

MINUTES
STATE BUILDING COMMISSION
August 13, 2020

The State Building Commission met this day at 11:00 a.m. via a WebEx electronic meeting, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- University of Tennessee
- Department of General Services
- Middle Tennessee State University
- State Building Commission

PRESENTER

President Randy Boyd
Commissioner Christi Branscom
President Sidney McPhee
State Architect Ann McGauran

OTHER PARTICIPANTS

Austin Oakes, University of Tennessee
Sarah Dexheimer, Orcutt Winslow Limited Liability Limited Partnership

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

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

1. The Commission has regularly scheduled monthly meetings around which agencies and institutions plan, and a delay will cause an operational hardship for certain of the agencies and institutions having time sensitive matters on today's agenda.
2. The current public health crisis resulting from the COVID-19 virus has resulted in declarations of a "State of Emergency" by the State and local governments; and the direction that most government employees work from home.

Lieutenant Governor McNally, Speaker Sexton, Secretary Hargett, Comptroller Wilson, Treasurer Lillard and Commissioner of Finance & Administration Eley participated electronically, and Governor Lee was absent.

At a roll call vote five members voted aye and approved the use of electronic communication for this meeting, one member abstained.

CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**
Project Title: Roof Replacement
SBC Project No: 364/031-01-2019
Requested Action: Approval of a revision in project funding

2. Agency: **Austin Peay State University**
Project Title: Dunn Center HVAC & Electrical Modernization
SBC Project No: 373/003-04-2020
Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

3. Agency: **Austin Peay State University**
Project Title: Chiller Rebuild
SBC Project No: 373/003-02-2020
Requested Action: Approval of a revision in project and funding

4. Agency: **Middle Tennessee State University**
Project Title: Murphy Center Curtain Wall Replacement
SBC Project No: 366/009-03-2020
Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **University of Memphis**
Project Title: Building Code and Safety Repairs
SBC Project No: 367/007-05-2020
Requested Action: Approval of a project and proceeding with the process to select a designer

6. Agency: **University of Memphis**
Project Title: STEM Research and Classroom Building
SBC Project No: 367/007-06-2020
Requested Action: Approval of a project, proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternative delivery method

7. Agency: **East Tennessee State University**
Project Title: Main Campus Primary Electrical Service Upgrade
SBC Project No: 369/005-04-2020
Requested Action: Approval of a project and proceeding with the process to select a designer

8. Agency: **East Tennessee State University**
Project Title: Bud Frank Theatre Renovation
SBC Project No: 369/005-05-2020
Requested Action: Approval of a project and utilizing Campus Resources for design and utilizing Campus Procurement for construction

9. Agency: **East Tennessee State University**
 Project Title: College of Medicine – Building #2 Renovation
 SBC Project No: 369/005-06-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **University of Tennessee – Chattanooga**
 Project Title: Mapp Building Chiller Replacement
 SBC Project No: 540/005-08-2018
 Requested Action: Approval of a revision in project budget, scope and funding

11. Agency: **University of Tennessee Institute of Agriculture**
 Project Title: CVM – Lab Renovations
 SBC Project No: 540/001-03-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer

12. Agency: **University of Tennessee – Knoxville**
 Project Title: Wind Tunnel – UT Drive Bldg B
 SBC Project No: 540/009-09-2020
 Requested Action: Approval of a project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

13. Agency: **University of Tennessee Health Science Center**
 Project Title: Dentistry Faculty Practice/Research Building
 SBC Project No: 540/013-01-2016
 Requested Action: Approval of a revision in project budget and funding in order to award a contract

14. Agency: **Tennessee Board of Regents / TCAT Chattanooga**
 Project Title: TCAT Chattanooga Advanced Manufacturing Building
 SBC Project No: 166/012-02-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer

15. Agency: **Tennessee Board of Regents / TCAT Statewide**
 Project Title: TCAT Mechanical, Electrical, and Plumbing Updates
 SBC Project No: 166/000-01-2020
 Requested Action: Approval of a project and proceeding with the process to select 3 designers

16. Agency: **Tennessee Board of Regents / Chattanooga State Community College**
 Project Title: Omni Building East Roof Replacement
 SBC Project No: 166/012-03-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer

17. Agency: **Tennessee Board of Regents / Columbia State Community College**
 Project Title: Mechanical System Upgrades
 SBC Project No: 166/015-02-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer

18. Agency: Tennessee Board of Regents / Motlow State Community College
Project Title: McMinnville Campus HVAC Upgrades
SBC Project No: 166/021-03-2020
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: Alarm System Upgrades
SBC Project No: 166/032-03-2020
Requested Action: Approval of a project and proceeding with the process to select a designer
20. Agency: Tennessee Board of Regents / Roane State Community College
Project Title: Cumberland and Scott Campus HVAC Updates
SBC Project No: 166/027-01-2020
Requested Action: Approval of a project and proceeding with the process to select a designer
21. Agency: Tennessee Board of Regents / Southwest Tennessee Community College
Project Title: Central Plant Updates
SBC Project No: 166/033-01-2020
Requested Action: Approval of a project and proceeding with the process to select a designer
22. Agency: Tennessee Board of Regents / Volunteer State Community College
Project Title: Warf Science & Wallace North Roof Replacements
SBC Project No: 166/025-02-2020
Requested Action: Approval of a project and proceeding with the process to select a designer
23. Agency: Tennessee Board of Regents / Walters State Community College
Project Title: Sevier County Campus Re-roof
SBC Project No: 166/023-01-2020
Requested Action: Approval of a project and proceeding with the process to select a designer
24. Agency: Tennessee Board of Regents / Jackson State Community College
Project Title: McWherter HVAC Updates
SBC Project No: 166/019-01-2019
Requested Action: Approval of a revision in project funding
25. Agency: Tennessee Board of Regents
Project Title: Statewide Consultants
SBC Project No: 166/000-03-2017
Requested Action: Approval of a revision in project budget and funding, and proceeding with the process to select additional consultants
26. Agency: Tennessee Board of Regents / Austin Peay State University
Project Title: Central Chiller Plant Repairs
SBC Project No: 166/003-04-2017
Requested Action: Approval of a revision in project funding

27. Agency: **Tennessee Board of Regents / East Tennessee State University**
 Project Title: Lamb Hall Renovation
 SBC Project No: 166/005-09-2017
 Requested Action: Approval to award a contract to the best evaluated proposer for Construction Manager/General Contractor
28. Agency: **Tennessee Board of Regents / Tennessee State University**
 Project Title: Multiple Buildings Fire Alarm Upgrades
 SBC Project No: 166/001-04-2019
 Requested Action: Approval of a revision in scope
29. Agency: **Tennessee Board of Regents / University of Memphis**
 Project Title: Student Recreation Facility Construction
 SBC Project No: 166/007-22-2014
 Requested Action: Approval of a revision in project budget and funding
30. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
 Project Title: Strawberry Plains ERC Renovation
 SBC Project No: 166/032-04-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer
31. Agency: **Department of Military**
 Project Title: Architectural, Civil & Structural Consultant
 SBC Project No: 361/000-02-2020
 Requested Action: Approval of a procurement and proceeding with the process to select a consultant
32. Agency: **Department of Military**
 Project Title: Master Planning Consultant for VTS Milan and VTS Smyrna Updates
 SBC Project No: 361/000-03-2020
 Requested Action: Approval to award a contract to a previously selected consultant
33. Agency: **Department of Military**
 Project Title: Henderson RC Re-Roof and Facility Update
 SBC Project No: 361/035-02-2020
 Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method for construction
34. Agency: **Department of Military**
 Project Title: Memphis RC Roof Repairs and Facility Update
 SBC Project No: 361/065-02-2020
 Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method
35. Agency: **Department of Military**
 Project Title: Statewide Indoor Firing Range Alterations
 SBC Project No: 361/000-04-2020
 Requested Action: Approval of a project utilizing Agency Resources for design and utilizing a Central Procurement Office contract for construction

36. Agency: **Department of Military**
 Project Title: Chattanooga RC Building 0001A Renovation
 SBC Project No: 361/010-02-2017
 Requested Action: Approval of a revision in project budget and funding and to award a construction contract to the Best Value proposer
37. Agency: **Department of Military**
 Project Title: Elizabethton RC Re-Roof and Facility Update
 SBC Project No: 361/025-01-2019
 Requested Action: Approval to utilize best value alternative delivery method and to award a construction contract to the Best Value proposer
38. Agency: **Department of Military**
 Project Title: Humboldt RC Re-Roof and Facility Update
 SBC Project No: 361/036-01-2019
 Requested Action: Approval to utilize best value alternative delivery method and to award a construction contract to the Best Value proposer
39. Agency: **Department of Military**
 Project Title: Lobelville RC Re-Roof and Facility Update
 SBC Project No: 361/045-01-2019
 Requested Action: Approval to utilize best value alternative delivery method and to award a construction contract to the Best Value proposer
40. Agency: **Department of Correction**
 Project Title: DeBerry Special Needs Facility Life Safety Upgrades
 (LDNSF Life Safety Systems Upgrades and LDSNF Fire Alarm System Upgrades)
 SBC Project No: 142/011-01-2017
 Requested Action: Approval of a revision in project budget and funding
41. Agency: **Department of Correction**
 Project Title: West Tennessee State Penitentiary High Mast Lighting Replacement
 SBC Project No: 142/022-01-2017
 Requested Action: Approval of a revision in project budget and funding
42. Agency: **Department of Correction**
 Project Title: DSNF Security Electronics Refresh
 SBC Project No: 142/011-01-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer
43. Agency: **Department of Correction**
 Project Title: MCCX Security Electronics Refresh
 SBC Project No: 142/014-01-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer
44. Agency: **Department of Correction**
 Project Title: NWCX Security Electronics Refresh
 SBC Project No: 142/016-02-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer

45. Agency: **Department of Correction**
 Project Title: MLTC – Fire Alarm Systems Upgrades
 SBC Project No: 140/005-01-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer
46. Agency: **Department of Correction**
 Project Title: Statewide Building Security Prototypical Compliance
 SBC Project No: 140/001-01-2020
 Requested Action: Approval of a project utilizing Agency Resources and Central Procurement Office contracts to perform the work
47. Agency: **Department of Correction**
 Project Title: Statewide Electronic Security Prototypical Compliance
 SBC Project No: 140/001-02-2020
 Requested Action: Approval of a project utilizing Agency Resources and Central Procurement Office contracts to perform the work
48. Agency: **Department of Correction**
 Project Title: Statewide Site Security Prototypical Compliance
 SBC Project No: 140/001-03-2020
 Requested Action: Approval of a project utilizing Agency Resources and Central Procurement Office contracts to perform the work
49. Agency: **Department of Correction**
 Project Title: TCIX HVAC/BAS/Smoke Systems Replacements
 SBC Project No: 142/005-01-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer
50. Agency: **Department of Correction**
 Project Title: TCIX Water Treatment Plants Renovations
 SBC Project No: 142/005-02-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer
51. Agency: **Department of Transportation**
 Project Title: Region 3 Headquarters Building Bathrooms Remodel
 SBC Project No: 243/020-02-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer
52. Agency: **Department of Transportation**
 Project Title: Region 3 Headquarters Buildings Reroof
 SBC Project No: 243/020-03-2020
 Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method for construction
53. Agency: **Department of Transportation**
 Project Title: Statewide Maintenance Building Construction
 SBC Project No: 245/000-01-2020
 Requested Action: Approval of a project utilizing an Agency Consultant for design and Agency Resources and Central Procurement Office contracts for construction

54. Agency: **Department of Transportation**
 Project Title: Statewide Salt Bin Construction
 SBC Project No: 245/000-02-2020
 Requested Action: Approval of a project utilizing Agency Resources for design and Central Procurement Office contracts for construction
55. Agency: **Tennessee State Veterans Homes Board**
 Project Title: TSVH Murfreesboro Office and Storage Addition
 SBC Project No: 680/003-01-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer
56. Agency: **Department of Veterans Services**
 Project Title: ETSVC-John Sevier Cemetery Expansion
 SBC Project No: 682/002-01-2016
 Requested Action: Approval of a revision in funding
57. Agency: **Department of Agriculture**
 Project Title: Martha Sundquist State Forest Bridge Replacements
 SBC Project No: 100/010-02-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer
58. Agency: **Department of Commerce & Insurance**
 Project Title: TN Fire Training Academy New Conference Center
 SBC Project No: 700/001-01-2017
 Requested Action: Approval of a revision in funding
59. Agency: **Department of General Services**
 Project Title: ETRHO Interior Renovations and Chiller Replacement
 SBC Project No: 408/001-01-2019
 Requested Action: Approval of a revision in project scope
60. Agency: **Department of General Services**
 Project Title: STREAM Consultants
 SBC Project No: 529/000-02-2019
 Requested Action: Approval of a revision in project funding and extending the contract an additional forty-eight months
61. Agency: **Department of General Services**
 Project Title: State Capitol Ceiling Repairs
 SBC Project No: 529/005-01-2020
 Requested Action: Approval of a project utilizing Agency Resources for design and Republic to perform the work

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project and utilizing Campus Consultant for design, and Campus Resources and System Procurement for a portion of the work

Project Title: McCord Hall Improvements

Project Description: This project will renovate existing labs 111, 112A and 113 in McCord Hall. Improvements include wall modifications; plumbing; electrical; replacing casework, cabinets, and sink; upgrade finishes, ceiling, and floors; and paint.

SBC Number: 540/001-04-2020

Total Project Budget: \$340,000.00

Source of Funding: \$340,000.00 Plant Funds (Non-Aux) (A)

Comment: The Campus Consultant (architectural: Community Tectonics Architects, Inc.), and Campus Resources and System Procurement are requested due to the campus proceeding prior to requesting approval of the project.

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

Minutes: 08/13/2020 SBC Lieutenant Governor McNally asked for an explanation of why the project was started before the Commission approved it. President Boyd apologized for the two projects on the agenda and three UT Health Science Center projects to come at a later meeting. President Boyd stated that for each of these projects, some sort of work or procurement had started prior to getting approval and that the failure in process was that the procurement office spent money on materials and equipment without letting the facilities office know that they had overspent the \$100,000.00 threshold. President Boyd stated that Mr. Austin Oakes, Director of Capital Projects has worked on a new process with the procurement office and facilities office which includes bi-weekly meetings. There is now a central point of contact responsible to consolidate all procurement related to demolition and construction projects. This change in process will address the previously lack of communication between procurement and facilities. President Boyd stated that he believes they have fixed the problem and have the appropriate corrective process in place. He hopes to never come before the Commission again for having spent money before SBC project approval. President Boyd offered for Mr. Oakes to go into more detail if there are additional questions.

Lieutenant Governor McNally stated that this has happened in the past and thought it had been rectified under a previous Administration. There were connection issues reaching Mr. Oakes and so Lieutenant Governor asked Mr. Oakes to send a written document identifying the

reasons why the failures in process occurred and how they had been addressed by the new process change.

Mr. Oakes was then able to rejoin the meeting and stated that there were several professors involved in this space who were not fully aware of all the rules that go into procuring a capital project. They submitted several work order requests over a period of months to the UTK Facilities team requesting pieces of this project. Unfortunately, appropriate approvals of the projects were not in place at that time, either with the system or internally. The faculty members should have been working with their capital point person within the Agricultural Institute and were not. The UTK Facilities team did not catch that this project was not appropriately approved internally. Demolition work commenced and continued until the lead for Capital Projects in the Agriculture department and Mr. Oakes toured the facility and identified work going on that neither was aware of. UT has been working with both of those teams, increasing the educational outreach with staff to avoid this issue in the future.

Lieutenant Governor McNally asked President Boyd to get with the Chancellors or Directors of these Institutions to make sure everyone is on the same page as far as notification, so this doesn't happen again. President Boyd replied that he will have an in-person meeting with each of the Chancellors, their chief business officers, facility managers, Mr. Oakes and himself to ensure that everyone understands the importance of this and there are no more errors.

Commissioner Eley stated that he would like a corrective action report in writing from the University of Tennessee that outlines the action taken on these types of items. President Boyd replied that they will provide a summary of the five projects involved, why there was an issue and what corrective action they are taking.

At a roll call vote all members voted aye and approved the project and utilizing Campus Consultant for design, and Campus Resources and System Procurement for a portion of the work

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Communications Refresh & Water Intrusion Repairs

Project Description: Replace carpet and paint in locations where needed throughout the building. Renovations include partial demolition and construction to accommodate a computer lab, office space, and meeting room as well as a new classroom space that acts as a rehearsal studio. Remove/relocate HVAC items required for altered spaces, add electrical outlets and uni-strut. Conduct repair work to address water intrusion and leaking.

SBC Number: 540/009-08-2020

Total Project Budget: \$221,000.00

Source of Funding: \$221,000.00 Plant Funds (Non-Aux) (A)

Comment: Campus Consultant (Dollar & Ewers Architecture, Inc.) is requested and has started the design for a portion of the project. Campus Resources and System Procurement are requested due to the limited scope of the project and to optimize the completion schedule for the work. Campus resources will be used on the majority of the work with campus procured maintenance contracts providing the work for the replacement of the flooring, abatement, and relocation of HVAC registers.

Minutes: 08/13/2020 SBC At a roll call vote all members voted aye and approved project and utilizing Campus Consultant for design, and Campus Resources and System Procurement for construction

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: Approval of a proposed rate change for the Facilities Revolving Fund (FRF)

Comment: Pursuant to SBC Policy 14.01(E)(1), the lease rates to be charged State Agencies will be developed pursuant to SBC Policy 14.01(A) and submitted to SBC for approval. The Commissioner of Finance and Administration has analyzed current market and lease rate factors supplied by STREAM for office and related spaces in Davidson County and the state's rural counties and supports this rate increase for approval by the State Building Commission. Funding for this increase was included in the FY 20/21 budget in Miscellaneous Appropriations. Effective July 1, 2020 the following increases within Davidson County and rural counties include:

- The FRF rate for office space with a current rate of \$22.50 will increase to \$25.50 per square foot.
- The FRF rate for office space with a current rate of \$14.00 will increase to \$15.00 per square foot.

Previous Action:

08/20/2007	ESC	Approved rate changes for the FRF
06/09/2016	SBC	Approved rate changes for the FRF for Davidson County
08/10/2017	SBC	Approved rate changes for the FRF for Davidson County
09/31/2018	SBC	Approved rate changes for the FRF for Davidson County office space
07/11/2019	SBC	Approved rate changes for the FRF for Davidson County

Minutes: 08/13/2020 SBC Lieutenant Governor McNally asked if the rate for Davidson County has decreased because of the impact of the COVID-19 virus. Commissioner Branscom stated that they are working to understand if any reduction is a temporary blip and will come back or if it would be a long-term reduction. At this point in time; the long-term impact is unknown. There was a study that was done when DGS prepared their budget for FY 20/21.

Secretary Hargett asked when would the rate be revisited; one year from now? Commissioner Branscom stated that they could do a mid-year report as they did last year. Secretary Hargett replied that would be wise.

At a roll call vote all members voted aye and approved the rate changes for the Facilities Revolving Fund (FRF)

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval of the Early Design Phase as presented** by Orcutt Winslow Limited Liability Limited Partnership

Project Title: School of Concrete and Construction Management

Project Description: Construction of a facility for the School of Concrete and Construction Management. Project includes relocation of current functions and demolition of Abernathy and Ezell buildings, along with an addition to the satellite chiller plant, and all related work.

SBC Number: 366/009-07-2019

Total Project Budget: \$40,100,000.00

Current Funding: \$ 2,470,000.00

Source of Funding: \$ 800,000.00 Plant Funds (Non-Aux) (A)
\$ 1,670,000.00 Gifts (O)

Comment: The project remains on schedule and within budget.

Previous Actions: 07/11/2019 SBC Approved project and to select a designer, and utilizing CM/GC for a portion of the work
07/22/2019 ESC Approved designer selections (The Orcutt Winslow Limited Liability Limited Partnership and Bullock Smith & Partners Inc)
05/14/2020 SBC Approval awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction)

Minutes: 08/13/2020 SBC President Sidney McPhee introduced Sarah Dexheimer with Orcutt Winslow Limited Liability Limited Partnership. Ms. Dexheimer stated that the project is in budget, on schedule, and working toward their goals for the HPBr guidelines.

At a roll call vote all members voted aye and approved the EDP as presented by Orcutt Winslow Limited Liability Limited Partnership

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) The July meeting of the State Building Commission was held electronically pursuant to T.C.A. Section 8-44-108 during a recess of the public meeting of the State Capitol Commission. The items on the agenda were unanimously approved by the members, but inadvertently, not through a separate roll call vote. Therefore, the votes taken at that meeting are hereby ratified and affirmed by this roll call vote approving the Minutes of the State Building Commission meeting held on July 9, 2020.

SBC Policy & Procedures

- 1) At a roll call vote all members voted aye and approved the following policy revision for:

SBC Policy Item 2.01F.8: Deletion of "As to the University of Memphis, the Assistant Vice President for the Department of Campus Planning and Design" and replacement with "As to University of Memphis, the Chief University Planning Officer".

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	User Agency:	UT Knoxville
Location:	Knoxville, Tennessee		
Project Title:	Residence Hall Improvements		
SBC Project No:	540/009-04-2018	Approval Date:	07/01/2020
Designer:	Design Innovation Arch	Contractor:	Merit Construction Inc.
Construction Completion %:	67%	Targeted Substantial Completion:	08/09/2020
Change Order No.	2	Comment: Hidden Conditions	
Change Order Amount:	\$63,070.37		This change order provides for the removal and replacement of deteriorated steel supports for the cooling tower that were discovered during the project.
Change Order Percentage:	6.72%		
Cumulative Percentage:	25.74%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$1,375,188.00		
Base Contract Amount:	\$938,000.00	Revised Contract Amount:	\$1,179,473.83
Contingency:	\$137,518.00	Remaining Undedicated Funds:	\$7,221,000.00

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT Jackson
Location: Jackson, Tennessee
Project Title: TCAT MEP & Infrastructure Updates
SBC Project No: 166/000-01-2015 **Approval Date:** 07/07/2020
Designer: Allen & Hoshall, inc. **Contractor:** Barger Construction Co
Construction Completion %: 46% **Targeted Substantial Completion:** 08/26/2020
Change Order No. 4 **Comment: Added Scope**
Change Order Amount: \$118,564.73 This change order provides for programmatic needs by changing over the heating and cooling source for some existing equipment located in a portion of Building No. 2 to the new proposed source. Work includes the demolition and removal of a chiller, boiler, and cooling tower at the central plant in order for this portion of Building No. 2 to be brought online. The schedule will be increased by adding 23 days.
Change Order Percentage: 19.5%
Cumulative Percentage: 22.2%
- Approved Project Funding**
Original Bid Target: \$608,000.00
Base Contract Amount: \$608,000.00 **Revised Contract Amount:** \$742,962.93
Contingency: \$62,000.00 **Remaining Undedicated Funds:** \$1,037.07
- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Valleybrook Bldg. System Replacement
SBC Project No: 166/005-08-2017 **Approval Date:** 07/06/2020
Designer: Engineering Services Group **Contractor:** Nor-Well Company, Inc.
Construction Completion %: 67% **Targeted Substantial Completion:** 07/17/2020
Change Order No. 4 **Comment: Codes**
Change Order Amount: \$14,504.01 This change order addresses code deficiencies, discovered by the inspector, above the ceiling such as providing adequate support of light fixtures, cable trays, and conduits, as well as removal of old abandoned low voltage wiring and circuits, and installation of junction box covers.
Change Order Percentage: 2.1%
Cumulative Percentage: 13.67%
- Approved Project Funding**
Original Bid Target: \$825,000.00
Base Contract Amount: \$689,600.00 **Revised Contract Amount:** \$783,872.47
Contingency: \$82,500.00 **Remaining Undedicated Funds:** \$123,627.53
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** Cleveland State Community College
Location: Cleveland, Tennessee
Project Title: Central Plant Modernization
SBC Project No: 166/013-01-2017 **Approval Date:** 06/29/2020
Designer: West Welch Reed Eng **Contractor:** Industrial Air & Mechanical, LLC
Construction Completion %: 40% **Targeted Substantial Completion:** 09/29/2020
Change Order No. 2 **Comment: Unavoidable Delays**
Change Order Amount: \$11,420.64 This change order accommodates delays in the project due to the pandemic creating a delay in executing the construction contract, a delay in issuing a Notice to Proceed, and a further delay of 6 weeks in production of air handling equipment. Since then, the existing cooling coils which serve the equipment to be replaced have failed.
Change Order Percentage: 5.29%
Cumulative Percentage: 11.1%
- Approved Project Funding**
Original Bid Target: \$220,000.00
Base Contract Amount: \$216,000.00 **Revised Contract Amount:** \$239,978.99
Contingency: \$26,000.00 **Remaining Undedicated Funds:** \$6,021.01

5) **State Procurement Agency:** TN Board of Regents **User Agency:** Cleveland State Community College

Location: Cleveland, Tennessee

Project Title: Central Plant Modernization

SBC Project No: 166/013-01-2017 **Approval Date:** 07/20/2020

Designer: West Welch Reed Eng **Contractor:** Industrial Air & Mechanical, LLC

Construction Completion %: 50% **Targeted Substantial Completion:** 09/29/2020

Change Order No.: 3 **Comment:** Hidden Conditions

Change Order Amount: \$6,446.07 This change order provides for the replacement of the third stage bellows in the existing chiller.

Change Order Percentage: 2.98%

Cumulative Percentage: 14.09%

Approved Project Funding

Original Bid Target: \$220,000.00

Base Contract Amount: \$216,000.00 **Revised Contract Amount:** \$246,425.06

Contingency: \$26,000.00 **Remaining Undedicated Funds:** \$6,752.92

After This Change Order

6) **State Procurement Agency:** TN Board of Regents **User Agency:** Northeast State Community College

Location: Blountville, Tennessee

Project Title: Chiller Replacement

SBC Project No: 166/038-01-2018 **Approval Date:** 06/26/2020

Designer: Engineering Services Group **Contractor:** Nor-Well Company, Inc.

Construction Completion %: 91% **Targeted Substantial Completion:** 05/30/2020

Change Order No.: 4 **Comment:** Added Scope

Change Order Amount: \$21,503.51 This change order addresses the need to repair cooling tower no. 4 which was found to be non-operational during the chiller replacement project. This work also includes an additional 99 days to the project schedule.

Change Order Percentage: 4.62%

Cumulative Percentage: 11.42%

Approved Project Funding

Original Bid Target: \$500,000.00

Base Contract Amount: \$465,656.00 **Revised Contract Amount:** \$518,814.42

Contingency: \$35,000.00 **Remaining Undedicated Funds:** \$16,185.58

After This Change Order

- 7) **State Procurement Agency:** Austin Peay State Univ.
Location: Clarksville, Tennessee
Project Title: Military Family Resource Center
SBC Project No: 373/003-02-2019
Designer: Lyle Cook Martin
Construction Completion %: 40%
Change Order No. 3
Change Order Amount: \$33,042.12
Change Order Percentage: 6.36%
Cumulative Percentage: 16.19%
- User Agency:** Austin Peay State University
Approval Date: 07/23/2020
Contractor: Pride Concrete, LLC
Targeted Substantial Completion: 10/02/2020
Comment: Hidden Conditions/Design Modifications
This change order addresses hidden conditions such as the need to repair building envelope issue such as water intrusion along the exterior wall of the conference room, replacement of 4 storefront windows due to mold and broken seals, repair of the exterior insulation system along south wall, and replacement of previous specified lay in ceiling due to manufacturing shut down due to pandemic. This work also includes design modifications by the owner to add electrical plug mold, electrical floor box, and junction box, as well as change out of previously specified ceiling tiles.
- Approved Project Funding**
Original Bid Target: \$520,000.00
Base Contract Amount: \$520,000.00
Contingency: \$267,050.00
- After This Change Order**
Revised Contract Amount: \$604,211.75
Remaining Undedicated Funds: \$23,398.00
- 8) **State Procurement Agency:** STREAM
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation – Chickasaw & Cumberland
SBC Project No: 126/000-03-2015
Designer: Sparkman Assoc Arch
Construction Completion %: 75%
- User Agency:** Dept of Environment & Conservation
Approval Date: 07/23/2020
Contractor: King Construction Group
Targeted Substantial Completion: 10/14/2021
Comment: Hidden Conditions
This change order provides for needed remediation of deteriorated logs, floor structure, chimneys, interior paneling, and roof structures. An additional 66 days have been added to the schedule to allow this additional work.
- Approved Project Funding**
Original Bid Target: \$5,006,000.00
Base Contract Amount: \$4,270,000.00
Contingency: \$1,882,680.26
- After This Change Order**
Revised Contract Amount: \$6,661,768.72
Remaining Undedicated Funds: \$1,503,753.97

9) State Procurement Agency: STREAM User Agency: Historical Commission
 Location: Henning, Tennessee
 Project Title: Alex Haley State Historic Site Repairs & Upgrades
 SBC Project No: 160/016-01-2018 Approval Date: 07/02/2020
 Designer: Centric Architecture Contractor: Simpson Construction
 Construction Completion %: 58.70% Targeted Substantial Completion: 07/04/2020
 Change Order No. 3 Comment: **Hidden Conditions/Added Scope**
 Change Order Amount: \$13,209.81 This change order is for the replacement of broken glass
 Change Order Percentage: 6.75% found in the kitchen window that was out of view, provision
 Cumulative Percentage: 29.22% of a separate dimmer/rheostat system to operate the new
 linear light fixtures that was found to be inadequate, re-
 lamping of 10 existing interior light fixtures with LED to
 provide an acceptable light level, re-lamping of 4 existing
 exterior light fixtures with LED to provide an acceptable light
 level, and the replacement of 2 masonry flues that were
 found to be deteriorated and posed a possible roof leak
 concern.

Approved Project Funding

Original Bid Target: \$355,000.00
 Base Contract Amount: \$195,833.00
 Contingency: \$35,500.00

After This Change Order

Revised Contract Amount: \$253,063.38
 Remaining Undedicated Funds: \$200,798.12

10) State Procurement Agency: STREAM User Agency: Department of Military
 Location: Springfield, Tennessee
 Project Title: Springfield Re-roof and Facility Update
 SBC Project No: 361/088-01-2017 Approval Date: 07/15/2020
 Designer: Design House 1411 Contractor: King Construction
 Inc.
 Construction Completion %: 100% Targeted Substantial Completion: 06/19/2019
 Change Order No. 2 Comment: **Schedule Modifications**
 Change Order Amount: \$22,770.00 This change order is for payment to the contractor for
 Change Order Percentage: 3.07% charges and interest accrued for delays in processing
 Cumulative Percentage: 11.21% final payment and release of retainage by the State
 per the General Conditions of the Contract.

Approved Project Funding

Original Bid Target: \$742,000.00
 Base Contract Amount: \$742,000.00
 Contingency: \$61,621.04

After This Change Order

Revised Contract Amount: \$825,189.32
 Remaining Undedicated Funds: \$23,641.68

<p>11) State Procurement Agency: STREAM Location: Statewide, Tennessee Project Title: Building Security Upgrades SBC Project No: 529/000-04-2016 Designer: SRMC Construction Completion %: 69.51%</p> <p>Change Order No. 13 Change Order Amount: \$10,730.69 Change Order Percentage: 0.47% Cumulative Percentage: 13.85%</p> <p><u>Approved Project Funding</u> Original Bid Target: \$3,359,996.00 Base Contract Amount: \$2,304,135.00 Contingency: \$335,999.00</p>	<p>User Agency: Department of General Services</p> <p>Approval Date: 06/25/2020 Contractor: Eye in the Sky Targeted Substantial Completion: 07/13/2020</p> <p>Comment: Error This change order provides additional side posts to a turnstile to be located in the AJ Building to create a barrier on each side of the turnstile to prohibit passage. The work also includes adding a side gate to a proposed turnstile in the JKP Building that is needed.</p> <p><u>After This Change Order</u> Revised Contract Amount: \$2,623,175.96 Remaining Undedicated Funds: \$808,825.28</p>
<p>12) State Procurement Agency: STREAM Location: Nashville, Tennessee Project Title: Tennessee Tower 30th Floor Upgrades SBC Project No: 529/079-02-2017 Designer: GMC Construction Completion %: 100% Change Order No. 5 Change Order Amount: \$1,663.75 Change Order Percentage: 0.27% Cumulative Percentage: 18.05%</p> <p><u>Approved Project Funding</u> Original Bid Target: \$706,925.45 Base Contract Amount: \$615,000.00 Contingency: \$74,000.00</p>	<p>User Agency: Department of General Services</p> <p>Approval Date: 06/25/2020 Contractor: Orion Targeted Substantial Completion: 08/20/2020</p> <p>Comment: Design Modifications This change order accounts for adding a control device to allow the window shades on the 30th floor of the Tennessee Tower to lower when the projection screen is lowered.</p> <p><u>After This Change Order</u> Revised Contract Amount: \$726,034.61 Remaining Undedicated Funds: \$128,400.65</p>

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) State Procurement Agency: Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Athletic Pavilion
Project Description: Construct a pavilion for athletic events.
SBC Project No. 364/011-05-2020
Total Project Budget: \$95,000.00
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: 08/13/2020

- Reported the following nine 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:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Strange Music Building Roof Replacement
Project Description: Replace roof system on the Strange Music Building and all related work.
SBC Project No. 166/001-02-2020
Total Project Budget: \$456,500.00
Source of Funding: 20/21 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/16/2020

 - 2) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: Administration Building Electrical Upgrades
Project Description: Upgrade the electrical system including the installation of a generator with an auto-sensing electrical power transfer switch in the Eller Administration Building.

SBC Project No. 166/017-01-2020
Total Project Budget: \$400,000.00
Source of Funding: 20/21 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/16/2020

 - 3) **State Procurement Agency:** Tennessee Board of Regents / Nashville State Community College
Location: Nashville, Tennessee
Project Title: Lighting and Security Updates
Project Description: Upgrade interior and exterior building lighting to LED. Install additional lighting and security cameras and all related work.

SBC Project No. 166/034-02-2020
Total Project Budget: \$410,000.00
Source of Funding: 20/21 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/16/2020

 - 4) **State Procurement Agency:** Tennessee Board of Regents / Northeast State Community College
Location: Blountville, Tennessee
Project Title: Powers Building Foundation Stabilization
Project Description: Stabilize the foundation of the Powers Math & Science Building and all related work.

SBC Project No. 166/038-01-2020
Total Project Budget: \$360,000.00
Source of Funding: 20/21 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/16/2020

- 5) **State Procurement Agency:** Tennessee Board of Regents / TCAT Jacksboro
Location: Jacksboro, Tennessee
Project Title: Door and Window Replacements
Project Description: Door and window replacements
SBC Project No. 166/056-01-2020
Total Project Budget: \$140,000.00
Source of Funding: 20/21 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/16/2020
- 6) **State Procurement Agency:** Tennessee Board of Regents / TCAT Paris
Location: Paris, Tennessee
Project Title: Exterior Repairs
Project Description: Repair settlement cracking in exterior wall near the main entrance of the building.
SBC Project No. 166/079-01-2020
Total Project Budget: \$280,000.00
Source of Funding: 20/21 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/16/2020
- 7) **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: \$312,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Agency Consultant for design
Approval Date: 07/13/2020
- 8) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Football Offices
Project Description: Purchase and installation of a prefabricated portable office building for the Football program.
SBC Project No. 364/011-06-2020
Total Project Budget: \$400,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Procurement and Campus Resources for the work
Approval Date: 07/14/2020
- 9) **State Procurement Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: Fogelman Executive Center Upgrades
Project Description: Replacement of obsolete pneumatic HVAC controls at the Fogelman Executive Center. Project includes all related work.
SBC Project No. 367/007-04-2020
Total Project Budget: \$400,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Agency Consultant for design
Approval Date: 07/15/2020

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: West Campus Redevelopment
Project Description: This project will replace housing and dining in North Carrick, South Carrick, Reese, Humes, Morrill, Apartment Residence, and Presidential Dining, all of which will be demolished. It will provide approximately 2,700 beds, and a dining and office facility with site amenities.
SBC Project No. 540/009-05-2014
Total Project Budget: \$234,200,000.00
Source of Funding: \$193,800,000.00 TSSBA (A)
\$ 40,400,000.00 Plant Funds (Aux-Housing/Dining/Facility Fees) (A)
Approval: Approved a revision utilizing Campus Consultant for design for a portion of the work
Approval Date: 07/16/2020

- Reported the following approval 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:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Fletcher Hall Renovations
Project Description: This project will provide interior finishes, fixed and moveable 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. The low slope roofs will be replaced, and copings and flashing will be repaired.
SBC Project No. 540/005-09-2018
Total Project Budget: \$10,281,000.00
Source of Funding: \$ 7,000,000.00 Gifts (O)
\$ 3,281,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project funding
Approval Date: 07/22/2020

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Middleton, Tennessee
Project Title: Educational Facility & Shooting Range-West Tennessee 4H Center
SBC Project No. 540/001-04-2016
Designer: WM Whitaker & Associates
Amount: \$1,350.00
Explanation: This additional service involves survey work of spot elevations to verify site conditions at the trap field.
Approval Date: 07/08/2020
OSA Receipt Date: 07/08/2020

- 2) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Middleton, Tennessee
Project Title: West Tennessee 4H Center Security Upgrades
SBC Project No. 540/001-02-2020
Designer: Allen & Hoshall, Inc.
Amount: \$8,772.50
Explanation: This additional service includes a feasibility study to determine the optimum networking/communications for the security/access controls for 4 vehicular gates and a survey to obtain accurate grading information to design these vehicular gates and security function.
Approval Date: 07/08/2020
OSA Receipt Date: 07/08/2020
- 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Engineering Services Facility
SBC Project No. 540/009-05-2016
Designer: McCarty Holsaple McCarty
Amount: \$7,126.00
Explanation: This additional service involves design to address storm drainage improvements along Lower Drive.
Approval Date: 07/13/2020
OSA Receipt Date: 07/13/2020
- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Burns, Tennessee
Project Title: Montgomery Bell State Park Inn Renovation
SBC Project No. 126/054-01-2017
Designer: EOA
Amount: \$3,756.00
Explanation: This ASR is for extensive and redundant signage shop drawings review in order for the contractor to make corrections.
Approval Date: 06/24/2020
OSA Receipt Date: 06/25/2020

Other Business

At a roll call vote all members voted aye and appointed State Architect Ann McGauran as State representative to serve on the Advisory Board for the Metro Nashville District Energy System; provided that any negotiations regarding utility rates include Commissioner Branscom and Deputy Commissioner John Hull to participate in those conversations.

There being no further business, the meeting adjourned at 11:41 a.m.

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TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Roof Replacement

Project Description: Replace roofs on several buildings. The scope of work will include roof replacement, repair or replace flashing, decking, coping and other components as needed. Repair masonry above the roof and dormers as required. Repair/replace cupolas as needed.

SBC Number: 364/031-01-2019

Total Project Budget: \$2,585,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 485,000.00	\$ 0.00	\$ 485,000.00	19/20	CurrFunds-CapMaint (MP) (A)
	0.00	2,100,000.00	2,100,000.00	20/21	CurrFunds-CapMaint (MP) (A)
Original Project Funding:	\$ 485,000.00				
Change in Funding:		\$2,100,000.00			
Revised Project Funding:			\$2,585,000.00		

Comment: This request adds funding from a 20/21 line-item in the capital budget. This Phase 4 funding will complete the project and address roof replacements and repairs for the following buildings: Foster (1985), Southwest (1987/1995), Military Science (1980), University Services (1981), Alumni Hall (Unknown), Health & P.E. Bldg. (1993), Lewis (1997), Johnson (1986), Matthews/Daniel (1993), Ag. Pavilion Barn (1993), Kittrell (2011) and Bartoo (2011). The dormers and shingles on Bartoo and Kittrell Halls will be replaced. The EPDM installed in 2011 will remain.

Previous Action: 08/08/2019 SBC Approved project and to select a designer
 08/22/2019 ESC Approved designer selection (Richard C. Rinks & Associates, Inc.)

Minutes: 08/13/2020 SBC Approved a revision in project funding

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

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

Project Title: Dunn Center HVAC & Electrical Modernization

Project Description: Replace HVAC system and modernization controls, electrical distribution, and all related work.

SBC Number: 373/003-04-2020

Total Project Budget: \$3,295,000.00

Source of Funding: \$3,295,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget. Construction Manager/General Contractor is being requested due to the complex mechanical systems and building operations scheduling coordination.

Minutes: 08/13/2020 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method

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

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

Project Title: Chiller Rebuild

Project Description: Rebuild Chiller #1 motor, replace seals, replace tubes, and install a new control panel with a warranty and all related work.

SBC Number: 373/003-02-2020

Total Project Budget: \$725,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$475,000.00	\$250,000.00	\$725,000.00	18/19	CurrFunds-CapMaint	(R)
Original Project Budget:	\$475,000.00					
Change in Funding:		\$250,000.00				
Revised Project Budget:			\$725,000.00			

Comment: The additional funding is needed to cover the cost to replace unforeseen damaged internal chiller components.

Previous Action: 05/05/2020 SBC Approved project utilizing Agency Resources for design and utilizing Campus Procurement for the work

Minutes: 08/13/2020 SBC Approved a revision in project budget and funding

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

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

Project Title: Murphy Center Curtain Wall Replacement

Project Description: Replace antiquated curtain wall system with modern curtain wall, along with exterior repairs including: replacement of exterior doors, mechanical louvers, exterior canopies and associated air curtains, lighting, and exterior soffit.

SBC Number: 366/009-03-2020

Total Project Budget: \$4,600,000.00

Source of Funding: \$4,600,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget (Murphy Center Window Replacement). The project title and description are revised for clarity.

The existing, glass curtain-wall system utilizes a structural, neoprene gasket system that has been in place for 50 years and is at the end of its useful life.

Due to the existing condition and lack of future serviceability, the project includes complete removal of the curtain wall and replacement with a modern system.

Minutes: 08/13/2020 SBC Approved project and to select a designer

UNIVERSITY OF MEMPHISUniversity of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Building Code and Safety Repairs

Project Description: Project includes repairs and modernization of elevators, fire alarms, generators, and major electrical components in multiple buildings. Project includes all related work.

SBC Number: 367/007-05-2020

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget. Repairs will be done at numerous buildings on campus including Administration, Johnson Hall, Communication and Fine Arts, Ellington, Journalism, Fogelman Executive Center, Hudson Health Center, Mitchell Hall, Dunn Hall, Jones Hall, Scates Hall, Johnson Hall, Ball Hall, Patterson Hall, and other buildings as funding permits. These repairs will allow continued operation of academic facilities toward the strategic plan and mission of the university.

Minutes: 08/13/2020 SBC Approved project and to select a designer

UNIVERSITY OF MEMPHISUniversity of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: STEM Research and Classroom Building

Project Description: Construction of a new interdisciplinary STEM building that will include activity based classrooms, faculty offices, laboratories and sponsored research centers. Existing space in the adjacent Engineering Building will also be renovated to provide enhanced research and instruction space.

SBC Number: 367/007-06-2020

Total Project Budget: \$41,000,000.00

Current Project Funding: \$ 2,000,000.00

Source of Funding: \$ 2,000,000.00 Gifts (0)

Comment: This is a FY 20/21 line-item project in the capital budget. CM/GC is requested to assure quality construction, accurate budgeting and coordination of work to campus activities. Current funding will allow completion of project thru construction documents. Remaining bond and gift funds will be added at a later date.

Minutes: 08/13/2020 SBC Approved project and to select a designer and utilizing CM/GC alternative delivery method

EAST TENNESSEE STATE UNIVERSITY

East 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: Main Campus Primary Electrical Service Upgrade

Project Description: Upgrades to the electrical system including construction of two additional primary electrical feeds; repairs and replacement of switchgear; replacement of variable speed drives; and all related work.

SBC Number: 369/005-04-2020

Total Project Budget: \$3,300,000.00

Source of Funding: \$3,300,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

Minutes: 08/13/2020 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 Resources for design and utilizing Campus Procurement for construction

Project Title: Bud Frank Theatre Renovation

Project Description: Bud Frank Theatre is located in Gilbreath Hall. The seating will be replaced and reconfigured into a large classroom. New carpeting will be installed, the walls painted, and new lighting installed. Necessary code upgrades and other renovations as required.

SBC Number: 369/005-05-2020

Total Project Budget: \$520,000.00

Source of Funding: \$520,000.00 20/21 Plant Funds (Non-Aux) (A)

Comment: This is a FY 20/21 disclosed project in the capital budget. The seating is fixed auditorium seating and not moveable equipment. The use of in-house resources for design is requested as this work is within the capabilities of ETSU. Campus Purchasing is requested for procurement of construction for the simple scope of this project.

Minutes: 08/13/2020 SBC Approved project and utilizing Campus Resources for design and utilizing Campus Procurement for construction

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: College of Medicine – Building #2 Renovation

Project Description: Renovation of space in Building #2 - first floor for new programs of Doctorate in Occupational Therapy and Masters of Science in Prosthetics and Orthotics. First floor renovation will provide offices, classrooms, and labs to meet the academic program requirements while upgrading the building systems in the space.

SBC Number: 369/005-06-2020

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 20/21 Plant Funds (Non-Aux) (A)

Comment: This is a FY 20/21 disclosed project in the capital budget.

Minutes: 08/13/2020 SBC Approved project and to select a designer

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

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

Project Title: Mapp Building Chiller Replacement

Project Description: This project will replace the centrifugal chiller, adding variable speed drives *and a waterside economizer heat exchanger* to new primary chilled water pumps, cooling tower and condenser water pump *while also replacing piping*.

SBC Number: 540/005-08-2018

Total Project Budget: \$1,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 80,000.00	\$493,817.03	\$573,817.03		Plant Funds (Non-Aux)	(A)
	295,000.00	0.00	295,000.00	2015	GO Bonds-CapMaint (Empower)	(A)
	0.00	131,182.97	131,182.97	2015	GO Bonds-CapMaint (Empower)	(R)
Original Project Budget:	\$ 375,000.00					
Change in Funding:		\$625,000.00				
Revised Project Budget:			\$1,000,000.00			

Comment: This increase is an additional FY 20/21 disclosed project reported by THEC in Quarter 1. This request add scope for a waterside economizer heat exchanger, new primary chilled water pumps, and piping. This is a result of a more detailed campus investigation of the entire system and the need to provide better service and more energy efficiency to the building.

Estimated Annual Savings: \$57,467
Estimated Simple Payback: 7.4 years

Previous Action: 08/09/2018 SBC Approved project and to select a designer
08/20/2018 ESC Approved designer selection (Compass Commissioning & Design)

Minutes: 08/13/2020 SBC Approved a revision in project budget, scope and funding

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

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

Project Title: CVM-Lab Renovations

Project Description: This project will renovate two existing labs at the College of Veterinary Medicine. Renovations include replacing casework; fume hoods; electrical, mechanical, and plumbing items; floors; and paint.

SBC Number: 540/001-03-2020

Total Project Budget: \$725,000.00

Source of Funding: \$725,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 20/21 disclosed project reported to THEC in Quarter 1.

Minutes: 08/13/2020 SBC Approved project and to select a designer

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

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

Project Title: Wind Tunnel - UT Drive Bldg B

Project Description: This project will construct space to accommodate a wind tunnel in the UT Drive Building B. Renovations will include wall modifications; additional restroom; mechanical, electrical, and plumbing; and interior finish upgrades. Also included are repairs to the building envelope.

SBC Number: 540/009-09-2020

Total Project Budget: \$710,000.00

Source of Funding: \$710,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 20/21 disclosed project reported by THEC in Quarter 1, originally disclosed in FY 19/20 and reported by THEC in Quarter 3, with a total project budget of \$300,000. The increase is due to higher electrical and mechanical cost than planned and the addition of furniture and equipment. Campus Consultant (architectural: Dollars & Ewers), Campus Resources, and System Procurement are requested due to the limited scope of the project.

Minutes: 08/13/2020 SBC Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

UNIVERSITY OF TENNESSEE

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

Requested Action: Approval of a revision in project budget and funding in order to award a contract

Project Title: Dentistry Faculty Practice/Research Building

Project Description: This project will construct a new College of Dentistry building comprised of approximately 66,000 GSF. The building will connect to the existing Dunn Dental Building (1975) which will require some renovations to the existing building as well as creating a connector. The building will contain the offices of the Dean of the College of Dentistry, the College of Dentistry Faculty Practice, the Dental Hygiene Clinic, and all clinical simulators that are currently located in the General Education Building. In FY 2015-16 \$2M was approved for Planning this project.

SBC Number: 540/013-01-2016

Total Project Budget: \$41,420,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$34,700,000.00	\$0.00	\$34,700,000.00	16/17	CurrFunds-CapImp	(A)
	6,300,000.00	0.00	6,300,000.00		Gifts	(O)
	0.00	420,000.00	420,000.00		Plant Funds (Non-Aux)	(A)

Original Project Budget: \$41,000,000.00

Change in Funding: \$420,000.00

Revised Project Budget: \$41,420,000.00

Comment: Three bids were received on July 16, 2020. An increase in funding is needed to award a contract to Turner Construction Company for the base bid and 4 alternates. There will be no additional designer fees. The bid results are due to higher cost in concrete, HVAC, plumbing, electrical and additional City of Memphis requirements regarding underground storm drainage. The additional \$420,000.00 is for security upgrades and the funds originated from a FY 19/20 special operating appropriation to the UT System for \$10,000,000.00 and will be transferred to a unique capital account from which funds will be drawn down as capital expenditures are incurred.

Previous Action:

04/18/2016	SBC	Approved preplanning a project and to select a designer
07/14/2016	SBC	Approved revision in project budget and funding to fully fund the project
12/18/2017	ESC	Approved designer selection (Fleming Associates Architects, P.C.)
04/11/2019	SBC	Approved the EDP as presented by Fleming Associates Architects, P.C.
06/19/2019	SBC	Approved utilizing Best Value alternative delivery method

Minutes: 08/13/2020 SBC Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Chattanooga, Chattanooga, Hamilton County, Tennessee

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

Project Title: TCAT Chattanooga Advanced Manufacturing Building

Project Description: Construct an advanced manufacturing building to include classrooms, labs, student services, and administrative space. Reconfigure and expand parking lot and make renovations to existing TCAT 1 and 2 buildings.

SBC Number: 166/012-02-2020

Total Project Budget: \$21,900,000.00

Source of Funding:

\$21,700,000.00	2020	GO Bonds-CapImp	(A)
200,000.00		Gifts	(O)

Comment: This is a FY 20/21 line-item in the capital budget.

Minutes: 08/13/2020 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSStatewide, Tennessee

Requested Action: Approval of a project and proceeding with the process to select 3 designers

Project Title: TCAT Mechanical, Electrical, and Plumbing Updates

Project Description: Upgrade and/or replace plumbing systems and fixtures, mechanical systems and controls, sanitary drain systems, and lighting systems at multiple TCAT campuses, including all related work.

SBC Number: 166/000-01-2020

Total Project Budget: \$1,890,000.00

Source of Funding: \$1,890,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item in the capital budget. Project description has been modified for clarity. The priorities include TCAT campuses at Covington, Hartsville, Livingston, Murfreesboro, Newbern, and Shelbyville. Three designers will be selected for the East, Middle, and West regions.

Minutes: 08/13/2020 SBC Approved project and to select 3 designers

TENNESSEE BOARD OF REGENTSChattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

Project Title: Omni Building East Roof Replacement

Project Description: Replace roof system on east portion of Omni Complex.

SBC Number: 166/012-03-2020

Total Project Budget: \$590,000.00

Source of Funding: \$590,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item in the capital budget. Project description has been modified for clarity. This portion of the roof is 19 years old and the roof warranty on this portion has expired.

Minutes: 08/13/2020 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSColumbia State Community College, Columbia, Maury County, Tennessee

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

Project Title: Mechanical System Upgrades

Project Description: Mechanical, electrical, and controls upgrades to the powerhouse and multiple buildings, including all related work.

SBC Number: 166/015-02-2020

Total Project Budget: \$950,000.00

Source of Funding: \$950,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item in the capital budget. Work will be done in the Harold S. Pryor Administration Building, JH Warf Science Building, James H. Jones, Jr. Student Center, William R. Walter Building, Facility Services Building, Webster Athletic Center, Frank G. Clement Building, Health Sciences Center, and Waymon L. Hickman Building.

Minutes: 08/13/2020 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSMotlow State Community College, Lynchburg, Moore County, Tennessee**

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

Project Title: McMinnville Campus HVAC Upgrades

Project Description: Replace HVAC system in original section of the building. Upgrade digital controls, install an energy management system, and upgrade interior lighting and ceilings.

SBC Number: 166/021-03-2020

Total Project Budget: \$920,000.00

Source of Funding: \$920,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item in the capital budget.

Minutes: 08/13/2020 SBC Approved project and to select a designer

**Work will occur in Warren County.

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: Alarm System Upgrades

Project Description: Upgrade fire alarm and emergency alarm systems at all 5 campuses. Project includes all related work.

SBC Number: 166/032-03-2020

Total Project Budget: \$700,000.00

Source of Funding: \$700,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item in the capital budget.

Minutes: 08/13/2020 SBC Approved project and to select a designer

** Work will occur in Knox and Blount Counties

TENNESSEE BOARD OF REGENTSRoane State Community College, Harriman, Roane County, Tennessee**

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

Project Title: Cumberland and Scott Campus HVAC Updates

Project Description: Replace HVAC system components on the Cumberland and Scott campuses.

SBC Number: 166/027-01-2020

Total Project Budget: \$1,780,000.00

Current Project Funding: \$1,100,000.00

Source of Funding: \$1,100,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is for a FY 20/21 line-items in the capital budget. This project will include preplanning for both locations. There will be a future budget request for the additional funding.

Minutes: 08/13/2020 SBC Approved project and to select a designer

** Work will occur in Cumberland and Scott Counties

TENNESSEE BOARD OF REGENTSSouthwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: Central Plant Updates

Project Description: Make updates to building systems at multiple campus locations including a back-up boiler, new chiller system, and replacement of pneumatic controlled VAV units on the Union Campus. The Allied Health Building will be disconnected from the central plant due to failing and inaccessible chilled water piping. Also replace valves and re-insulate HVAC lines on the Macon Cove campus and all related work.

SBC Number: 166/033-01-2020

Total Project Budget: \$1,500,000.00

Source of Funding: \$1,500,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item in the capital budget. Project description has been modified for clarity.

Minutes: 08/13/2020 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSVolunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Warf Science and Wallace North Roof Replacements

Project Description: Replace the roof systems on the Warf Science and Wallace North Buildings and all related work.

SBC Number: 166/025-02-2020

Total Project Budget: \$1,160,000.00

Source of Funding: \$1,160,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item in the capital budget. The Warf Science Building roof is 15 years old and the Wallace North roof is 18 years old. The Warf Science roof warranty will not cover all repairs and the Wallace North warranty expired in 2013. Both roofs are experiencing multiple leaks in different locations.

Minutes: 08/13/2020 SBC Approved project and to select a designer

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

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

Project Title: Sevier County Campus Re-roof

Project Description: Replace multiple roof systems and all related work.

SBC Number: 166/023-01-2020

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item in the capital budget. The Conner-Short Center and Cates-Cutshaw Hall roofs were installed in 2007. The project will replace existing shingle roofs with metal roofing because high winds in the area have been pulling shingles off the high slope roofs. The existing Manufacturer's roof warranty is for materials only and is not a full system warranty. The existing warranty includes a clause which limits the coverage for wind damage to the first 5 years after installation. The new roof will require the State's roof warranty.

Minutes: 08/13/2020 SBC Approved project and to select a designer

** Work will occur in Sevier County

TENNESSEE BOARD OF REGENTSJackson State Community College, Jackson, Madison County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: McWherter HVAC Updates

Project Description: Replace the HVAC system and associated controls serving the McWherter Center.

SBC Number: 166/019-01-2019

Total Project Budget: \$2,170,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 910,000.00	\$ 0.00	\$ 910,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
	0.00	1,260,000.00	1,260,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	\$ 910,000.00					
Change in Funding:		\$1,260,000.00				
Revised Project Budget:			\$2,170,000.00			

Comment: This adds funding from the FY 2/021 line-item in the capital budget. This funding will complete the project.

Previous Action: 07/11/2019 SBC Approved project
07/22/2019 ESC Approved designer selection (Allen & Hoshall, Inc.)

Minutes: 08/13/2020 SBC Approved a revision in project funding

TENNESSEE BOARD OF REGENTSStatewide, Tennessee

Requested Action: Approval of a revision in project budget and funding, and proceeding with the process to select additional consultants

Project Title: Statewide Consultants

Project Description: System-wide professional services with consultants for Architecture, Engineering, and other specialty consultants. Funding will be allocated from appropriate sources for specific services.

SBC Number: 166/000-03-2017

Total Project Budget: \$2,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,375,000.00	\$475,000.00	\$1,850,000.00		Plant Funds (Non-Aux)	(A)
	125,000.00	21,194.46	146,194.46	05/06	CurrFunds-CapMaint	(R)
Original Project Budget:	\$1,500,000.00					
Change in Funding:		\$496,194.46				
Revised Project Budget:			\$1,996,194.46			

Comment: This action is will add a statewide consultant to provide forensic investigations, analysis, and recommendation, and related building envelope issues. This action will also replace the Architectural Consultants in the East and West regions. Additional funds are requested to ensure there is authorized capacity to serve TBR campuses for FY 20 and FY 21.

Previous Action:

07/13/2017	SBC	Approved project and process to select 5 consultants
07/27/2017	ESC	Approved 4 consultant selections
09/28/2017	ESC	Approved Geotechnical consultant
11/09/2017	SBC	Approved a revision in budget and selected Architectural consultant
12/18/2017	ESC	Approved Architect consultant
04/12/2018	SBC	Approved a revision in scope and budget
08/20/2018	ESC	Approved 7 designer selections
11/19/2018	ESC	Approved ADA designer selection (Jensen Hughes, Inc.)
07/11/2019	SBC	Approved a revision in budget and funding
07/22/2019	ESC	Selected Structural and Civil Consultant (Rodney L Wilson Consulting)

Minutes: 08/13/2020 SBC Approved a revision in project budget and funding, and to select additional consultants

TENNESSEE BOARD OF REGENTS

Continued

Firm	Discipline	Current Term	Out years
Jensen Hughes, Inc.	ADA	Cancelled	N/A
Adams Craft Herz Walker, Inc.	Architect	9/30/2020	N/A
Bauer Askew Architecture, PLLC	Architect	9/30/2022	9/30/2022
J Holmes Architecture PLLC	Architect	Cancelled	N/A
Ross Witt PLLC	Architect	9/30/2020	N/A
Facility Systems Consultants, LLC	Engineer	9/30/2021	9/30/2023
I.C. Thomasson Associates, Inc.	Engineer	9/30/2020	9/30/2022
HNA Engineering, pllc	Engineer	9/30/2021	9/30/2023
Stantec	Geo-Tech	9/30/2020	9/30/2022
Terracon Consultants, Inc.	Environmental	9/30/2022	9/30/2023
Gould Turner Group, P.C.	Interior Design	9/30/2020	9/30/2022
Self Tucker Architects, Inc.	Life Safety	9/30/2021	9/30/2023
Roof Design & Consulting Service	Building Envelope	9/30/2021	9/30/2023
Burr and Cole Consulting Engineers	Structural	9/30/2021	9/30/2023
Wood Environ. & Infrast. Solutions	Storm Water	9/30/2021	9/30/2023
Rodney L. Wilson Consulting, PLLC	Civil/Structural	9/30/2021	9/30/2024

TENNESSEE BOARD OF REGENTSAustin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Central Chiller Plant Repairs

Project Description: Upgrade and replace equipment in the central chiller plant.

SBC Number: 166/003-04-2017

Total Project Budget: \$1,800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,800,000.00	\$(109,000.00)	\$1,691,000.00	17/18	CurrFunds-CapMaint	(A)
	0.00	109,000.00	109,000.00		Insurance Proceeds	(O)
Original Project Funding:	<u>\$1,800,000.00</u>					
Change in Funding:		\$ 0.00				
Revised Project Funding:			\$1,800,000.00			

Comment: Funds are being added to the project to acknowledge an insurance payment received on March 6, 2020 for an emergency repair of Chiller #3. This project is complete.

Previous Action: 07/13/2017 SBC Approved project
08/21/2017 ESC Approved designer selection (Kurzynske & Associates)

Minutes: 08/13/2020 SBC Approved a revision in project funding

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

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

Project Title: Lamb Hall Renovation

Project Description: Renovate facility for program needs to accommodate academic programs in the College of Public and Allied Health. Renovations will include classrooms, multi-media classrooms, class laboratories, and research. Add approximately 15,000 GSF classroom/specialty lab space to the existing building to meet program needs.

SBC Number: 166/005-09-2017

Total Project Budget: \$23,000,000.00

Source of Funding:

\$17,250,000.00	17/18	CurrFunds-CapImp	(A)
1,000,000.00		Plant Funds (Non-Aux)	(A)
4,750,000.00		Gifts	(O)

Comment: Thirteen proposals were received on June 9, 2020. The Notice of Intent to award was sent on July 17, 2020 naming BurWil Construction Company as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

10/12/2017	SBC	Approved project and use of CM/GC
12/18/2017	ESC	Approved designer selection (Fisher + Associates)
12/12/2019	SBC	Approved a revision in scope

Minutes: 08/13/2020 SBC Approved awarding a CM/GC contract (BurWil Construction Company)

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Multiple Buildings Fire Alarm Upgrades

Project Description: Upgrade fire alarm systems in Crouch Hall, and Campus Center-Kean Hall.

SBC Number: 166/001-04-2019

Total Project Budget: \$705,000.00

Source of Funding: \$705,000.00 19/20 CurrFunds-CapMaint (A)

Comment: During early planning it was determined that there were insufficient funds to complete the necessary work in all four buildings. Three bids received on July 8, 2020 had insufficient funds to award work in Boswell and Love Student Success Center. The work in these two buildings has been removed from the scope and the funds for this work will be requested in a future budget request.

Previous Action: 07/11/2019 SBC Approved project
07/22/2019 ESC Approved designer selection (Engineering Services Group)

Minutes: 08/13/2020 SBC Approved a revision in scope

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

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

Project Title: Student Recreation Facility Construction

Project Description: Construct a new recreation and physical education facility, demolish an outdoor pool and replace with a smaller pool, and make upgrades to the remaining facilities, and construct new recreation fields.

SBC Number: 166/007-22-2014

Total Project Budget: \$31,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$30,000,000.00	\$ 0.00	\$30,000,000.00	TSSBA (Student fees)	(O)
	0.00	1,000,000.00	1,000,000.00	Plant Funds (Non-Aux)	(A)
Original Project Funding:	\$30,000,000.00				
Change in Funding:		\$1,000,000.00			
Revised Project Funding:			\$31,000,000.00		

Comment: Additional funds are needed for the installation of a private metered fire/domestic water line that will serve this project and other existing and future buildings on this section of campus. Early flow tests of the existing water line showed that adequate water would be provided to the building. However, testing after construction was well underway showed that the existing water line would not provide sufficient water pressure for fire protection service. The new water line is the most cost-efficient way to ensure adequate water supply to the building and for future growth.

Previous Action:

09/11/2014	SBC	Approved project and issuance of RFP for CM/GC
11/24/2014	ESC	Approved designer selection (Crump Firm, Inc.)
08/13/2015	SBC	Approved CM/GC (Hoar Construction)
09/10/2015	SBC	Approved EDP
10/12/2017	SBC	Approved a revision in budget and to select new designer
12/18/2017	ESC	Approved new designer selection (Askew Nixon Ferguson Architects)
12/13/2018	SBC	Approved new EDP

Minutes: 08/13/2020 SBC Approved a revision in project budget and funding

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: Strawberry Plains ERC Renovation

Project Description: Renovate vacant space on the second floor of the Educational Resource Center for Library, Regional Collections, Collaborative Study, and Multimedia areas.

SBC Number: 166/032-04-2020

Total Project Budget: \$1,250,000.00

Source of Funding:

\$ 450,000.00	Plant Funds (Non-Aux)	(A)
400,000.00	Gifts	(O)
400,000.00	Federal Grant (NEH Grant)	(F)

Comment: This is a FY 20/21 disclosed project. The gifts and National Endowment for Humanities grant are in hand.

Minutes: 08/13/2020 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYStatewide, Tennessee

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

Project Title: Architectural, Civil & Structural Consultant

Project Description: Consultant to support the agency for project development and associated facility needs including limited designer services

SBC Number: 361/000-02-2020

Total Project Budget: \$500,000.00

Current Project Funding: \$100,000.00

Source of Funding: \$100,000.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded. The agreement for the current consultant will expire in September 30, 2020 and a new consultant will be selected. The contract term will be from October 1, 2020 through September 30, 2025.

Minutes: 08/13/2020 SBC Approved project and to select a consultant

DEPARTMENT OF MILITARYStatewide, Tennessee

Requested Action: Approval to award a contract to a previously selected consultant

Project Title: Master Planning Consultant for VTS Milan and VTS Smyrna Updates

Project Description: Consultant to assist the agency with master planning services and project planning efforts.

SBC Number: 361/000-03-2020

Total Project Budget: \$100,000.00

Source of Funding: \$100,000.00 Federal Funds (NGB) (F)

Comment: This request is 100% federally funded. The request for professional consultant services is to aid in updating existing site development plans for Military training sites. CH2M, a subsidiary of Jacobs, Inc. was selected as the consultant in accordance with federal procedures and using federal competitive procurement procedures.

Minutes: 08/13/2020 SBC Approved project and to select a consultant

DEPARTMENT OF MILITARYHenderson Readiness Center, Henderson, Chester County, Tennessee

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

Project Title: Henderson RC Re-Roof and Facility Update

Project Description: Replacement of roof system, doors and windows; masonry repairs, exterior and interior facility updates, site grading and drainage improvements; and all related work.

SBC Number: 361/035-02-2020

Total Project Budget: \$1,100,000.00

Source of Funding:

\$ 550,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
550,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 20/21 line-item project in the capital budget. The existing roof is 19 years old and has reached the end of its useful life. The current 20 year roof warranty will have expired by the time construction commences.

Best Value is being requested to obtain a contractor experienced in commercial roofing projects.

Minutes: 08/13/2020 SBC Approved project and to select a designer and utilizing Best Value alternative delivery method for construction

DEPARTMENT OF MILITARYMemphis Readiness Center, Memphis, Shelby County, Tennessee

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

Project Title: Memphis RC Roof Repairs and Facility Update

Project Description: Repair roof, mechanical, electrical, and plumbing systems; replacement of doors, door hardware, and windows, interior/exterior facility updates; masonry repairs; site grading and drainage improvements; and all related work.

SBC Number: 361/065-02-2020

Total Project Budget: \$1,750,000.00

Source of Funding:	\$ 875,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	875,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 20/21 line-item project in the capital budget. The existing roof is 36 years old and has reached the end of its useful life.

Best Value is being requested to obtain a contractor experienced in commercial roofing projects.

Minutes: 08/13/2020 SBC Approved project and to select a designer and utilizing Best Value alternative delivery method

DEPARTMENT OF MILITARYStatewide, Tennessee

Requested Action: Approval of a project utilizing Agency Resources for design and utilizing a Central Procurement Office contract for construction

Project Title: Statewide Indoor Firing Range Alterations

Project Description: Provide alterations to indoor firing ranges. Project includes floor encapsulation, wall repair, capping all openings, lighting and heating installation, and all related work.

SBC Number: 361/000-04-2020

Total Project Budget: \$1,210,000.00

Source of Funding:	\$ 605,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	605,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 20/21 line-item project in the capital budget. This will repurpose the firing ranges that have been deemed obsolete so that the spaces can be used for storage and other purposes.

The use of Agency Resources for design is requested as the design effort is anticipated to be minimal. The use of a Central Procurement Office contract for construction is requested because the work at each site will not exceed \$50,000.

Minutes: 08/13/2020 SBC Approved project utilizing Agency Resources for design and utilizing a Central Procurement contract for construction

DEPARTMENT OF MILITARYChattanooga Readiness Center, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a revision in project budget and funding and to award a construction contract to the Best Value proposer

Project Title: Chattanooga RC Building 0001A Renovation

Project Description: Complete mechanical, lighting, plumbing, and architectural renovation; ADA upgrades; exterior repairs, and all required related work.

SBC Number: 361/010-02-2017

Total Project Budget: \$4,870,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,710,000.00	(\$275,000.00)	\$2,435,000.00	17/18	CurrFunds-CapImp	(A)
	\$2,710,000.00	(\$275,000.00)	\$2,435,000.00		Federal (NGB)	(F)
Original Project Budget:	\$5,420,000.00					
Change in Funding:		(\$550,000.00)				
Revised Project Budget:			\$4,870,000.00			

Comment: Three bids were received on Thursday, July 30, 2020. This request is to award the base bid and two alternates to The Tradesman Group Inc. and to reduce the total project budget. The Tradesman Group Inc. submitted the lowest bid and has been deemed the Best Value proposer. Bids came in significantly less than estimated as a result of market conditions.

Previous Action: 07/13/2017 SBC Approved project and to select designer using Best Value
07/27/2017 ESC Approved designer selection (Hefferlin + Kronenberg)

Minutes: 08/13/2020 SBC Approved a revision in project budget and funding and awarding a Best Value contract (The Tradesman Group, Inc.)

DEPARTMENT OF MILITARYElizabethton Readiness Center, Elizabethton, Carter County, Tennessee

Requested Action: Approval to utilize best value alternative delivery method and to award a construction contract to the Best Value proposer

Project Title: Elizabethton RC Re-Roof and Facility Update

Project Description: Replace roof system, doors, and windows; perform repairs to masonry, exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/025-01-2019

Total Project Budget: \$880,000.00

Source of Funding: \$440,000.00 19/20 CurrFunds-CapMaint (MP) (A)
440,000.00 Federal Funds (F)

Comment: Five bids were received on Wednesday, July 8, 2020. The lowest bidder withdrew. This request is to award the base bid and alternates to the second lowest proposer, Preston Construction, LLC. They have been deemed the Best Value proposer.

Previous Action: 07/11/2019 SBC Approved project and to select a designer
07/22/2019 ESC Approved designer selection (Wystwynd Designs Inc)

Minutes: 08/13/2020 SBC Approved utilizing Best Value alternative delivery method and awarding a Best Value contract (Preston Construction, LLC)

DEPARTMENT OF MILITARYHumboldt Readiness Center, Humboldt, Gibson County, Tennessee

Requested Action: Approval to utilize best value alternative delivery method and to award a construction contract to the Best Value proposer

Project Title: Humboldt RC Re-Roof and Facility Update

Project Description: Replace roof system, doors, and windows; perform repairs to masonry, exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/036-01-2019

Total Project Budget: \$1,320,000.00

Source of Funding:

\$ 660,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
660,000.00		Federal Funds	(F)

Comment: Six bids were received on Wednesday, July 29, 2020. The Tradesman Group, Inc. submitted the lowest bid and has been deemed the Best Value proposer.

Previous Action:

07/11/2019	SBC	Approved project and to select a designer
07/22/2019	ESC	Approved designer selection (Evans Taylor Foster Childress Architects)

Minutes:

08/13/2020	SBC	Approved utilizing Best Value alternative delivery method and awarding a Best Value contract (The Tradesman Group, Inc.)
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DEPARTMENT OF MILITARYLobelville Readiness Center, Lobelville, Perry County, Tennessee

Requested Action: Approval to utilize best value alternative delivery method and to award a construction contract to the Best Value proposer

Project Title: Lobelville RC Re-Roof and Facility Update

Project Description: Replace roof system, doors, and windows; perform repairs to masonry, exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/045-01-2019

Total Project Budget: \$985,000.00

Source of Funding:

\$492,500.00	19/20	CurrFunds-CapMaint (MP)	(A)
492,500.00		Federal Funds	(F)

Comment: Four bids were received on Wednesday, July 8, 2020. Eskola, LLC submitted the lowest bid and has been deemed the Best Value proposer.

Previous Action:

07/11/2019	SBC	Approved project and to select a designer
07/22/2019	ESC	Approved designer selection (LCMA LLC)

Minutes:

08/13/2020	SBC	Approved utilizing Best Value alternative delivery method and awarding a Best Value contract (Eskola, LLC)
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DEPARTMENT OF CORRECTIONLois M. DeBerry Special Needs Facility, Nashville, Davidson County, Tennessee

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

Project Title: DeBerry Special Needs Facility Life Safety Upgrades
(LDNSF Life Safety Systems Upgrades and LDSNF Fire Alarm System Upgrades)

Project Description: Upgrades to fire alarm systems, smoke evacuation systems, HVAC systems, building automation systems, and all required related work.

SBC Number: 142/011-01-2017

Total Project Budget: \$13,410,000.00

Current Project Funding: \$ 8,410,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$5,500,000.00	\$ 0.00	\$5,500,000.00	17/18	CurrFunds-CapMaint (SA)	(A)
	0.00	2,910,000.00	2,910,000.00	20/21	CurrFunds-CapMaint (SA)	(A)
Original Project Budget:	\$5,500,000.00					
Change in Funding:		\$2,910,000.00				
Revised Project Budget:			\$8,410,000.00			

Comment: This adds funding from two FY 20/21 line-item projects in the capital budget (LDNSF Life Safety Systems Upgrades - \$1,600,000 and LDSNF Fire Alarm System Upgrades - \$1,310,000).

Phase 1 (Housing units HVAC, Smoke Evacuation, and Building Automation systems) of this project is currently in construction. The portion of the additional funding for LDNSF Life Safety Systems Upgrades is being added to complete Phase 1. The portion of the additional funding for LDSNF Fire Alarm System Upgrades is being added to complete Phase 2 (Campus-wide Fire Alarm System) of the life safety upgrades. Funding for Phase 3 (Support Buildings HVAC and Building Automation systems) will be included in a future capital budget request to complete the project.

Previous Action: 07/13/2017 SBC Approved project and to select designer
07/27/2017 ESC Approved designer selection (Edmonds Engineering, Inc.)

Minutes: 08/13/2020 SBC Approved a revision in project budget and funding

DEPARTMENT OF CORRECTIONWest Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

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

Project Title: West Tennessee State Penitentiary High Mast Lighting Replacement

Project Description: Refurbishment of high mast lighting systems to accommodate LED fixtures; repairs and replacement of lifting devices and electrical conductors; and all required related work.

SBC Number: 142/022-01-2017

Total Project Budget: \$6,970,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,000,000.00	\$ 0.00	\$3,000,000.00	17/18	CurrFunds-CapMaint (SA)	(A)
	0.00	3,970,000.00	3,970,000.00	20/21	CurrFunds-CapMaint (SA)	(A)
Original Project Budget:	\$3,000,000.00					
Change in Funding:		\$3,970,000.00				
Revised Project Budget:			\$6,970,000.00			

Comment: This adds funding from a FY 20/21 line-item project in the capital budget (WTSP High Mast Lighting Replacement).

Phase 1 (Site 2 - Men's High Security Compound) of this project is currently in construction. The additional funding will complete Phase 2 of the project by replacing all high mast lighting at Site 1 (Women's Medium Security Compound) and Site 3 (Men's Minimum Security Compound). Phase 2 is the final phase of this project.

Previous Action: 07/13/2017 SBC Approved project and to select a designer
07/27/2017 ESC Approved designer selection (Smith Seckman Reid, Inc.)

Minutes: 08/13/2020 SBC Approved a revision in project budget and funding

DEPARTMENT OF CORRECTIONLois M. DeBerry Special Needs Facility, Nashville, Davidson County, Tennessee

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

Project Title: DSNF Security Electronics Refresh

Project Description: Replace and upgrade the interior and exterior video security systems including the necessary backup power infrastructure and all required related work.

SBC Number: 142/011-01-2020

Total Project Budget: \$3,770,000.00

Source of Funding: \$3,770,000.00 20/21 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 20/21 line-item project in the capital budget. The project description has been modified for clarity.

Minutes: 08/13/2020 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONMorgan County Regional Corr Facility, Wartburg, Morgan County, Tennessee

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

Project Title: MCCX Security Electronics Refresh

Project Description: Replace and upgrade the interior and exterior video security systems including the necessary backup power infrastructure and all required related work.

SBC Number: 142/014-01-2020

Total Project Budget: \$5,190,000.00

Source of Funding: \$5,190,000.00 20/21 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 20/21 line-item project in the capital budget. The project description has been modified for clarity.

Minutes: 08/13/2020 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONNorthwest Correctional Complex, Tiptonville, Lake County, Tennessee

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

Project Title: NWCX Security Electronics Refresh

Project Description: Replace and upgrade the interior and exterior video security systems systems including the necessary backup power infrastructure and all required related work.

SBC Number: 142/016-02-2020

Total Project Budget: \$4,700,000.00

Source of Funding: \$4,700,000.00 20/21 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 20/21 line-item project in the capital budget. The project description has been modified for clarity.

Minutes: 08/13/2020 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONMark Luttrell Correctional Center, Memphis, Shelby County, Tennessee

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

Project Title: MLTC - Fire Alarm Systems Upgrades

Project Description: Replacement and upgrades to the fire alarm systems and all required related work.

SBC Number: 140/005-01-2020

Total Project Budget: \$1,150,000.00

Source of Funding: \$1,150,000.00 20/21 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

Minutes: 08/13/2020 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONStatewide, Tennessee

Requested Action: Approval of a project utilizing Agency Resources and Central Procurement Office contracts to perform the work

Project Title: Statewide Building Security Prototypical Compliance

Project Description: Upgrade existing housing units to meet current department standards and all required related work.

SBC Number: 140/001-01-2020

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 20/21 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

This project will modernize or harden existing facilities (interior to the buildings) as identified by the agency to meet current security standards on an as needed basis. All work will be overseen by the agency to confirm agency standards have been met.

The use of Agency Resources (TDOC procurement and inmate labor) and Central Procurement Office contracts is requested because the scope is limited to installation of similar materials and equipment using single trades.

Minutes: 08/13/2020 SBC Approved project utilizing Agency Resources and Central Procurement contracts to perform the work

DEPARTMENT OF CORRECTIONStatewide, Tennessee

Requested Action: Approval of a project utilizing Agency Resources and Central Procurement Office contracts to perform the work

Project Title: Statewide Electronic Security Prototypical Compliance

Project Description: Replace and upgrade electronic security systems, technology, and all required related work.

SBC Number: 140/001-02-2020

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 20/21 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

This project will modernize existing electronic security systems at facilities as identified by the agency to meet current security standards on an as needed basis. All work will be overseen by the agency to confirm agency standards have been met.

The use of Agency Resources (TDOC procurement and ITS staff) and Central Procurement Office contracts is requested because the scope is limited to installation of similar materials and equipment using single trades.

Minutes: 08/13/2020 SBC Approved project utilizing Agency Resources and Central Procurement contracts to perform the work

DEPARTMENT OF CORRECTIONStatewide, Tennessee

Requested Action: Approval of a project utilizing Agency Resources and Central Procurement Office contracts to perform the work

Project Title: Statewide Site Security Prototypical Compliance

Project Description: Replace and upgrade site security systems, and all required related work.

SBC Number: 140/001-03-2020

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 20/21 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

This project will modernize or harden existing sites (exterior to the buildings) as identified by the agency to meet current security standards on an as needed basis. All work will be overseen by the agency to confirm agency standards have been met.

The use of Agency Resources (TDOC and TDOT procurement and inmate labor) and Central Procurement Office contracts is requested because the scope is limited to installation of similar materials and equipment using single trades.

Minutes: 08/13/2020 SBC Approved project utilizing Agency Resources and Central Procurement contracts to perform the work

DEPARTMENT OF CORRECTIONTurney Center Industrial Complex, Only, Hickman County, Tennessee

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

Project Title: TCIX HVAC/BAS/Smoke Systems Replacement

Project Description: Replacement and upgrades to the HVAC, building automation, and smoke evacuation systems, and all required related work.

SBC Number: 142/005-01-2020

Total Project Budget: \$5,760,000.00

Source of Funding: \$5,760,000.00 20/21 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

Minutes: 08/13/2020 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONTurney Center Industrial Complex, Only, Hickman County, Tennessee

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

Project Title: TCIX Water Treatment Plants Renovations

Project Description: Upgrades to the water treatment facilities for Sites 1 and 2, and all required related work.

SBC Number: 142/005-02-2020

Total Project Budget: \$2,710,000.00

Source of Funding: \$2,710,000.00 20/21 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

Minutes: 08/13/2020 SBC Approved project and to select a designer

TENNESSEE DEPARTMENT OF TRANSPORTATIONRegion 3 - Middle TN, Nashville, Davidson County, Tennessee

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

Project Title: Region 3 Headquarters Buildings Bathrooms Remodel

Project Description: Remodel bathrooms of buildings A, B, and C, including ADA requirements, and all required related work.

SBC Number: 243/020-02-2020

Total Project Budget: \$900,000.00

Source of Funding: \$900,000.00 20/21 TDOT Plant Construction Funds (A)

Comment: This project upgrades all public restrooms original to the 1990 construction of the campus.

Minutes: 08/13/2020 SBC Approved project and to select a designer

TENNESSEE DEPARTMENT OF TRANSPORTATIONRegion 3 - Middle TN, Nashville, Davidson County, Tennessee

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

Project Title: Region 3 Headquarters Buildings Reroof

Project Description: Reroof of buildings A, B, E, and F including new roof membrane, insulation, copings, adjustments to roof curbs, and all required related work.

SBC Number: 243/020-03-2020

Total Project Budget: \$2,300,000.00

Source of Funding: \$2,300,000.00 20/21 TDOT Plant Construction Funds (A)

Comment: The existing roofs are 30 years old and have reached the end of their useful life.

Best Value is being requested to obtain a contractor experienced in commercial roofing projects.

Minutes: 08/13/2020 SBC Approved project, and to select a designer, and utilizing Best Value alternative delivery method for construction

TENNESSEE DEPARTMENT OF TRANSPORTATIONStatewide, Tennessee

Requested Action: Approval of a project utilizing an Agency Consultant for design and Agency Resources and Central Procurement Office contracts for construction

Project Title: Statewide Maintenance Building Construction

Project Description: Construction of two new and five replacement maintenance buildings, including demolition, and all required related work.

SBC Number: 245/000-01-2020

Total Project Budget: \$6,300,000.00

Source of Funding: \$6,300,000.00 20/21 TDOT Plant Construction Funds (A)

Comment: Buildings will be located in Gibson, Grundy, Haywood, Henderson, Jefferson, Johnson, and Williamson Counties. The use of an Agency Consultant is requested due to limited design services scope. The use of Agency Resources and the Central Procurement Office contracts are requested due to the construction scope being limited to the procurement and installation of pre-engineered buildings and single trade elements.

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

Minutes: 08/13/2020 SBC Approved project utilizing an Agency Consultant for design and Agency Resources and Central Procurement contracts for construction

TENNESSEE DEPARTMENT OF TRANSPORTATIONStatewide, Tennessee

Requested Action: Approval of a project utilizing Agency Resources for design and Central Procurement Office contracts for construction

Project Title: Statewide Salt Bin Construction

Project Description: Construction of three new and five replacement salt bins, including demolition, and all required related work.

SBC Number: 245/000-02-2020

Total Project Budget: \$3,600,000.00

Source of Funding: \$3,600,000.00 20/21 TDOT Plant Construction Funds (A)

Comment: Salt bins will be constructed in Granger, Fentress, Jefferson, Henderson, Johnson, Marion, Marshall, and Monroe Counties. The use of Agency Resources is requested because all necessary design is within the capabilities of the agency. The use of Central Procurement Office contracts is requested due to the construction scope being limited to the procurement and installation of pre-engineered buildings and single trade elements.

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

Minutes: 08/13/2020 SBC Approved project utilizing Agency Resources for design and Central Procurement contracts for construction

TENNESSEE STATE VETERANS HOMES BOARDVeterans Home - Murfreesboro, Murfreesboro, Rutherford County, Tennessee

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

Project Title: TSVH Murfreesboro Office and Storage Addition

Project Description: Construction of additional office and storage square footage and interior renovations including upgrades to the mechanical, plumbing, and electrical systems, and all required related work.

SBC Number: 680/003-01-2020

Total Project Budget: \$1,270,000.00

Current Project Funding: \$ 444,500.00

Source of Funding: \$ 444,500.00 20/21 TSVHB Op Funds (A/O)

Comment: This is a FY 20/21 line-item project in the capital budget. This project will be 65% federally funded. The project will construct an addition to the existing facility and renovate a portion of the facility where the addition will attach. Additional funds are anticipated once design is completed to cover the cost of construction and project completion. The project description has been modified for clarity.

Minutes: 08/13/2020 SBC Approved project and to select a designer

DEPARTMENT OF VETERANS SERVICESJohn Sevier State Veterans Cemetery, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: ETSVC-John Sevier Cemetery Expansion

Project Description: Convert undeveloped areas of the cemetery to finished areas for increased allowable interment, and installation of additional crypts and columbarium niches. Sod and irrigation for construction areas, and all required related work.

SBC Number: 682/002-01-2016

Total Project Budget: \$3,968,018.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 288,242.00	(\$288,242.00)	\$ 0.00	16/17	TDVS Op Funds	(A)
	625,000.00	(625,000.00)	0.00	17/18	CurrFunds-CapImp	(A)
	3,054,776.00	913,242.00	3,968,018.00		Federal	(F)
Original Project Budget:	\$3,968,018.00					
Change in Funding:		\$ 0.00				
Revised Project Budget:			\$3,968,018.00			

Comment: This request replaces state funding with the final federal funds. The project is complete.

Previous Action:

09/08/2016	SBC	Approved full planning a project and to select designer
12/19/2016	ESC	Approved Designer (Littlejohn Engineering Associates)
07/13/2017	SBC	Approved revision in project budget, funding and sources of funding and to proceed with design and construction of the project.
08/10/2017	SBC	Approved revision in project budget, funding, and sources of funding and to award a contract for a bid above the MACC.

Minutes: 08/13/2020 SBC Approved a revision in funding

DEPARTMENT OF AGRICULTUREDivision of Forestry, Newport, Cocke County, Tennessee

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

Project Title: Martha Sundquist State Forest Bridge Replacements

Project Description: Replacement of three stream-crossing structures and all required related work.

SBC Number: 100/010-02-2020

Total Project Budget: \$570,000.00

Source of Funding: \$570,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget. The bridges have reached the end of their useful life as they have been deemed to be in poor condition by TDOT.

Minutes: 08/13/2020 SBC Approved project and to select a designer

DEPARTMENT OF COMMERCE & INSURANCETN Fire Service and Codes Enforcement Academy, Bell Buckle, Bedford County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: TN Fire Training Academy New Conference Center

Project Description: Construction of a conference center at the Fire and Codes Enforcement Academy and all required related work.

SBC Number: 700/001-01-2017

Total Project Budget: \$6,410,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$5,710,000.00	\$ 0.00	\$5,710,000.00	17/18	CurrFunds-CapImp	(A)
	700,000.00	(700,000.00)	(700,000.00)	18/19	CurrFunds-CapImp	(A)
	0.00	700,000.00	700,000.00	07/08	CurrFunds-CapImp	(R)
Original Project Budget:	\$6,410,000.00					
Change in Funding:		\$0.00				
Revised Project Budget:			\$6,410,000.00			

Comment: The additional funds previously approved by the SBC in June 2019 were not allocated to this project and are no longer available. A change in funding is required to allow the project to proceed.

Previous Action:

07/13/2017	SBC	Approve project and to select a designer
07/27/2017	ESC	Approved designer selection (The Architect Workshop)
04/12/2018	SBC	Approved EDP as recommended by the State Architect
06/13/2019	SBC	Approved a revision in funding

Minutes: 08/13/2020 SBC Approved a revision in funding

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

Requested Action: Approval of a revision in project scope

Project Title: ETRHO Interior Renovations and Chiller Replacement

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

SBC Number: 408/001-01-2019

Total Project Budget: \$2,680,000.00

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

Comment: The project description is being revised because interior renovations to a hallway, breakroom and office on the lower level will be included in the project. Additionally, the project description is being clarified to reflect that the pumps being replaced are associated with the chiller that is also being replaced.

Previous Action: 09/12/2019 SBC Approved project and to select designer
09/23/2019 ESC Approved designer selection (Sparkman & Associates Architects)

Minutes: 08/13/2020 SBC Approved a revision in project scope

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval of a revision in project funding and extending the contract an additional forty-eight months

Project Title: STREAM Consultants

Project Description: The selection of various consultants to provide professional services to STREAM and various agencies through STREAM.

SBC Number: 529/000-02-2019

Total Project Budget: \$12,500,000.00

Current Project Funding: \$ 4,500,000.00

Source of Funding:	Original	Change	Revised			
	\$1,000,000.00	\$ 0.00	\$1,000,000.00	19/20	CurrFunds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	19/20	DGS Op Funds (Preplan)	(A)
	0.00	1,000,000.00	1,000,000.00	20/21	DGS Op Funds (Preplan)	(A)
	250,000.00	0.00	250,000.00	19/20	Agency Op Funds	(A)
	0.00	500,000.00	500,000.00	20/21	Agency Op Funds	(A)
	250,000.00	500,000.00	750,000.00		Various Project Funds	(O)
Original Project Funding:	\$2,500,000.00					
Change in Funding:		\$2,000,000.00				
Revised Project Funding:			\$4,500,000.00			

Comment: The agreement for the current contracts will be amended to extend the contracts through October 31, 2024. This adds the remaining four years of a maximum of five years for the contracts. The consultant contracts for this project are listed on the following page. This project will be brought forward annually for the allocation of funds and spending authority.

Previous Action:

07/11/2019	SBC	Approved procurement and to select multiple consultants
07/22/2019	ESC	Approved consultant selections for Architectural, Civil, Healthcare, Historical, MEP, Roofing & Envelope, Security and Structural consultants
08/08/2019	SBC	Approved issuing an RFQ to select cost estimators
12/12/2019	SBC	Approved a revision in project budget and funding and awarding a contract to the best two evaluated proposers for cost estimators (Connico, Inc.) and (Costing Services Group, Inc.)

Minutes: 08/13/2020 SBC Approved a revision in project funding and an amendment to contract extending the term

STREAM Consultants List
529/000-02-2019

		<u>Start Date</u>	<u>Current Expiration</u>	<u>Anticipated Maturity Date</u>
Architectural Engineering Statewide	Goodwyn, Mills, & Caywood, Inc.	09/23/2019	10/31/2020	10/31/2024
	Gobbell Hays Partners, Inc.	10/24/2019	10/31/2020	10/31/2024
	EOA Architects, PLLC	11/12/2019	10/31/2020	10/31/2024
	Bauer Askew Architecture, PLLC	11/15/2019	10/31/2020	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2020	10/31/2024
	Derthick Henley & Wilkerson Architects	09/23/2019	10/31/2020	10/31/2024
Civil Engineering Statewide	AECOM	11/12/2019	10/31/2020	10/31/2024
	CTI Engineers, Inc.	09/23/2019	10/31/2020	10/31/2024
	S & ME, Inc.	09/23/2019	10/31/2020	10/31/2024
	Fisher & Arnold, Inc.	09/23/2019	10/31/2020	10/31/2024
Healthcare Statewide	Red Chair (dba A2H)	01/23/2020	10/31/2020	10/31/2024
	HFR, Inc	09/23/2019	10/31/2020	10/31/2024
Historical Architectural Statewide	Hefferlin+Kronenberg Architects, PLLC	12/19/2019	10/31/2020	10/31/2024
	Centric Architecture, Inc.	09/23/2019	10/31/2020	10/31/2024
Mechanical Electrical Plumbing Statewide	SSR, Inc.	09/23/2019	10/31/2020	10/31/2024
	Edmonds Engineering, Inc.	11/12/2019	10/31/2020	10/31/2024
	IC Thomason, Inc.	09/23/2019	10/31/2020	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2020	10/31/2024
	Allen & Hoshall, Inc.	09/23/2019	10/31/2020	10/31/2024
Roofing & Envelope Statewide	SSR, Inc.	09/23/2019	10/31/2020	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2020	10/31/2024
	Hurst Rosche, Inc.	11/12/2019	10/31/2020	10/31/2024
Security Consultant Statewide	Security Risk Management Consultants, LLC	09/23/2019	10/31/2020	10/31/2024
Structural Engineering Statewide	Allen & Hoshall, Inc.	09/23/2019	10/31/2020	10/31/2024
	Hurst Rosche, Inc.	11/12/2019	10/31/2020	10/31/2024
	CTI, Inc.	09/23/2019	10/31/2020	10/31/2024
	MBI Companies, Inc.	09/23/2019	10/31/2020	10/31/2024
Cost Estimator Statewide	Costing Services Group, Inc.	03/17/2020	10/31/2020	10/31/2024
	Connico, Inc.	03/17/2020	10/31/2020	10/31/2024

DEPARTMENT OF GENERAL SERVICESState Capitol, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project utilizing Agency Resources for design and Republic to perform the work

Project Title: State Capitol Ceiling Repairs

Project Description: Repair and restoration of ceiling in various areas including the Grand Staircase, East and West Galleries of the House of Representatives, the North Grand Hall outside the Senate Chambers, and all required related work.

SBC Number: 529/005-01-2020

Total Project Budget: \$570,000.00

Source of Funding: \$570,000.00 20/21 FRF CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

Agency Resources are requested for design because this work is limited observation and approval of the work. Republic is requested for construction because they have performed successfully during the interior restoration of the Capitol in the mid-1980s, and have performed more recent limited plaster restorations at the Capitol. Republic has the formulas for the appropriate plaster composition in bonding with the existing plaster, formulas for the decorative painting, and templates for the existing decorative painting motifs on the ceilings. Firms that can successfully complete this type of specialty work are very limited and Republic's work, historical knowledge and expertise uniquely qualifies them for this project.

Minutes: 08/13/2020 SBC Approved project utilizing Agency Resources for design and Republic to perform the work

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State