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

PRESENT: 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 |
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)

<table>
<thead>
<tr>
<th>State Procurement Agency:</th>
<th>University of TN</th>
<th>User Agency:</th>
<th>UT Chattanooga</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Chattanooga, Tennessee</td>
<td>Project Title:</td>
<td>Campus Site Improvements</td>
</tr>
<tr>
<td>SBC Project No:</td>
<td>540/005-03-2015</td>
<td>Approval Date:</td>
<td>11/05/2019</td>
</tr>
<tr>
<td>Designer:</td>
<td>WM Whitaker &amp; Assoc.</td>
<td>Contractor:</td>
<td>P &amp; C Construction</td>
</tr>
<tr>
<td>Construction Completion %:</td>
<td>97%</td>
<td>Targeted Substantial Completion:</td>
<td>12/24/2019</td>
</tr>
<tr>
<td>Change Order No.</td>
<td>6</td>
<td>Comment:</td>
<td>Hidden Conditions/Unavoidable Delays/Design Modifications/Added Scope</td>
</tr>
<tr>
<td>Change Order Amount:</td>
<td>$34,211.31</td>
<td>Approved Project Funding</td>
<td></td>
</tr>
<tr>
<td>Change Order Percentage:</td>
<td>1.47%</td>
<td>After This Change Order</td>
<td></td>
</tr>
<tr>
<td>Cumulative Percentage:</td>
<td>24.21%</td>
<td>Revised Contract Amount:</td>
<td>$2,891,393.01</td>
</tr>
<tr>
<td>Remaining Undedicated Funds:</td>
<td>$1,288,000.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Approved Project Funding

| Original Bid Target: | $2,800,000.00 |
| Base Contract Amount: | $2,327,800.00 |
| 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

<table>
<thead>
<tr>
<th>Construction Completion %</th>
<th>Change Order No.</th>
<th>Change Order Amount</th>
<th>Change Order Percentage</th>
<th>Cumulative Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>98%</td>
<td>9</td>
<td>$42,921.72</td>
<td>1.92%</td>
<td>12.33%</td>
</tr>
</tbody>
</table>

**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.

### Approved Project Funding

<table>
<thead>
<tr>
<th>Original Bid Target</th>
<th>Base Contract Amount</th>
<th>Contingency</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,236,000.00</td>
<td>$2,236,000.00</td>
<td>$223,600.00</td>
</tr>
</tbody>
</table>

**Change Order Amount:** $42,921.72
**Cumulative Percentage:** 12.33%

### 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.

<table>
<thead>
<tr>
<th>Construction Completion %</th>
<th>Change Order No.</th>
<th>Change Order Amount</th>
<th>Change Order Percentage</th>
<th>Cumulative Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>100%</td>
<td>4</td>
<td>$101,919.58</td>
<td>42.77%</td>
<td>45.42%</td>
</tr>
</tbody>
</table>

**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.

### Approved Project Funding

<table>
<thead>
<tr>
<th>Original Bid Target</th>
<th>Base Contract Amount</th>
<th>Contingency</th>
</tr>
</thead>
<tbody>
<tr>
<td>$300,000.00</td>
<td>$238,300.00</td>
<td>$30,000.00</td>
</tr>
</tbody>
</table>

**Change Order Amount:** $101,919.58
**Cumulative Percentage:** 45.42%

**After This Change Order**

<table>
<thead>
<tr>
<th>Revised Contract Amount</th>
<th>Remaining Undedicated Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>$346,526.82</td>
<td>$13,473.18</td>
</tr>
</tbody>
</table>
4) **State Procurement Agency:** TN Board of Regents  
**Location:** Columbia, Tennessee  
**Project Title:** Finney Library Renovation  
**SBC Project No:** 166/015-01-2017  
**Designer:** Street Dixon Rick Orcutt Winslow  
**User Agency:** Columbia State Community College  
**Approval Date:** 11/04/2019  
**Contractor:** Southland Construction  
**Targeted Substantial Completion:** 08/28/2019  
**Comment:** Added Scope  
This change order provides owner impacted additional scope by adding data and electrical outlets in multiple rooms and above the soffit.  
**Change Order No:** 17  
**Change Order Amount:** $6,588.44  
**Change Order Percentage:** .17%  
**Cumulative Percentage:** 11.71%  
**After This Change Order**  
**Original Bid Target:** $4,500,000.00  
**Base Contract Amount:** $3,931,200.00  
**Contingency:** $450,000.00  
**Revised Contract Amount:** $4,391,506.14  
**Remaining Undedicated Funds:** $558,493.86

5) **State Procurement Agency:** TN Board of Regents  
**Location:** Columbia, Tennessee  
**Project Title:** Finney Library Renovation  
**SBC Project No:** 166/015-01-2017  
**Designer:** Street Dixon Rick Orcutt Winslow  
**User Agency:** Columbia State Community College  
**Approval Date:** 11/21/2019  
**Contractor:** Southland Construction  
**Targeted Substantial Completion:** 09/03/2019  
**Comment:** Hidden Conditions/Added Scope  
This change order is for work to provide a scratch and leveling coat and provide an asphaltic surface layer over an existing parking lot. This change order also provides a credit to the project for the deletion of the milling work.  
**Change Order No:** 18  
**Change Order Amount:** $939.42  
**Change Order Percentage:** .02%  
**Cumulative Percentage:** 11.73%  
**After This Change Order**  
**Original Bid Target:** $4,500,000.00  
**Base Contract Amount:** $3,931,200.00  
**Contingency:** $450,000.00  
**Revised Contract Amount:** $4,392,445.56  
**Remaining Undedicated Funds:** $557,554.44

6) **State Procurement Agency:** TN Board of Regents  
**Location:** Gallatin, Tennessee  
**Project Title:** Parking, Road & Site Upgrade  
**SBC Project No:** 166/025-04-2017  
**Designer:** Hethcoat & Davis Inc  
**User Agency:** Volunteer State Community College  
**Approval Date:** 11/04/2019  
**Contractor:** Jarrett Builder Inc  
**Targeted Substantial Completion:** 12/19/2019  
**Comment:** Hidden Condition  
This change order is for work to provide a scratch and leveling coat and provide an asphaltic surface layer over an existing parking lot. This change order also provides a credit to the project for the deletion of the milling work.  
**Change Order No:** 1  
**Change Order Amount:** $24,044.25  
**Change Order Percentage:** 11.57%  
**Cumulative Percentage:** 11.57%  
**After This Change Order**  
**Original Bid Target:** $270,000.00  
**Base Contract Amount:** $207,800.00  
**Contingency:** $8,500.00  
**Revised Contract Amount:** $231,844.25  
**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
Approval Date: 11/21/2019
Construction Completion %: 65%
Change Order No: 10
Change Order Amount: $60,660.29
Change Order Percentage: 1.42%
Cumulative Percentage: 31.28%

Approved Project Funding
Original Bid Target: $5,006,000.00
Base Contract Amount: $4,270,000.00
Contingency: $1,300,600.00

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
Approval Date: 11/05/2019
Construction Completion %: 30%
Change Order No: 2
Change Order Amount: $0.00
Change Order Percentage: 0.00%
Cumulative Percentage: 57.71%

Approved Project Funding
Original Bid Target: $330,000.00
Base Contract Amount: $209,127.00
Contingency: $30,000.00

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
Approval Date: 11/19/2019
Construction Completion %: 99%
Change Order No: 4
Change Order Amount: $38,679.67
Change Order Percentage: 19.53%
Cumulative Percentage: 24.45%

Approved Project Funding
Original Bid Target: $198,000.00
Base Contract Amount: $198,000.00
Contingency: $59,800.00

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.

After This Change Order

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.

After This Change Order

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.

After This Change Order

Revised Contract Amount: $5,605,709.89
Remaining Undedicated Funds: $504,601.33

Revised Contract Amount: $329,807.98
Remaining Undedicated Funds: $150,873.00

Revised Contract Amount: $246,418.54
Remaining Undedicated Funds: $62,583.50
10) **State Procurement Agency:** STREAM  
**Location:** Statewide, Tennessee  
**Project Title:** Building Security Upgrades  
**SBC Project No:** 529/000-04-2016  
**Designer:** SRMC  
**Construction Completion %:** 42%  
**Change Order No:** 8  
**Change Order Amount:** $36,729.37  
**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  
- **Contingency:** $355,999.00  
**User Agency:** Dept of General Services  
**Approval Date:** 11/15/2019  
**Contractor:** Eye in the Sky  
**Targeted Substantial Completion:** 04/06/2020  
**Comment:** Added Scope  
This change order provides for the extension of the new security system to 22 additional doors in the James K. Polk Building.  
**Change Order Amount:** $36,729.37  
**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  
- **Contingency:** $355,999.00  
**After This Change Order**  
- **Revised Contract Amount:** $2,549,809.56  
- **Remaining Undedicated Funds:** $980,478.52

11) **State Procurement Agency:** STREAM  
**Location:** Nashville, Tennessee  
**Project Title:** Andrew Jackson 7th Floor Filing Room  
**SBC Project No:** 529/073-02-2018  
**Designer:** Goodwyn Mills Cawood  
**Construction Completion %:** 100%  
**Change Order No:** 2  
**Change Order Amount:** $5,409.20  
**Change Order Percentage:** 11.46%  
**Cumulative Percentage:** 17.42%  
**Approved Project Funding**  
- **Original Bid Target:** $79,500.00  
- **Base Contract Amount:** $47,195.00  
- **Contingency:** $7,950.00  
**User Agency:** Dept of General Services  
**Approval Date:** 11/07/2019  
**Contractor:** SM Lawrence  
**Targeted Substantial Completion:** 10/30/2019  
**Comment:** Hidden Conditions  
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 Amount:** $5,409.20  
**Change Order Percentage:** 11.46%  
**Cumulative Percentage:** 17.42%  
**Approved Project Funding**  
- **Original Bid Target:** $79,500.00  
- **Base Contract Amount:** $47,195.00  
- **Contingency:** $7,950.00  
**After This Change Order**  
- **Revised Contract Amount:** $55,417.31  
- **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.

* * * * * * *
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

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 6,440,000.00</td>
<td>$ 6,260,000.00</td>
<td>$12,700,000.00</td>
<td>TSSBA (A)</td>
</tr>
<tr>
<td>1,000,000.00</td>
<td>(1,000,000.00)</td>
<td>0.00</td>
<td>Gifts (O)</td>
</tr>
</tbody>
</table>

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, 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:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$7,000,000.00</td>
<td>$0.00</td>
<td>$7,000,000.00</td>
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<td>0.00</td>
<td>717,039.61</td>
<td>717,039.61</td>
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<td>GO Bonds-CapMaint</td>
<td>(R)</td>
<td></td>
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</table>

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
### 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:

<table>
<thead>
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<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
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<td>2015</td>
<td>GOBonds-CapImp (A)</td>
<td>$18,800,000.00</td>
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<td>Plant Funds (Non-Aux) (A)</td>
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<td>17/18</td>
<td>CurrFunds-CapImp (A)</td>
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<td>18/19</td>
<td>ECD Grant (CDBG) (O)</td>
<td>$1,284,921.00</td>
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<td>18/19</td>
<td>CurrFunds-CapImp (A)</td>
<td>$14,500,000.00</td>
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</table>

### 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
East 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
TENNESSEE BOARD OF REGENTS

Tennessee 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
Northeast 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:

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<tr>
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<td>GO Bond-CapImp</td>
<td>$22,000,000.00</td>
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<tr>
<td>CurrFunds-CapImp</td>
<td>$9,730,000.00</td>
<td>13/14</td>
</tr>
<tr>
<td>Gifts</td>
<td>$781,000.00</td>
<td></td>
</tr>
</tbody>
</table>

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 REGENTS

Tennessee 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 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 guardrail 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 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
Statewide, 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:**

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<td>5,000.00</td>
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<td>TDEC Op Funds (A)</td>
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</tbody>
</table>

**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
**Statewide, Tennessee**

<table>
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<tr>
<th>Requested Action:</th>
<th>Approval of a proposed rate change and amendment to the contract</th>
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<tbody>
<tr>
<td>Project Title:</td>
<td>Premise Wiring Installation</td>
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<tr>
<td>Project Description:</td>
<td>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.</td>
</tr>
<tr>
<td>SBC Number:</td>
<td>529/000-10-2017</td>
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<tr>
<td>Total Project Budget:</td>
<td>$18,000,000.00</td>
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<tr>
<td>Source of Funding:</td>
<td>$18,000,000.00  Various Agency &amp; Project Funds (A)</td>
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<tr>
<td>Comment:</td>
<td>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.</td>
</tr>
<tr>
<td>Previous Action:</td>
<td>09/14/2017  SBC  Approved project, budget and to issue a Request for Proposals</td>
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<td>12/14/2017  SBC  Approved awarding a contract to the best evaluated proposer (Institutional Network Communications)</td>
</tr>
<tr>
<td>Minutes:</td>
<td>12/12/2019  SBC  Approved a proposed rate change and an amendment to the contract</td>
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State Building Commission – December 12, 2019

Statewide, 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: 346/000-01-002019

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
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:

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19/20 CurrFunds-CapMaint (A)
19/20 DGS Op Funds (PrePlan) (A)
19/20 Various Project Funds (O)
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.)
<table>
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<th>Consultant/Company</th>
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<th>Anticipated Maturity Date</th>
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<td>Edmonds Engineering Inc.</td>
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<td>MBI Companies, Inc.</td>
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<td>Architectural - Statewide</td>
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<td>Derthick Henley &amp; Wilkerson Arch.</td>
<td>09/23/2019</td>
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<td>Allen &amp; Hoshall, Inc.</td>
<td>09/23/2019</td>
<td>10/31/2020</td>
<td>10/31/2024</td>
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<td>Structural Engineering - Statewide</td>
<td></td>
<td>MBI Companies, Inc.</td>
<td>09/23/2019</td>
<td>10/31/2020</td>
<td>10/31/2024</td>
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<tr>
<td>Roofing &amp; Envelope – Statewide</td>
<td></td>
<td>MBI Companies, Inc.</td>
<td>09/23/2019</td>
<td>10/31/2020</td>
<td>10/31/2024</td>
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<tr>
<td>Roofing &amp; Envelope – Statewide</td>
<td></td>
<td>Smith Seckman Reid, Inc.</td>
<td>09/23/2019</td>
<td>10/31/2020</td>
<td>10/31/2024</td>
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<td>Roofing &amp; Envelope – Statewide</td>
<td></td>
<td>Hurst Rosche, Inc.</td>
<td>11/12/2019</td>
<td>10/31/2020</td>
<td>10/31/2024</td>
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<tr>
<td>Healthcare - Statewide</td>
<td></td>
<td>A2H Inc., dba Red Chair Architects, Inc.</td>
<td>TBD</td>
<td>10/31/2020</td>
<td>10/31/2024</td>
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<td>Healthcare - Statewide</td>
<td></td>
<td>HFR, Inc.</td>
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<td>10/31/2024</td>
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<td>Detention Security - Statewide</td>
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<td>Connico Inc.</td>
<td>TBD</td>
<td>10/31/2020</td>
<td>10/31/2024</td>
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<td>Cost Estimator - Statewide</td>
<td></td>
<td>Costing Services Group, Inc.</td>
<td>TBD</td>
<td>10/31/2020</td>
<td>10/31/2024</td>
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</tbody>
</table>
### DEPARTMENT OF GENERAL SERVICES

**Statewide, 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:

[Signature]

Tre Hargett
Secretary, State Building Commission
Secretary of State