

MINUTES
STATE BUILDING COMMISSION
December 12, 2019

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:04 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- State Building Commission

PRESENTER

State Architect Ann McGauran

CONSENT AGENDA

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

1. Agency: **University of Tennessee – Knoxville**
Project Title: Arena Renovations and Systems Improvements
SBC Project No: 540/009-07-2017
Requested Action: Approval of a revision in project budget, scope, and funding

2. Agency: **University of Tennessee – Martin**
Project Title: Clement Building System Improvements
SBC Project No: 540/011-02-2014
Requested Action: Approval of a revision in project budget and funding in order to award a contract

3. Agency: **Tennessee Board of Regents / TCAT Statewide**
Project Title: Tennessee College of Applied Technology Improvements
SBC Project No: 166/000-04-2013
Requested Action: Approval of an Early Design Phase as recommended by the State Architect

4. Agency: **Tennessee Board of Regents / East Tennessee State University**
Project Title: Lamb Hall Renovation
SBC Project No: 166/005-09-2017
Requested Action: Approval of a revision in scope

5. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Agriculture Food Science Research Facility
SBC Project No: 166/001-12-2018
Requested Action: Approval of a revision in project budget

6. Agency: **Tennessee Board of Regents / Northeast State Community College**
Project Title: Technical Education Complex
SBC Project No: 166/038-01-2008
Requested Action: Approval of a revision in project funding

7. Agency: **Tennessee Board of Regents / Tennessee Technological University**
Project Title: Tennessee Center for Poultry Science
SBC Project No: 166/011-01-2017
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

8. Agency: **Middle Tennessee State University**
Project Title: Floyd Stadium Stair Repairs
SBC Project No: 366/009-17-2019
Requested Action: Approval of a project and proceeding with the process to select a designer

9. Agency: **Middle Tennessee State University**
Project Title: Softball Facility Bleacher Replacement
SBC Project No: 366/009-18-2019
Requested Action: Approval of a special opportunity project and proceeding with the process to select a designer

10. Agency: **Department of Environment & Conservation**
Project Title: Trail and Trail Bridge Replacements
SBC Project No: 126/000-02-2017
Requested Action: Approval of a revision in project scope
11. Agency: **Department of Finance & Administration**
Project Title: Premise Wiring Installation
SBC Project No: 529/000-10-2017
Requested Action: Approval of a proposed rate change and amendment to the contract
12. Agency: **Department of Intellectual & Developmental Disabilities**
Project Title: DIDD Campuses Study and Planning
SBC Project No: 346/000-01-2019
Requested Action: Approval of a project and proceeding with the process to select a consultant
13. Agency: **Department of General Services**
Project Title: STREAM Consultants
SBC Project No: 529/000-02-2019
Requested Action: Approval of a revision in project budget and funding and to award a contract to the best two evaluated proposers for cost estimators
14. Agency: **Department of General Services**
Project Title: General Government Commissioning Contract
SBC Project No: 460/000-02-2017
Requested Action: Approval to award a new contract to a previously selected consultant

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 14, 2019.

Report of Items Approved by Office of the State Architect

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

1) State Procurement Agency:	University of TN	User Agency:	UT Chattanooga
Location:	Chattanooga, Tennessee		
Project Title:	Campus Site Improvements		
SBC Project No:	540/005-03-2015	Approval Date:	11/05/2019
Designer:	WM Whitaker & Assoc.	Contractor:	P & C Construction
Construction Completion %:	97%	Targeted Substantial Completion:	12/24/2019
Change Order No.	6	Comment:	Hidden Conditions/Unavoidable Delays/ Design Modifications/Added Scope
Change Order Amount:	\$34,211.31		This change order provides for work to install a trench drain to account for water ponding along an existing sidewalk area and the removal and replacement of unsuitable soils encountered. This work also includes an owner impacted change to raise an existing light pole base to match new light poles along the street scape, as well as additional plantings and bollards to assist in controlling pedestrian traffic. Contract days are added to account for this additional work and weather related days.
Change Order Percentage:	1.47%		
Cumulative Percentage:	24.21%		
 <u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$2,800,000.00	Revised Contract Amount:	\$2,891,393.01
Base Contract Amount:	\$2,327,800.00	Remaining Undedicated Funds:	\$1,288,000.00
Contingency:	\$280,000.00		

2) **State Procurement Agency:** TN Board of Regents
Location: Chattanooga, Tennessee
Project Title: TCAT Chattanooga MP2
SBC Project No: 166/000-04-2013
Designer: Hefferlin + Kronenberg
Construction Completion %: 98%
Change Order No. 9
Change Order Amount: \$42,921.72
Change Order Percentage: 1.92%
Cumulative Percentage: 12.33%

User Agency: TCAT Chattanooga

Approval Date: 11/07/2019

Contractor: K & F Construction, Inc.

Targeted Substantial Completion: 12/05/2019

Comment: Codes/Omission/Cost Efficiencies

This change order addresses code conditions discovered such as fire caulking existing penetrations in a fire wall, adding a horn strobe in a welding classroom, and adding a couple of emergency light fixtures in two classrooms. This work also includes a designer omission by adding electrical power for a gas manifold, a gas line for the new heating and cooling units, and replacement of an existing gate. There were two credits to the project by the deletion of some storm drainage that was not needed, and omitting river rock, trees, and seeding in a particular area of the site. 102 days were added to the contract for this additional work.

After This Change Order

Approved Project Funding

Original Bid Target: \$2,236,000.00

Base Contract Amount: \$2,236,000.00

Contingency: \$223,600.00

Revised Contract Amount: \$2,511,707.31

Remaining Undedicated Funds: \$0.00

3) **State Procurement Agency:** TN Board of Regents
Location: Nashville, Tennessee
Project Title: Balcony Repairs
SBC Project No: 166/001-01-2017
Designer: Melvin Gill & Assoc.
Construction Completion %: 100%
Change Order No. 4
Change Order Amount: \$101,919.58
Change Order Percentage: 42.77%
Cumulative Percentage: 45.42%

User Agency: TN State University

Approval Date: 10/30/2019

Contractor: Nex-Gen Construction

Targeted Substantial Completion: 06/24/2019

Comment: Added Scope

This change order provides for work to repair 4 additional stairs that were found to be unsafe.

After This Change Order

Approved Project Funding

Original Bid Target: \$300,000.00

Base Contract Amount: \$238,300.00

Contingency: \$30,000.00

Revised Contract Amount: \$346,526.82

Remaining Undedicated Funds: \$13,473.18

- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** Columbia State Community College
Location: Columbia, Tennessee
Project Title: Finney Library Renovation
SBC Project No: 166/015-01-2017 **Approval Date:** 11/04/2019
Designer: Street Dixon Rick **Contractor:** Southland Construction
Orcutt Winslow
Construction Completion %: 90% **Targeted Substantial Completion:** 08/28/2019
Change Order No. 17 **Comment: Added Scope**
Change Order Amount: \$6,588.44 This change order provides owner impacted additional
Change Order Percentage: .17% scope by adding data and electrical outlets in multiple
Cumulative Percentage: 11.71% rooms and above the soffit.
After This Change Order
Approved Project Funding
Original Bid Target: \$4,500,000.00
Base Contract Amount: \$3,931,200.00 **Revised Contract Amount:** \$4,391,506.14
Contingency: \$450,000.00 **Remaining Undedicated Funds:** \$558,493.86
- 5) **State Procurement Agency:** TN Board of Regents **User Agency:** Columbia State Community College
Location: Columbia, Tennessee
Project Title: Finney Library Renovation
SBC Project No: 166/015-01-2017 **Approval Date:** 11/21/2019
Designer: Street Dixon Rick **Contractor:** Southland Construction
Orcutt Winslow
Construction Completion %: 91% **Targeted Substantial Completion:** 09/03/2019
Change Order No. 18 **Comment: Hidden Conditions/Added Scope**
Change Order Amount: \$939.42 This change order is for a credit to the project for the
Change Order Percentage: .02% projection screen, since it was found there was not
Cumulative Percentage: 11.73% enough room above the ceiling for installation. This
includes relocating an outlet to the wall. Work also
includes adding more electrical outlets at the computer
tables.
After This Change Order
Approved Project Funding
Original Bid Target: \$4,500,000.00
Base Contract Amount: \$3,931,200.00 **Revised Contract Amount:** \$4,392,445.56
Contingency: \$450,000.00 **Remaining Undedicated Funds:** \$557,554.44
- 6) **State Procurement Agency:** TN Board of Regents **User Agency:** Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Parking, Road & Site Upgrade
SBC Project No: 166/025-04-2017 **Approval Date:** 11/04/2019
Designer: Hethcoat & Davis Inc **Contractor:** Jarrett Builder Inc
Construction Completion %: 0% **Targeted Substantial Completion:** 12/19/2019
Change Order No. 1 **Comment: Hidden Condition**
Change Order Amount: \$24,044.25 This change order is for work to provide a scratch and
Change Order Percentage: 11.57% leveling coat and provide an asphaltic surface layer over
Cumulative Percentage: 11.57% an existing parking lot. This change order also provides
a credit to the project for the deletion of the milling work.
After This Change Order
Approved Project Funding
Original Bid Target: \$270,000.00
Base Contract Amount: \$207,800.00 **Revised Contract Amount:** \$231,844.25
Contingency: \$8,500.00 **Remaining Undedicated Funds:** \$46,655.75

- 7) **State Procurement Agency:** STREAM **User Agency:** Dept. Environment & Conservation
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation-Chickasaw & Cumberland
SBC Project No: 126/000-03-2015 **Approval Date:** 11/21/2019
Designer: Sparkman Assoc Arch **Contractor:** King Construction Group
Construction Completion %: 65% **Targeted Substantial Completion:** 05/19/2021
Change Order No. 10 **Comment: Hidden Conditions**
Change Order Amount: \$60,660.29 This change order provides for the securing and repointing of fire brick at the Coon Hollow and Mill House cabins. This work also includes replacement of deteriorated floor framing, subflooring, and flooring and adding new columns and footings at Coon Hollow cabin.
Change Order Percentage: 1.42% **After This Change Order**
Cumulative Percentage: 31.28%
- Approved Project Funding**
Original Bid Target: \$5,006,000.00
Base Contract Amount: \$4,270,000.00 **Revised Contract Amount:** \$5,605,709.89
Contingency: \$1,300,600.00 **Remaining Undedicated Funds:** \$504,601.33
- 8) **State Procurement Agency:** STREAM **User Agency:** TN Historical Commission
Location: Nashville, Tennessee
Project Title: Hotel Halbrook Window Restoration
SBC Project No: 160/023-01-2017 **Approval Date:** 11/05/2019
Designer: HFR Design **Contractor:** Joe M Staub Building Group
Construction Completion %: 30% **Targeted Substantial Completion:** 03/16/2020
Change Order No. 2 **Comment: Hidden Conditions**
Change Order Amount: \$0.00 This change order addresses additional 120 contract days due to need for re-design based on more hidden conditions discovered, further window deterioration found, and owner schedule impacts.
Change Order Percentage: 0.00% **After This Change Order**
Cumulative Percentage: 57.71%
- Approved Project Funding**
Original Bid Target: \$330,000.00
Base Contract Amount: \$209,127.00 **Revised Contract Amount:** \$329,807.98
Contingency: \$30,000.00 **Remaining Undedicated Funds:** \$150,873.00
- 9) **State Procurement Agency:** STREAM **User Agency:** Dept of General Services
Location: Nashville, Tennessee
Project Title: Gulf War Monuments
SBC Project No: 529/000-03-2016 **Approval Date:** 11/19/2019
Designer: Tuck Hinton **Contractor:** Rehorn Kelly
Construction Completion %: 99% **Targeted Substantial Completion:** 09/11/2019
Change Order No. 4 **Comment: Hidden Conditions/Error**
Change Order Amount: \$38,679.67 This change order accommodates structural remediation of the existing plaza wall in order to adequately support the monument. Work also includes revising the monument lighting from solar to a LED lighting circuit which will work better.
Change Order Percentage: 19.53% **After This Change Order**
Cumulative Percentage: 24.45%
- Approved Project Funding**
Original Bid Target: \$198,000.00
Base Contract Amount: \$198,000.00 **Revised Contract Amount:** \$246,418.54
Contingency: \$59,800.00 **Remaining Undedicated Funds:** \$62,583.50

- 10) State Procurement Agency: STREAM User Agency: Dept of General Services
 Location: Statewide, Tennessee
 Project Title: Building Security Upgrades
 SBC Project No: 529/000-04-2016 Approval Date: 11/15/2019
 Designer: SRMC Contractor: Eye in the Sky
 Construction Completion %: 42% Targeted Substantial Completion: 04/06/2020
 Change Order No. 8 Comment: Added Scope
 Change Order Amount: \$36,729.37 This change order provides for the extension of the new security system to 22 additional doors in the James K. Polk Building.
 Change Order Percentage: 1.59%
 Cumulative Percentage: 10.66%
Approved Project Funding
 Original Bid Target: \$3,359,996.00
 Base Contract Amount: \$2,304,135.00 Revised Contract Amount: \$2,549,809.56
 Contingency: \$335,999.00 Remaining Undedicated Funds: \$980,478.52
- 11) State Procurement Agency: STREAM User Agency: Dept of General Services
 Location: Nashville, Tennessee
 Project Title: Andrew Jackson 7th Floor Filing Room
 SBC Project No: 529/073-02-2018 Approval Date: 11/07/2019
 Designer: Goodwyn Mills Cawood Contractor: SM Lawrence
 Construction Completion %: 100% Targeted Substantial Completion: 10/30/2019
 Change Order No. 2 Comment: Hidden Conditions
 Change Order Amount: \$5,409.20 This change order provides for rework in the alignment of a new wall as it interfaces with an existing out of plumb existing wall. An additional 15 days has been added to the schedule.
 Change Order Percentage: 11.46%
 Cumulative Percentage: 17.42%
Approved Project Funding
 Original Bid Target: \$79,500.00
 Base Contract Amount: \$47,195.00 Revised Contract Amount: \$55,417.31
 Contingency: \$7,950.00 Remaining Undedicated Funds: \$56,107.54

Initial and Revised Approvals of Capital Projects

- Reported the following two capital improvements with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) State Procurement Agency: STREAM / Department of Environment & Conservation
 Location: Lebanon, Tennessee
 Project Title: Cedars of Lebanon State Park – Picnic Shelter
 Project Description: Construction of a new picnic shelter.
 SBC Project No: 126/015-02-2015
 Total Project Budget: \$50,000.00
 Source of Funding: \$30,000.00 Gift-in-place (O)
 \$20,000.00 15/16 Agency Op Funds (A)
 Approval: Approved cancellation of the project
 Approval Date: 12/12/2019

2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Kodak, Tennessee
Project Title: Seven Islands State Birding Park Observation Deck
Project Description: Construct observatory and all required related work.
SBC Project No. 126/095-01-2017
Total Project Budget: \$25,000.00
Source of Funding: Gift in Place (O)
Approval: Approved cancellation of the project
Approval Date: 12/12/2019

- Reported the following four capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Ceramic Annex Bunker Demolition
Project Description: This project will demolish the coal bunker roof and create greenspace at the Ceramic Annex.
SBC Project No. 540/009-29-2019
Total Project Budget: \$114,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
Approval Date: 11/06/2019

2) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: Baseball Field Turf Replacement
Project Description: Replace turf at the DSCC baseball field.
SBC Project No. 166/017-03-2019
Total Project Budget: \$195,000.00
Source of Funding: \$140,000.00 Gifts (O)
\$ 55,000.00 Gift-in-place (O)
Approval: Approved accepting gift-in-place installation
Approval Date: 11/18/2019

3) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: New Science Building Compressor Replacement
Project Description: Replace three air compressors and desiccant drying system that are scheduled for replacement in the New Science Building.
SBC Project No. 366/009-03-2019
Total Project Budget: \$200,000.00
Source of Funding: 18/19 Plant Funds (Non-Aux) (A)
Approval: Approved utilizing Campus Procurement for construction
Approval Date: 11/18/2019

- 4) **State Procurement Agency:** STREAM / Department of Military
Location: Statewide, Tennessee
Project Title: Statewide Indoor Firing Range Alterations
Project Description: Encapsulate floors; repair walls; cap all openings; install lighting and mechanical systems; and all required related work.
- SBC Project No.** 361/000-06-2019
Total Project Budget: \$305,000.00
Source of Funding: \$152,500.00 Military Reserves (Sale of Real Estate) (R)
\$152,500.00 Federal Funds (NGB) (F)
- Approval:** Approved project utilizing Agency Resources for design and Central Procurement Contract for construction
Approval Date: 11/18/2019

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of a revision in funding for capital project in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Correction
Location: Pikeville, Tennessee
Project Title: Bledsoe County Correctional Complex Sallyport Upgrades
Project Description: Reconfiguration of vehicle sallyports to accommodate larger vehicles; upgrade gates and gate mechanisms and all required related work.

SBC Project No. 142/013-01-2017
Total Project Budget: \$2,500,000.00
Source of Funding: 17/18 CurrFunds-CapMaint (SA) (A)
Approval: Approved a revision in funding moving administrative and miscellaneous funds to increase the MACC
Approval Date: 11/14/2019

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:** Tennessee Board of Regents / Cleveland State Community College
Location: Cleveland, Tennessee
Project Title: Parking & Road Updates
SBC Project No. 166/013-02-2018
Designer: March Adams & Associates
Amount: \$9,180.00
Explanation: This ASR provides for basic project requirements by procuring geotechnical testing and surveys.

Approval Date: 11/13/2019
OSA Receipt Date: 11/15/2019

- 2) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College
Location: Knoxville, Tennessee
Project Title: ADA Corrections
SBC Project No. 166/032-05-2018
Designer: Community Tectonics Architects, Inc.
Amount: \$3,594.00
Explanation: This ASR provides for basic project requirements by procuring geotechnical testing and surveys.
Approval Date: 11/13/2019
OSA Receipt Date: 11/15/2019
- 3) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College
Location: Knoxville, Tennessee
Project Title: Hardin Valley Parking Expansion
SBC Project No. 166/032-07-2018
Designer: Fulghum, MacIndoe & Associates, Inc.
Amount: \$4,200.00
Explanation: This ASR provides for basic project requirements by procuring geotechnical testing and surveys.
Approval Date: 11/13/2019
OSA Receipt Date: 11/15/2019

Other Business

There being no further business, the meeting adjourned at 11:07 a.m.

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UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Arena Renovations and Systems Improvements

Project Description: This project in the Thompson-Boling Arena will renovate dressing rooms, meeting rooms, media center, building systems, and *security*. *Also included are replacement of interior door hardware and exterior doors, and additional space for concession sales.*

SBC Number: 540/009-07-2017

Total Project Budget: \$12,700,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 6,440,000.00	\$ 6,260,000.00	\$12,700,000.00	TSSBA	(A)
	1,000,000.00	(1,000,000.00)	0.00	Gifts	(O)
Original Project Budget:	\$ 7,440,000.00				
Change in Funding:		\$ 5,260,000.00			
Revised Project Budget:			\$12,700,000.00		

Comment: This request adds scope for security upgrades, interior door hardware and exterior door replacements, and additional space for concession sales, and removes ramp stabilization. The increase is primarily due to the added scope and escalation.

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

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

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Clement Building System Improvements

Project Description: This project will replace the HVAC, and electrical systems and make improvements to the plumbing system. An elevator will be added to remedy accessibility deficiencies. Code deficiencies will also be addressed and hazardous material will be abated as necessary.

SBC Number: 540/011-02-2014

Total Project Budget: \$10,126,693.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 7,000,000.00	\$ 0.00	\$ 7,000,000.00	14/15	CurrFunds-CapMaint	(A)
	722,000.00	0.00	722,000.00	11/12	CurrFunds-CapMaint	(R)
	0.00	717,039.61	717,039.61	16/17	CurrFunds-CapMaint	(R)
	0.00	159,540.00	159,540.00	12/13	CurrFunds-CapMaint	(R)
	0.00	491,433.73	491,433.73	2012	GO Bonds-CapMaint	(R)
	0.00	431,949.33	431,949.33	10/11	CurrFunds-CapMaint	(R)
	0.00	5,641.08	5,641.08	2011	GO Bonds-CapMaint	(R)
	0.00	1,542.43	1,542.43	2009	GO Bonds-CapMaint	(R)
	0.00	580,584.43	580,584.43	08/09	CurrFunds-CapMaint	(R)
	0.00	1,592.30	1,592.30	03/04	CurrFunds-CapMaint	(R)
	0.00	5,930.39	5,930.39	01/02	CurrFunds-CapMaint	(R)
	0.00	9,439.70	9,439.70	00/01	CurrFunds-CapMaint	(R)

Original Project Budget: \$ 7,722,000.00

Change in Funding: \$2,404,693.00

Revised Project Budget: \$10,126,693.00

Comment: Three bids were received on October 30, 2019. An increase in funding is needed to award a contract to Barger Construction Company for the base bid and two alternates. There will be no additional designer fee. Pricing came in higher than anticipated in all categories.

Previous Action: 07/10/2014 SBC Approved project and process to select a designer
 12/17/2014 ESC Approved designer (HNA Engineering)
 06/04/2018 SBC Approved revision in budget and funding

Minutes: 12/12/2019 SBC Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTSStatewide, Tennessee

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

Project Title: Tennessee College of Applied Technology Improvements

Project Description: Provide equipment and program expansion and improvements at TCATs statewide as associated with the TCAT Master Plan.

SBC Number: 166/000-04-2013

Total Project Budget: \$100,154,921.00

Source of Funding:

\$ 9,570,000.00	15/16	CurrFunds-CapImp	(A)
18,800,000.00	2015	GOBonds-CapImp	(A)
4,700,000.00		Plant Funds (Non-Aux)	(A)
51,300,000.00	17/18	CurrFunds-CapImp	(A)
1,284,921.00		ECD Grant (CDBG)	(O)
14,500,000.00	18/19	CurrFunds-CapImp	(A)

Comment: This EDP is for a 22,500 SF facility at TCAT Memphis (\$5,830,000).

Previous Action:

07/11/2013	SBC	Approved fully planning a project and to select a designer
07/30/2013	ESC	Approved designer selections (West TN – Braganza Design Group East TN – Hefferlin + Kronenberg)
03/12/2015	SBC	Approved a revision in scope, funding and to select middle TN designer
04/20/2015	ESC	Approved designer selection (Middle TN - Johnson Crabtree Arch)
07/09/2015	SBC	Approved a revision in funding
05/12/2016	SBC	Approved master plan
01/12/2017	SBC	Approved EDP (TCAT Chattanooga)
07/13/2017	SBC	Approved a revision in project budget and funding
11/09/2017	SBC	Approved a revision in project budget and funding
03/08/2018	SBC	Approved selection of an additional designer for upper East TN
03/19/2018	ESC	Designer selected for upper East TN (Reedy & Sykes/Shaw & Shanks)
07/12/2018	SBC	Approved EDP (TCAT Shelbyville) and revision in budget & funding
12/17/2018	ESC	Designer selected for TCAT Morristown (Tuck Hinton Architects)
02/14/2019	SBC	Reported OSA approval for use of CM/GC for Morristown
05/09/2019	SBC	Approved award of CM/GC (Denark Construction) for Morristown
08/08/2019	SBC	Approved EDP (TCAT Jacksboro)
09/12/2019	SBC	Approved 4 EDPs (TACTs Crossville, Livingston, Morristown, and Newbern)
11/14/2019	SBC	Approved EDP (TCAT Crump)

Minutes: 12/12/2019 SBC Approved an EDP as recommended by the State Architect

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

Requested Action: Approval of a revision in scope

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: The scope is being revised to build an addition to the building.

Previous Action:	10/12/2017	SBC	Approved project and use of CM/GC
	12/18/2017	ESC	Approved designer selection (Fisher + Associates)

Minutes:	12/12/2019	SBC	Approved a revision in scope
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TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project budget

Project Title: Agriculture Food Science Research Facility

Project Description: Construct an Agriculture Food Science Research Facility.

SBC Number: 166/001-12-2018

Total Project Budget: \$10,500,000.00

Current Funding: \$ 500,000.00

Source of Funding: \$ 500,000.00 Federal Funds (USDA) (F)

Comment: An increase in project budget is needed to meet the designer's estimate. The Designer's original 3rd party estimate was significantly over the \$8,000,000 Bid Target. After a thorough review of the costs, the campus requests additional funding be approved to construct a facility that would fully meet the building's program requirements. The previous total project budget was \$10,000,000.00.

Previous Action:

12/13/2018	SBC	Approved project
01/28/2019	ESC	Approved designer selection (Tuck Hinton Architects)
11/14/2019	SBC	Received report of use of Best Value alternative delivery order

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

TENNESSEE BOARD OF REGENTSNortheast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Technical Education Complex

Project Description: Demolish existing technology shop and lab buildings A2065, A3065, and B1071 and construct new facility for classrooms, class labs, faculty offices, and storage.

SBC Number: 166/038-01-2008

Total Project Budget: \$36,815,000.00

Source of Funding:	\$ 1,115,000.00	07/08	CurrFunds-CapImp	(A)
	3,189,000.00		Plant Funds (Non-Aux)	(A)
	22,000,000.00	2013	GO Bond-CapImp	(A)
	9,730,000.00	13/14	CurrFunds-CapImp	(A)
	781,000.00		Gifts	(O)

Comment: Funds are being reallocated from moveable equipment to construction to pay for millwright package and welding exhaust, and to replenish contingency. Both items were originally going to be procured by campus, but it was decided to let the General Contractor procure and install them.

Previous Action:

02/14/2008	SBC	Approved project and selected designer (jv: Fisher + Associates/Ken Ross Architects, Inc.)
05/10/2012	SBC	Revised funding
07/11/2013	SBC	Revised funding and utilization of CM/GC
05/13/2015	SBC	Award CM/GC (Messer Construction)
01/12/2017	SBC	Approved EDP
02/26/2018	ESC	Revised source of funding
01/10/2019	SBC	Revised project budget

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

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

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

Project Title: Tennessee Center for Poultry Science

Project Description: Construct poultry complex including a poultry unit and a multipurpose facility for production and processing poultry.

SBC Number: 166/011-01-2017

Total Project Budget: \$2,070,000.00

Source of Funding: \$2,070,000.00 16/17 CurrFunds-CapImp (D55Cap) (A)

Previous Action: 03/09/2017 SBC Approved project
04/24/2017 ESC Approved designer selection (McFarlin Huitt Panvini, Inc.)

Minutes: 12/12/2019 SBC Approved an EDP as recommended by the State Architect

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

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

Project Title: Floyd Stadium Stair Repairs

Project Description: Repair and replace stairwells and egress components at Floyd Stadium.

SBC Number: 366/009-17-2019

Total Project Budget: \$1,400,000.00

Source of Funding: \$1,400,000.00 Plant Funds (Aux-Other) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC for Quarter 2 at \$1,300,000. The increase in total project budget over disclosure is to allow for replacement of guardrailing in addition to stair tread and risers.

This work is required due to deterioration (rust) of existing stairs and landings due to standing water in existing stair pans.

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

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

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

Project Title: Softball Facility Bleacher Replacement

Project Description: Replace existing bleachers with new, including new concrete foundation, site work, and all related work.

SBC Number: 366/009-18-2019

Total Project Budget: \$525,000.00

Source of Funding: \$225,000.00 Plant Funds (Aux-Other) (A)
\$300,000.00 Gifts

Comment: This project was approved as a Special Opportunity Disclosure by THEC on November 22, 2019.

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

DEPARTMENT OF ENVIRONMENT & CONSERVATIONStatewide, Tennessee

Requested Action: Approval of a revision in project scope

Project Title: Trail and Trail Bridge Replacements

Project Description: Replacement, improvement, construction of trails and bridges at Fall Creek Falls State Park, Justin P. Wilson Cumberland Trail State Park, ~~Fort Pillow State Historical Park~~, Burgess Falls State Park and all required related work.

SBC Number: 126/000-02-2017

Total Project Budget: \$4,551,000.00

Source of Funding:	\$3,300,000.00	17/18	CurrFunds-CapImp	(A)
	1,246,000.00		Federal Funds	(F)
	5,000.00	18/19	TDEC Op Funds	(A)

Comment: This request is to remove construction of the Fort Pillow State Historical Park bridge from the scope due to budget restrictions. Cost of work was higher than anticipated because of the remote location of the bridge. The Fort Pillow bridge will be submitted as a future capital budget request.

Previous Action:

07/13/2017	SBC	Approved project and to select a designer and utilizing Agency Consultant for design for a portion of the work
08/21/2017	ESC	Approved designer selection (AECOM Technical Services, Inc.)
01/10/2019	SBC	Approved a revision in project budget and funding

Minutes: 12/12/2019 SBC Approved a revision in project scope

DEPARTMENT OF FINANCE & ADMINISTRATIONStatewide, Tennessee

Requested Action:	Approval of a proposed rate change and amendment to the contract		
Project Title:	Premise Wiring Installation		
Project Description:	To procure statewide services from a selected low-voltage wiring contractor for the installation and maintenance of telecommunications wiring statewide, and all required related work.		
SBC Number:	529/000-10-2017		
Total Project Budget:	\$18,000,000.00		
Source of Funding:	\$18,000,000.00	Various Agency & Project Funds	(A)
Comment:	This amendment will adjust various contract rates and recognize additional services as authorized by the contract. The current contract expiration date will remain December 31, 2020. No additional funding is requested to address these changes.		
Previous Action:	09/14/2017	SBC	Approved project, budget and to issue a Request for Proposals
	12/14/2017	SBC	Approved awarding a contract to the best evaluated proposer (Institutional Network Communications)
Minutes:	12/12/2019	SBC	Approved a proposed rate change and an amendment to the contract

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIESStatewide, Tennessee

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

Project Title: DIDD Campuses Study and Planning

Project Description: Provide a comprehensive master plan for Clover Bottom, Greene Valley, and Arlington campuses that assesses the use of current land and facilities to guide future programmatic decisions and capital project planning.

SBC Number: 346/000-01-2019

Total Project Budget: \$250,000.00

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

Comment: This is a FY 19/20 line-item project in the capital budget. The designer selection process will be utilized to select a consultant.

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

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: Approval of a revision in project budget and funding and to award a contract to the best two evaluated proposers for cost estimators

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

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 1,000,000.00	\$ 0.00	\$1,000,000.00	19/20	CurrFunds-CapMaint	(A)
	0.00	1,000,000.00	1,000,000.00	19/20	DGS Op Funds (PrePlan)	(A)
	0.00	250,000.00	250,000.00		Various Project Funds	(O)
	0.00	250,000.00	250,000.00	19/20	Agency Op Funds	(A)
Original Project Budget:	\$ 1,000,000.00					
Change in Funding:		\$1,500,000.00				
Revised Project Budget:			\$2,500,000.00			

Comment: Additional funding and spending authority is being requested to fulfill the anticipated programming and consulting needs through this fiscal year. The total project budget is being increased from \$5,000,000.00.

In response to an RFQ for cost estimating services, the State received four responses on Thursday, September 19, 2019. The Notice of Intent to award was issued on Friday, November 8, 2019 naming Connico, Inc. and Costing Services Group, Inc. as the best evaluated proposers. No protests were received in the protest period.

Previous Action:

07/11/2019	SBC	Approved project 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

Minutes: 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.)

STREAM – Professional Consultant Contract Dates
Agency Consultant Contract 529/000-02-2019

		Start Date	Current End Date	Anticipated Maturity Date
MPE Engineering - Statewide	Edmonds Engineering Inc.	11/12/2019	10/31/2020	10/31/2024
MPE Engineering - Statewide	Smith Seckman Reid, Inc.	09/23/2019	10/31/2020	10/31/2024
MPE Engineering - Statewide	IC Thomasson Associates, Inc.	09/23/2019	10/31/2020	10/31/2024
MPE Engineering - Statewide	MBI Companies, Inc.	09/23/2019	10/31/2020	10/31/2024
MPE Engineering - Statewide	Allen & Hoshall, Inc.	09/23/2019	10/31/2020	10/31/2024
Civil Engineering - Statewide	AECOM Technical Services	11/12/2019	10/31/2020	10/31/2024
Civil Engineering - Statewide	CTI Engineering, Inc.	09/23/2019	10/31/2020	10/31/2024
Civil Engineering - Statewide	S & ME, Inc.	09/23/2019	10/31/2020	10/31/2024
Civil Engineering - Statewide	Fisher & Arnold, Inc.	09/23/2019	10/31/2020	10/31/2024
Architectural – Statewide	Gobbell Hayes Partners, Inc.	10/24/2019	10/31/2020	10/31/2024
Architectural – Statewide	Goodwin Mills & Cawood, Inc.	09/23/2019	10/31/2020	10/31/2024
Architectural – Statewide	EOA Architects, PLLC	11/12/2019	10/31/2020	10/31/2024
Architectural – Statewide	Bauer Askew Architecture, PLLC	11/15/2019	10/31/2020	10/31/2024
Architectural - Statewide	MBI Companies, Inc.	09/23/2019	10/31/2020	10/31/2024
Architectural - Statewide	Derthick Henley & Wilkerson Arch.	09/23/2019	10/31/2020	10/31/2024
Historical Architectural - Statewide	Hefferlin + Kronenberg Arch	TBD	10/31/2020	10/31/2024
Historical Architectural - Statewide	Centric Architecture, Inc.	09/23/2019	10/31/2020	10/31/2024
Structural Engineering - Statewide	Hurst Rosche, Inc.	11/12/2019	10/31/2020	10/31/2024
Structural Engineering - Statewide	CTI Engineers, Inc.	09/23/2019	10/31/2020	10/31/2024
Structural Engineering - Statewide	Allen & Hoshall, Inc.	09/23/2019	10/31/2020	10/31/2024
Structural Engineering - Statewide	MBI Companies, Inc.	09/23/2019	10/31/2020	10/31/2024
Roofing & Envelope – Statewide	MBI Companies, Inc.	09/23/2019	10/31/2020	10/31/2024
Roofing & Envelope – Statewide	Smith Seckman Reid, Inc.	09/23/2019	10/31/2020	10/31/2024
Roofing & Envelope – Statewide	Hurst Rosche, Inc.	11/12/2019	10/31/2020	10/31/2024
Healthcare - Statewide	A2H Inc., dba Red Chair Architects, Inc.	TBD	10/31/2020	10/31/2024
Healthcare - Statewide	HFR, Inc.	09/23/2019	10/31/2020	10/31/2024
Security - Statewide	Security Risk Management Consultants	09/23/2019	10/31/2020	10/31/2024
Detention Security - Statewide				
Cost Estimator - Statewide	Connico Inc.	TBD	10/31/2020	10/31/2024
Cost Estimator - Statewide	Costing Services Group, Inc.	TBD	10/31/2020	10/31/2024

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

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

Project Title: General Government Commissioning Contract

Project Description: Provide commissioning services statewide.

SBC Number: 460/000-02-2017

Total Project Budget: \$150,000.00 16/17 Agency Op Funds (A)

Comment: The agreement for the commissioning agent (TLC Engineering Solutions) expired on October 31, 2019 due to an error with the consultant's electronic signature preventing the timely execution of an extension. The commissioning agent was selected through approval utilizing the procurement results of TBR for Commissioning Services at the June 19, 2017 SBC with the intent of a maximum of five years. As the commissioning agent was in place for two years, the new contract will be for a maximum of the three years remaining from the original contract.

Previous Action:

06/19/2017	SBC	Approved utilizing the procurement results of TBR for Commissioning Services
11/08/2018	SBC	Approved an amendment to the contract extending the term
07/11/2019	SBC	Approved an amendment to the contract extending the term

Minutes: 12/12/2019 SBC Approved awarding a new contract to a previously selected consultant (TLC Engineering Solutions)

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State