partition relocation, new finishes, lighting, life safety device relocation and all required related work.
SBC Project No. 373/003-03-2018
Total Project Budget: \$169,000
Source of Funding: \$ 89,000 Plant Funds (Non_Aux)
\$ 80,000 Grant (NCAA) (O)
Approval: Approved a revision in project budget and funding in order to award a contract
Approval Date: 07/12/2018

- 4) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Cogeneration Plant Duct Burner Repair
Project Description: Replace cracked burner castings and associated igniter elements in the duct burners of the Cogeneration Plant and all related work.
SBC Project No. 366/009-01-2018
Total Project Budget: \$455,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a project and to select a designer
Approval Date: 07/12/2018
- 5) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Renovation of Restaurant Rotation/MTSU Student Union
Project Description: Renovate sales area finishes and counter along with replacement of cooking and preparation equipment in the Student Union Building.
SBC Project No. 366/009-02-2018
Total Project Budget: \$250,000
Source of Funding: Gift-in-Place
Approval: Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
Approval Date: 07/19/2018
- 6) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Wildersville, Tennessee
Project Title: Natchez Trace State Park Inn Refurbishing
Project Description: Refurbishing and maintaining the inn facility, including interior and exterior painting; flooring and siding repairs; relocating and replacing furniture, fixtures, equipment; and all required related work.
SBC Project No. 126/057-01-2018
Total Project Budget: \$450,000
Source of Funding: 18/19 TDEC Op Funds (A)
Approval: Approved project utilizing Agency Resources to perform the work
Approval Date: 07/12/2018
- 7) **State Procurement Agency:** STREAM / Department of Education
Location: Jackson, Tennessee
Project Title: WTSD Security Doors
Project Description: Replace doors, frames, and masonry openings campus-wide and all required related work.
SBC Project No. 168/009-01-2018
Total Project Budget: \$480,000
Source of Funding: 18/19 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/20/2018

- 8) **State Procurement Agency:** STREAM / Department of Transportation
Location: Nashville, Tennessee
Project Title: TDOT Region 3 Office Cooling Tower Replacement
Project Description: Replace cooling tower at TDOT Region 3 Office Building and all required related work.
SBC Project No. 243/020-01-2018
Total Project Budget: \$190,000
Source of Funding: 18/19 TDOT Plant Construction Funds (A)
Approval: Approved project utilizing Agency Consultant for design and IDIQ contract to perform the work
Approval Date: 07/20/2018
- 9) **State Procurement Agency:** STREAM / Department of Military
Location: Smyrna, Tennessee
Project Title: Smyrna Building 425 Emergency Generator
Project Description: Install a new generator, fuel storage tank, conduit, conductors, switches and all required related work.
SBC Project No. 361/079-04-2018
Total Project Budget: \$200,000
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and to select a designer
Approval Date: 07/20/2018
- 10) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: R. S. Gass State Laboratory Cabling Upgrades
Project Description: Upgrade and relocation of the cabling system on floors 2-7, and all required related work.
SBC Project No. 406/003-03-2018
Total Project Budget: \$230,000
Source of Funding: 18/19 FRF CurrFunds-CapMaint (MP) (A)
Approval: Approved project utilizing IDIQ contract to perform a portion of the work
Approval Date: 07/12/2018

Approvals of Contract Amendments

- REPORT of the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Statewide, Tennessee
Project Title: Architectural Consultant
Project Description: Consultant to assist the agency with professional design services and project planning efforts.
SBC Project No. 160/000-01-2014
Total Project Budget: \$275,000
Source of Funding: \$ 75,000 14/15 CurrFunds-MajorMaint (A)
\$125,000 16/17 CurrFunds-MajorMaint (A)
\$ 75,000 17/18 CurrFunds-MajorMaint (A)
Approval: Approved a revision in funding and extending the contract an additional 12 months
Approval Date: 07/12/2018
 - 2) **State Procurement Agency:** STREAM / Department of Mental Health & Substance Abuse Services
Location: Statewide, Tennessee
Project Title: Middle Tennessee Consultant
Project Description: Consultant to assist the agency with professional design services and project planning efforts.
SBC Project No. 344/000-01-2014
Total Project Budget: \$40,000
Source of Funding: \$30,000 14/15 CurrFunds-MajorMaint (A)
\$10,000 17/18 CurrFunds-MajorMaint (A)
Approval: Approved extending the contract an additional 12 months
Approval Date: 07/12/2018
 - 3) **State Procurement Agency:** STREAM / Department of Mental Health & Substance Abuse Services
Location: Statewide, Tennessee
Project Title: West Tennessee Consultant
Project Description: Consultant to assist the agency with professional design services and project planning efforts.
SBC Project No. 344/000-02-2014
Total Project Budget: \$45,000
Source of Funding: \$30,000 14/15 CurrFunds-MajorMaint (A)
\$15,000 17/18 CurrFunds-MajorMaint (A)
Approval: Approved extending the contract an additional 12 months
Approval Date: 07/12/2018

- 4) **State Procurement Agency:** STREAM / Department of Intellectual & Developmental Disabilities
Location: Statewide, Tennessee
Project Title: Architectural Consultant
Project Description: Consultant to support the agency for project development and associated facility needs including limited design services.
- SBC Project No.** 346/000-02-2015
Total Project Budget: \$80,000
Source of Funding: \$30,000 15/16 CurrFunds-MajorMaint (A)
\$30,000 16/17 CurrFunds-MajorMaint (A)
\$20,000 2013 DGS OpFunds (PrePlan) (A)
- Approval:** Approved extending the contract an additional 12 months
Approval Date: 07/12/2018

Report of Items Submitted to the SBC

- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)

Other Business

The Commission referred to the ESC, with authority to act, the appointment of a member to the Advisory Board for the Metro Nashville District Energy System for a term of two years.

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

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

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

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 Number: 364/011-02-2018

Total Project Budget: \$18,800,000.00

Current Project Funding: \$ 6,290,000.00

Source of Funding: \$ 6,290,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This is a FY 18/19 line-item project in the capital budget. This work began under TBR as SBC Project Numbers 166/011-03-2010 and 166/011-05-2016. This new project will complete work in Bruner Hall and then Brown Hall, as funding allows. Remaining funding will be sought in future capital budget requests.

Request to utilize Upland Design Group for continuity of the work begun under the TBR project as this designer was selected for the complete scope of the project.

Minutes: 08/09/2018 SBC Approved project utilizing a previously selected designer

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

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

Project Title: Clinical Education Building HVAC Repairs

Project Description: Replacement of the HVAC system, controls, and all related work.

SBC Number: 369/005-07-2018

Total Project Budget: \$1,800,000.00

Source of Funding: \$1,800,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 18/19 line-item project in the capital budget.

Minutes: 08/09/2018 SBC Approved project and to select a designer

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

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

Project Title: Multiple Building Roof Replacements

Project Description: Replacement of roof systems campus-wide and all related work.

SBC Number: 369/005-08-2018

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 18/19 line-item project in the capital budget. This project will replace roofs at the Kingsport Family Practice Building (1998) and Valleybrook Building (before 1997) and repair downspouts, drains, scuppers and related roofing elements at the Lyle House (before 1998), Wilson-Wallis (1998) and Burgin Dossett (1996) buildings.

Minutes: 08/09/2018 SBC Approved project and to select a designer

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

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

Project Title: Campus Water Lines Repair and Replacement Phase I

Project Description: Repair and replacement of underground water lines, valves, and all related work.

SBC Number: 369/005-09-2018

Total Project Budget: \$1,500,000.00

Source of Funding: \$1,500,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 18/19 line-item project in the capital budget. This project will include work in and around Brown, Lamb, Hutcheson, and the Memorial Center buildings. This will be the first phase of a multi-phase project.

Minutes: 08/09/2018 SBC Approved project and to select a designer

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

Requested Action: Approval of a project and utilizing Campus Consultant for design

Project Title: Dome Turf Replacement

Project Description: Replace the existing artificial turf in the Dome with sports turf, and all related work.

SBC Number: 369/005-10-2018

Total Project Budget: \$600,000.00

Source of Funding: \$225,000.00 Plant Funds (Non-Aux) (A)
 \$375,000.00 Gifts (O)

Comment: This project was **disclosed** to THEC on June 25, 2018. The use of the Campus Consultant is requested because of the project's limited design scope.

Minutes: 08/09/2018 SBC Approved project and utilizing Campus Consultant for design

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

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

Project Title: Hall-Moody Building Systems and Chiller Upgrade

Project Description: This project will replace air handlers; modify pipe system to a 4 pipe system; replace heat exchangers and pumps; replace a chiller; upgrade plumbing and electrical systems; remodel the attic for the mechanical room; and upgrade building finishes.

SBC Number: 540/011-04-2018

Total Project Budget: \$10,560,000.00

Source of Funding: \$10,560,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This is a FY 18/19 line-item project in the capital budget.

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

Minutes: 08/09/2018 SBC Approved project and to select a designer

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

Requested Action: Approval of a procurement and proceeding with the process to select consultants

Project Title: Campus Consultants

Project Description: Professional service consultants for Architecture, ADA, MEP Engineering, Structural Engineering, Interior Design, Environmental, and Storm Water.

SBC Number: 366/000-01-2018

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 Plant Funds (Non-Aux) (A)

Comment: Professional consultant services will be for a term of three years with the option to renew for an additional two years, for a maximum of five years.

Minutes: 08/09/2018 SBC Approved project and to select consultants

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

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

Project Title: Data and Communication Centers Building Systems Updates

Project Description: Replacement of the HVAC and electrical systems in multiple buildings and all related work.

SBC Number: 366/009-03-2018

Total Project Budget: \$1,212,000.00

Source of Funding: \$1,212,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: This project is a FY 18/19 line-item in the capital budget. This project will update systems in the Business & Aerospace, Cope, Telecommunications, and Dyslexia Buildings.

Minutes: 08/09/2018 SBC Approved project and to select a designer

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

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: University Center and Miller Education Center Re-Roof
Project Description: Replacement of roof systems and all related work.
SBC Number: 366/009-04-2018
Total Project Budget: \$1,500,000.00
Source of Funding: \$1,500,000.00 18/19 CurrFunds-CapMaint (MP) (A)
Comment: This project is a FY 18/19 line-item in the capital budget. Project will replace the roofs at the University Center (1996) and the Miller Education Center (1994).
Minutes: 08/09/2018 SBC Approved project and to select a designer

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

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

Project Title: Steam Lines and Manhole Repair and Replacement Phase II

Project Description: Updates to steam lines and manholes campus-wide and all related work.

SBC Number: 366/009-05-2018

Total Project Budget: \$9,650,000.00

Current Project Funding: \$2,350,000.00
(if not fully funded)

Source of Funding: \$2,350,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: This project is a FY 18/19 line-item in the capital budget. Phase I was a separate project (166/009-09-2017) managed by TBR that is currently in construction.

Minutes: 08/09/2018 SBC Approved project and to select a designer

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

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: Water and Sewer System Updates Phase I
Project Description: Repair and replacement of sewer and water lines campus-wide and all related work.
SBC Number: 366/009-06-2018
Total Project Budget: \$2,010,000.00
Current Project Funding: \$1,010,000.00
 (if not fully funded)
Source of Funding: \$1,010,000.00 18/19 CurrFunds-CapMaint (A)
Comment: This project is a FY 18/19 line-item in the capital budget.
Minutes: 08/09/2018 SBC Approved project and to select a designer

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

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

Project Title: Maintenance Complex Re-Roof

Project Description: Replacement of the roof system of several maintenance complex buildings, a greenhouse, and all related work.

SBC Number: 366/009-07-2018

Total Project Budget: \$1,048,000.00

Source of Funding: \$1,048,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This project is a FY 18/19 line-item in the capital budget. The project will replace roofs on Bayer Travis (1991), Haynes Turner (1983), Will Hastings (1996), Open Shed (1969), Greenhouse (1999), and Holmes (1983).

Minutes: 08/09/2018 SBC Approved project and to select a designer

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

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

Project Title: Smoke Evacuation Repairs and Retro-Commissioning

Project Description: Repair and retro-commissioning of smoke evacuation systems campus-wide and all related work.

SBC Number: 366/009-08-2018

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This project is a FY 18/19 **line-item** in the capital budget. Buildings included in the project are Walker Library and Bragg Media and Entertainment. The Student Union, Science Building, Miller Education Center, and College of Education may be included in the project depending on budget.

Minutes: 08/09/2018 SBC Approved project and to select a designer

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

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

Project Title: Elevator Modernization Phase II

Project Description: Upgrade of elevators in multiple buildings campus-wide and all related work.

SBC Number: 366/009-09-2018

Total Project Budget: \$2,250,000.00

Current Project Funding: \$ 550,000.00
(if not fully funded)

Source of Funding: \$ 550,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This project is a FY 18/19 line-item in the capital budget. This phase will address elevators in EW Midgett and James Union. Phase I was a separate project (166/009-07-2017) managed by TBR that is currently in construction.

Minutes: 08/09/2018 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSTennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Cooper/Dunn Residence Hall Upgrade

Project Description: Renovate Cooper/Dunn residence hall, including mechanical and plumbing systems, electrical, and interior renovations.

SBC Number: 166/011-03-2018

Total Project Budget: \$6,700,000.00

Source of Funding: \$6,650,000.00 TSSBA (Rent) (O)
50,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is a TTU FY18/19 disclosed project in the capital budget.

Minutes: 08/09/2018 SBC Approved project and to select a designer

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: Electrical Upgrades Phase 1

Project Description: Campus-wide electrical system improvements and related work.

SBC Number: 166/001-06-2018

Total Project Budget: \$550,000.00

Source of Funding: \$550,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: Project is for a FY 18/19 line-items in the capital budget. No additional phases were identified in the budget submittal.

Minutes: 08/09/2018 SBC Approved project and to select a designer

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: McCord Hall Fire Alarm System Replacement

Project Description: Replace and repair main panel, infrastructure, equipment, and controls.

SBC Number: 166/001-07-2018

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: Project is for a FY 18/19 line-item in the capital budget

Minutes: 08/09/2018 SBC Approved project and to select a designer

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: Perimeter Road Design and Construction

Project Description: Develop perimeter roadway for efficiencies and safety.

SBC Number: 166/001-10-2018

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This is a FY 18/19 line-item in the capital budget. Project description in the budget was "Funds are provided for design and construction of an internal campus perimeter road to improve security and utility. Project includes all related work."

Minutes: 08/09/2018 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSPellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Hardin Valley Parking Expansion

Project Description: Construct a new parking lot with approximately 180 spaces.

SBC Number: 166/032-07-2018

Total Project Budget: \$630,000.00

Source of Funding: \$630,000.00 Plant Funds (Student Fees) (A)

Comment: This was **Disclosed** in the FY 17/18 capital budget for \$900,000. Estimate has been refined. Project will replace parking lost by the construction of the new Multi-Purpose Building.

Minutes: 08/09/2018 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYVolunteer Training Site - Milan, Lavinia, Carroll County, Tennessee

Requested Action: Approval of a procurement and proceeding with the process to select a consultant

Project Title: Range Study, Survey, and Analysis

Project Description: Engineering consultant to perform a range study, survey, and analysis for aiding in developing a Federal range project.

SBC Number: 368/031-03-2018

Total Project Budget: \$75,000.00

Source of Funding: \$75,000.00 Federal Funds (NGB) (F)

Comment: The request for professional consultant services is to aid in developing a federal range project for Milan Volunteer Training Site. Federal funds expire September 30, 2018.

Minutes: 08/09/2018 SBC Approved project and to select a consultant

DEPARTMENT OF CORRECTION

Statewide, Tennessee

Requested Action: Approval to cancel the project

Project Title: Building Systems Compliance Study

Project Description: Evaluation of code compliance, deficiencies, and potential systems failures at institutions statewide.

SBC Number: 140/001-01-2014

Original Project Budget: \$250,000.00

Project Expenditures: \$ 61,011.56

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$250,000.00	(\$188,988.44)	\$61,011.56	14/15	CurrFunds-CapMaint (SA)	(A)
Original Project Budget:	\$250,000.00					
Change in Funding:		(\$188,988.44)				
Revised Project Budget:			\$61,011.56			

Comment: Reports were provided on three of eleven facilities and the remaining work will be completed in other projects.

Previous Action: 07/10/2014 SBC Approved project
10/02/2014 ESC Approved designer selection (Gobbell Hays)

Minutes: 08/09/2018 SBC Approved cancellation of the project

DEPARTMENT OF TRANSPORTATIONStatewide, Tennessee

Requested Action: Approval of a project utilizing Agency Resources for design and construction

Project Title: Statewide Maintenance Buildings 2018

Project Description: Replace five (5) maintenance buildings statewide and all required related work.

SBC Number: 245/000-01-2018

Total Project Budget: \$2,600,000.00

Source of Funding: \$2,600,000.00 18/19 TDOT Plant Construction Funds (A)

Comment: Buildings will be constructed in Humphreys, Jackson, Rhea, Roane and Sullivan Counties. The use of Agency Resources is requested because all necessary design and construction are within the capabilities of the Agency. The Agency will procure pre-engineered buildings utilizing TDOT Procurement. Building installations will be performed by the vendor.

All structures to be replaced are less than 50 years old and do not require review by the Tennessee Historical Commission.

Minutes: 08/09/2018 SBC Approved project utilizing Agency Resources for design and construction

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval to cancel the project

Project Title: Energy Generation Systems

Project Description: Generation of electricity from systems installed and maintained by others and located on State owned properties.

SBC Number: 460/000-06-2015

Comment: The State chose not to pursue the contract and the contract is no longer needed.

Previous Action:

09/10/2015	SBC	Referred to ESC with authority to act
09/21/2015	ESC	Agency requested deferral to called meeting
09/23/2015	ESC	Approved project, scope and issuing an RFP
12/17/2015	SBC	Approved award to Hannah Solar
06/09/2016	SBC	Approved issuing an RFP for PPA; Referred award to ESC
10/24/2016	ESC	Approved award of contract to Hannah Solar

Minutes: 08/09/2018 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

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

Project Title: Johnson/Crockett Exterior Maintenance and Repairs

Project Description: Repair building envelope, including caulking; cleaning, replacing precast panels; repairing and re-glazing windows; painting and all required related work.

SBC Number: 529/000-06-2017

Total Project Budget: \$8,780,000.00

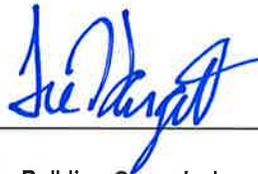
Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$6,580,000.00	\$ 0.00	\$6,580,000.00	17/18	FRF CurrFunds-CapMaint	(A)
	0.00	2,200,000.00	2,200,000.00	18/19	FRF CurrFunds-CapMaint(MP)	(A)
Original Project Budget:	\$6,580,000.00					
Change in Funding:		\$2,200,000.00				
Revised Project Budget:			\$8,780,000.00			

Comment: Additional funding is being added from a FY 18/19 line-item in the capital budget (Crockett and Johnson Buildings Glazing Restoration) for greater project efficiency.

Previous Action: 07/13/2017 SBC Approved project and to select designer
07/27/2017 ESC Approved designer selection (EOA Architects)

Minutes: 08/09/2018 SBC Approved a revision in project budget, scope, and funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State