

MINUTES
STATE BUILDING COMMISSION
December 10, 2020

The State Building Commission met this day at 11:00 a.m. via WebEx electronic meeting, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:02 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

- State Building Commission

PRESENTER

State Architect Ann McGauran

Lieutenant Governor McNally stated that the purpose of this meeting was to consider the items on the agenda for the December 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.
3. Meeting electronically is necessary to protect the health, safety and welfare of Tennesseans in light of the COVID-19 outbreak.

Lt. 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 all members voted aye and approved the use of electronic communication for this meeting.

CONSENT AGENDA

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

1. 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 a revision in project budget and funding in order to award a contract

2. Agency: **Tennessee Board of Regents / Tennessee Technological University**
Project Title: Innovation Center Residence Hall
SBC Project No: 166/011-01-2020
Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

3. Agency: **Department of Environment & Conservation**
Project Title: Henry Horton State Park Restaurant and Visitor Center
SBC Project No: 126/051-02-2017
Requested Action: Approval of a revision in project budget, scope, and funding

4. Agency: **Department of Environment & Conservation**
Project Title: Natchez Trace State Park Inn Refurbishing Phase II
SBC Project No: 126/057-02-2020
Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **Department of Environment & Conservation**
Project Title: Warriors' Path SP Deferred Maintenance
SBC Project No: 126/096-01-2016
Requested Action: Approval of a revision in project budget, scope, and funding

6. Agency: **Department of Agriculture**
Project Title: Natchez Trace Survey
SBC Project No: 100/001-01-2020
Requested Action: Approval to award a contract

7. Agency: **Department of Economic & Community Development**
Project Title: Amazon Operations Center Infrastructure
SBC Project No: 170/008-01-2020
Requested Action: Approval of a grant agreement

8. Agency: **Department of General Services**
Project Title: TPAC Annual Maintenance Grant
SBC Project No: 529/075-02-2017
Requested Action: Approval of a revision in project budget, scope, and funding

9. Agency: **Department of General Services**
Project Title: Real Estate Master Plan
SBC Project No: 529/000-03-2019
Requested Action: Approval of a contract amendment

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) At a roll call vote all members voted aye and approved the Minutes of the State Building Commission meeting held on November 12, 2020.

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:** Middle TN State Univ. **User Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: KOM Mechanical Upgrades
SBC Project No: 366/009-14-2019 **Approval Date:** 11/16/2020
Designer: Kurzynske & Assoc. **Contractor:** Trinity Geothermal, LLC
Construction Completion %: 95% **Targeted Substantial Completion:** 12/15/2020
Change Order No. 3 **Comment: Error**
Change Order Amount: \$106,815.53 This change order provides for a new heat exchanger to replace the initially designed one that could not be installed. Time increase to schedule of 76 days.
Change Order Percentage: 10.97%
Cumulative Percentage: 21.74%
Approved Project Funding
Original Bid Target: \$1,050,000.00 **After This Change Order**
Base Contract Amount: \$973,700.00 **Revised Contract Amount:** \$1,185,380.28
Contingency: \$105,000.00 **Remaining Undedicated Funds:** \$13,319.47
- 2) **State Procurement Agency:** Austin Peay State Univ. **User Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Military Family Resource Center
SBC Project No: 373/003-02-2019 **Approval Date:** 10/29/2020
Designer: Lyle Cook Martin Arch **Contractor:** Pride Concrete, LLC
Construction Completion %: 99% **Targeted Substantial Completion:** 10/12/2020
Change Order No. 6 **Comment: Cost Efficiencies**
Change Order Amount: (\$20,270.64) This change order is a credit back to the project for unspent allowance funds for carpeting, LVT material, exterior signage, and interior signage.
Change Order Percentage: (3.89%)
Cumulative Percentage: 14.79%
Approved Project Funding
Original Bid Target: \$520,000.00 **After This Change Order**
Base Contract Amount: \$520,000.00 **Revised Contract Amount:** \$596,926.17
Contingency: \$267,050.00 **Remaining Undedicated Funds:** \$196,401.00

- 3) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Memphis, Tennessee
Project Title: MLTC Food Service Upgrades
SBC Project No: 140/005-01-2018 **Approval Date:** 11/03/2020
Designer: Spirit Architecture **Contractor:** Smith Doyle Contractors
Construction Completion %: 10% **Targeted Substantial Completion:** 07/28/2021
Change Order No. 5 **Comment: Omission**
Change Order Amount: \$7,540.22 This change order accommodates additional wood deck
Change Order Percentage: 0.62% ramping, stairs, and chain link fencing around the
Cumulative Percentage: 27.67% temporary food service trailers, at this correctional facility.
After This Change Order
Approved Project Funding
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$1,219,800.00 **Revised Contract Amount:** \$1,557,343.02
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$781,287.16
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Wartburg, Tennessee
Project Title: MCCX Vocational Space Upgrades
SBC Project No: 142/014-02-2018 **Approval Date:** 11/16/2020
Designer: Edmonds Engineering **Contractor:** Four Seasons, Inc.
Construction Completion %: 82% **Targeted Substantial Completion:** 03/05/2021
Change Order No. 3 **Comment: Unavoidable Delays**
Change Order Amount: \$0.00 This change order addresses the addition of 119 days to
Change Order Percentage: 0% the construction schedule.
Cumulative Percentage: 44.26%
After This Change Order
Approved Project Funding
Original Bid Target: \$516,600.00
Base Contract Amount: \$516,600.00 **Revised Contract Amount:** \$745,223.00
Contingency: \$51,660.00 **Remaining Undedicated Funds:** \$174,624.79
- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Education
Location: Nashville, Tennessee
Project Title: TSB Roof Replacements
SBC Project No: 168/005-01-2018 **Approval Date:** 10/29/2020
Designer: M. Shanks Architects **Contractor:** Maxwell Roofing & Sheet Metal
Construction Completion %: 78% **Targeted Substantial Completion:** 01/22/2021
Change Order No. 3 **Comment: Hidden Conditions / Added Scope**
Change Order Amount: \$35,902.45 This change order addresses the removal of the existing
Change Order Percentage: 9.56% older, deteriorated tectum roof decking on a building
Cumulative Percentage: 13.05% wing and replacement with a metal deck. Also included
is an owner programmatic need to provide 2 roof access
ladders from a couple of lower roof areas to access the
higher roof areas.
After This Change Order
Approved Project Funding
Original Bid Target: \$440,000.00
Base Contract Amount: \$375,530.00 **Revised Contract Amount:** \$424,526.93
Contingency: \$44,000.00 **Remaining Undedicated Funds:** \$109,710.54

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Covington, Tennessee
Project Title: Covington RC Parking Improvements
SBC Project No: 361/016-01-2019 **Approval Date:** 11/16/2020
Designer: TLM & Associates, Inc. **Contractor:** Wagner General Contractors, Inc.
Construction Completion %: 70% **Targeted Substantial Completion:** 04/22/2021
Change Order No. 2 **Comment: Added Scope**
Change Order Amount: \$36,680.53 This change order addresses the need to add a concrete pad at the rear gate and add gravel to fine grade the motor pool lot. This work extends the contract time by 28 days.
Change Order Percentage: 8.15%
Cumulative Percentage: 17.95%
Approved Project Funding **After This Change Order**
Original Bid Target: \$494,018.33
Base Contract Amount: \$449,900.00 **Revised Contract Amount:** \$530,698.86
Contingency: \$121,981.67 **Remaining Undedicated Funds:** \$121,981.67
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Smyrna, Tennessee
Project Title: VTS Smyrna Building 500 Auditorium Repairs
SBC Project No: 361/079-01-2018 **Approval Date:** 11/19/2020
Designer: HFR, Inc. **Contractor:** Dowdle Construction
Construction Completion %: 75% **Targeted Substantial Completion:** 11/18/2020
Change Order No. 2 **Comment: Codes / Added Scope**
Change Order Amount: \$6,023.14 This change order provides for additional light switching in the auditorium lobby, a downlight, and replacement of non-compliant wiring.
Change Order Percentage: 2.15%
Cumulative Percentage: 25.88%
Approved Project Funding **After This Change Order**
Original Bid Target: \$440,000.00
Base Contract Amount: \$279,200.00 **Revised Contract Amount:** \$351,469.76
Contingency: \$44,000.00 **Remaining Undedicated Funds:** \$212,106.00

- **Bid Withdrawals** (in accordance with Item 5.01(D)(5)(d) of the *SBC By-Laws, Policy & Procedures*)

- 1) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Campus Stormwater BMP Phase I
SBC Project No. 366/009-10-2019
Bidder: Beech Construction Services
Bid Date: 05/06/2020
Designer: Wood Environment & Infrastructure Solutions, Inc.
Comment: The bidder withdrew as a result of a clerical error in the preparation of the bid and the bid bond was returned to the bidder in accordance with SBC Policy 5.01.D.
Approval Date: 07/14/2020

- 2) **State Procurement Agency:** STREAM / Department of Correction
Location: Memphis, Tennessee
Project Title: MLTC Food Service Upgrades
SBC Project No. 140/005-01-2018
Bidder: R.A. Sharp Construction Company, LLC
Bid Date: 02/20/2020
Designer: Spirit Architecture Group, LLC
Comment: The bidder withdrew as a result of a clerical error in the preparation of the bid and the bid bond was returned to the bidder in accordance with SBC Policy 5.01.D.
Approval Date: 03/06/2020
- 3) **State Procurement Agency:** STREAM / Department of Correction
Location: Henning, Tennessee
Project Title: WTSP High Mast Lighting Replacement
SBC Project No. 142/022-01-2017
Bidder: TLC Investments, LLC dba Stones River Electric
Bid Date: 10/29/2020
Designer: Smith Seckman Reid, Inc.
Comment: The bidder withdrew as a result of a clerical error in the preparation of the bid and the bid bond was returned to the bidder in accordance with SBC Policy 5.01.D.
Approval Date: 11/02/2020

Initial and Revised Approvals of Capital Projects

- Reported the following two 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 Institute of Agriculture
Location: Jackson, Tennessee
Project Title: WTREC-Greenhouse Replacement
Project Description: This project will abate and demolish the framing and glass of the existing greenhouse. A new polycarbonate greenhouse will be constructed on the existing foundation.
SBC Project No. 540/001-07-2020
Total Project Budget: \$87,500.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Consultant for design
Approval Date: 11/19/2020
 - 2) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Downey Softball & Baseball Renovations
Project Description: This project will renovate softball and baseball team rooms in the Downey building.
SBC Project No. 373/003-07-2020
Total Project Budget: \$177,000.00
Source of Funding: Gifts (O)
Approval: Approved project utilizing Campus Procurement for the work
Approval Date: 11/17/2020

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: ADA Compliance
Project Description: Make ADA adaptations for accessibility across the campus.
SBC Project No. 166/001-01-2019
Total Project Budget: \$190,000.00
Source of Funding: 19/20 CurrFunds-CapMaint (A)
Approval: Approved a revision in project funding (increase MACC to award a bid)
Approval Date: 11/18/2020
 - 2) **State Procurement Agency:** Tennessee Board of Regents / Cleveland State Community College
Location: Cleveland, Tennessee
Project Title: Campus Revitalization
Project Description: Construct a new general classroom building and renovate the Humanities Building as proposed in the master plan program.
SBC Project No. 166/013-01-2018
Total Project Budget: \$25,000,000.00
Source of Funding: \$22,500,000.00 18/19 CurrFunds-CapImp (A)
\$ 2,500,000.00 Gifts (O)
Approval: Approved a revision in project funding (increase MACC to allow CM/GC to coordinate equipment purchases)
Approval Date: 11/17/2020

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: Knoxville, Tennessee
Project Title: Vet Medical Center – Teaching & Learning Center
SBC Project No. 540/001-02-2018
Designer: Sanders Pace Architecture, LLC
Amount: \$39,420.00
Explanation: This ASR accommodates 3rd party services to perform construction and materials testing.
Approval Date: 11/06/2020
OSA Receipt Date: 11/10/2020

- 2) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: STEM Classroom Building
SBC Project No. 540/011-03-2016
Designer: TLM Associates, Inc.
Amount: \$7,454.40
Explanation: This ASR addresses the need for the structural engineer to redesign the different loading options for the “reaction wall” as requested by the College of Engineering.
Approval Date: 11/17/2020
OSA Receipt Date: 11/17/2020
- 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton Restaurant and Visitor Center
SBC Project No. 126/051-02-2017
Designer: Tinker Ma, Inc.
Amount: \$22,013.00
Explanation: This ASR provides for kitchen equipment design services.
Approval Date: 10/22/2020
OSA Receipt Date: 10/26/2020
- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Burns, Tennessee
Project Title: Montgomery Bell State Park Woodhaven Dam Phase II
SBC Project No. 126/054-01-2018
Designer: AECOM Technical Services, Inc.
Amount: \$3,670.00
Explanation: This ASR provides for assistance from the designer in obtaining the required ARAP (Aquatic Resource Alteration Permit) permitting for this project.
Approval Date: 10/05/2020
OSA Receipt Date: 10/30/2020

Other Business

There being no further business, the meeting adjourned at 11:09 a.m.

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

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

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: \$2,116,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,070,000.00	\$ 0.00	\$2,070,000.00	16/17	CurrFunds-CapImp (D55Cap)	(A)
	0.00	46,000.00	46,000.00		Plant Funds (Non-Aux)	(A)

Original Project Budget: **\$2,070,000.00**

Change in Funding: **\$46,000.00**

Revised Project Budget: **\$2,116,000.00**

Comment: Seven bids were received on November 11, 2020. An increase in funding is needed to award a contract to W & O Construction Company, Inc. for the base bid plus alternate 1. There will be no additional designer fees.

Previous Action:

03/09/2017	SBC	Approved project
04/24/2017	ESC	Approved designer selection (McFarlin Huitt Panvini, Inc.)
12/12/2019	SBC	Approved EDP as recommended by the State Architect

Minutes: 12/10/2020 SBC Approved a revision in project budget and funding in order to award a contract

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

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

Project Title: Innovation Center Residence Hall

Project Description: Construct a new residence hall that will provide up to 400 beds and 15-20,000 square feet of ground level space dedicated to a learning community for entrepreneurship and technology. A food service facility will be included along with space for other support operations contributing to the living and learning community.

SBC Number: 166/011-01-2020

Total Project Budget: \$29,500,000.00

Current Project Funding: \$ 1,000,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is a FY19/20 **disclosed** project in the capital budget (Residence Hall Live and Learn Community) and is in the 2014 TTU master plan. This funding will enable the campus to start the project and obtain an estimated project budget in anticipation of TSSBA funding. The CM/GC delivery method is requested because the project requires construction team involvement for design alternatives, advice regarding budget, and schedule implications of various design solutions. Contractors experienced with preconstruction services, budgeting, and scheduling will be pursued.

Minutes: 12/10/2020 SBC Approved project and to select a designer, and utilizing CM/GC alternative delivery method

DEPARTMENT OF ENVIRONMENT & CONSERVATIONHenry Horton State Park, Chapel Hill, Marshall County, Tennessee

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

Project Title: Henry Horton State Park Restaurant and Visitor Center

Project Description: Demolition of the visitor center and restaurant, construction of a new visitor center and restaurant, *renovation of the existing restaurant into conference space*, road reconfiguration, required site work, and planning funds for the park, which may include additional cabins, and all required related work.

SBC Number: 126/051-02-2017

Total Project Budget: \$8,250,000.00

Source of Funding: \$8,250,000.00 17/18 CurrFunds-CapImp (A)

Comment: The total project budget is being reduced from \$10,050,000.00 to the existing funding because the current funding is sufficient to address the revised project scope. A revision in project scope and funding is requested to renovate the existing restaurant into conference space instead of demolishing the building. The renovations will allow the space to be repurposed for revenue production as conference and event space.

The requested revision in project funding will reallocate funds from Other to MACC and increase the line item for designer additional services in order to address the costs associated with the scope change.

Previous Action:

08/10/2017	SBC	Approved project and to select designer and utilizing Best Value
08/21/2017	ESC	Approved designer selection (Cogent Studio LLC)
03/14/2019	SBC	Approved the EDP as presented by Tinker Ma, Inc.
10/19/2020	ESC	Approved a revision in project funding.

Minutes: 12/10/2020 SBC Approved a revision in project budget, scope, and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATIONNatchez Trace State Park, Wildersville, Henderson County, Tennessee

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

Project Title: Natchez Trace State Park Inn Refurbishing Phase II

Project Description: Refurbishing and maintaining the inn facility, including interior and exterior painting; flooring and siding repairs; relocating and replacing furniture, fixtures, equipment, and all required related work.

SBC Number: 126/057-02-2020

Total Project Budget: \$2,800,000.00

Source of Funding: \$2,800,000.00 20/21 CurrFunds-CapMaint (MP) (A)

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

Minutes: 12/10/2020 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATIONWarriors Path State Park, Kingsport, Sullivan County, Tennessee

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

Project Title: Warriors' Path SP Deferred Maintenance

Project Description: Renovations to the park's marina, visitor center, campground, utilities and other facilities.

SBC Number: 126/096-01-2016

Total Project Budget: \$6,472,700.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$6,472,700.00	\$ 0.00	\$6,472,700.00	16/17	CurrFunds-CapMaint	(A)
	332,750.00	(332,750.00)	0.00		Federal Funds	(F)
Original Project Budget:	\$6,805,400.00					
Change in Funding:		\$(332,750.00)				
Revised Project Budget:			\$6,472,700.00			

Comment: The total project budget is being reduced from \$6,805,400.00 in connection with this revision in scope. The work on Duck Island, including converting the recreation building to a visitor center and renovations to the ball courts, has been removed from the scope due to budget constraints. The federal funds were included to fund the renovation of the ball courts, but that work could not be completed within the available funding, and so the federal grant funds will no longer be used. Budget constraints also necessitated the removal of the renovations of one of the two campgrounds at the park shown in the EDP presentation.

Previous Action:

07/14/2016	SBC	Approved project, budget, scope, funding and source of funding, and proceeding with the process to select a designer
08/22/2016	ESC	Approved designer selection (Reedy & Sykes)
04/12/2018	SBC	Approved EDP as recommended by the State Architect
11/08/2018	SBC	Approved a revision in project budget and funding

Minutes: 12/10/2020 SBC Approved a revision in project budget, scope, and funding

DEPARTMENT OF AGRICULTUREStatewide, Tennessee

Requested Action: Approval to award a contract

Project Title: Natchez Trace Survey

Project Description: Conduct a formal boundary survey in order to provide markers to eliminate uncertainty and provide a complete record of boundary limits, and all required related work.

SBC Number: 100/001-01-2020

Total Project Budget: \$1,300,000.00

Source of Funding: \$1,300,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: Six proposals were received on October 8, 2020. The Notice of Intent to award was sent on October 30, 2020 naming CESO, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 09/10/2020 SBC Approved project and issuing a RFP

Minutes: 12/10/2020 SBC Approved awarding a contract to the best evaluated proposer (CESO, Inc.)

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENTAmazon Operations Center, Nashville, Davidson County, Tennessee

Requested Action: Approval of a grant agreement

Project Title: Amazon Operations Center Infrastructure

Project Description: Grant to the Industrial Development Board of Metro Davidson County for the Amazon.com Services site development, infrastructure, equipment, facility construction and all required related work.

SBC Number: 170/008-01-2020

Total Project Budget: \$65,000,000.00

Source of Funding: \$65,000,000.00 2020 GOBonds-CapImp (A)

Comment: This grant is a FY 19/20 line-item in the capital budget and has been determined to be for a public purpose. The duration of the grant will be five years and will incorporate the accountability agreement including a clawback provision. Grant will permit reimbursement of expenses incurred after January 1, 2019 so long as hiring and retention requirements in the Accountability Agreement are met.

Minutes: 12/10/2020 SBC Approved grant

DEPARTMENT OF GENERAL SERVICESTennessee Performing Arts Center, Nashville, Davidson County, Tennessee

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

Project Title: TPAC Annual Maintenance Grant

Project Description: Grant to provide maintenance assistance

SBC Number: 529/075-02-2017

Total Project Budget: \$1,050,000.00

Source of Funding:	Original	Change	Revised			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00	17/18	CurrFunds-CapMaint	(A)
	300,000.00	0.00	300,000.00	18/19	CurrFunds-CapMaint	(A)
	300,000.00	0.00	300,000.00	19/20	CurrFunds-CapMaint	(A)
	0.00	150,000.00	150,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	\$ 900,000.00					
Change in Funding:		\$150,000.00				
Revised Project Budget:			\$1,050,000.00			

Comment: This allocates FY 20/21 line-item funds to the existing capital grant.

The additional funds along with the reallocation of current grant categories will be used to provide for light console replacements in the Jackson Hall and James K. Polk Theaters and replace the wireless communication system that is needed due to the loss of FCC frequency bands used by the current system.

The agreement for the current grant is through October 31, 2022.

Previous Action: 08/10/2017 SBC Approved grant
 09/13/2018 SBC Approved revision in project funding and scope
 08/22/2019 ESC Approved a revision in project budget and funding

Minutes: 12/10/2020 SBC Approved a revision in project budget, scope, and funding

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: **Approval of a contract amendment**

Project Title: Real Estate Master Plan

Project Description: Development of a real estate master plan and all required related work.

SBC Number: 529/000-03-2019

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 19/20 DGS Op Funds (A)

Comment: This request amends the contract by increasing the maximum liability from \$1,325,000 to \$1,395,500 to accommodate additional scope consisting of the review of the AWS Implementation Plan and will complete the master plan work for Davidson County.

Previous Action: 10/10/2019 SBC Approved project and issuing an RFQ for real estate master plan consultant
01/09/2020 ESC Approved awarding a contract to the best evaluated proposer for a real estate master plan consultant (Ernst & Young)

Minutes: 12/10/2020 SBC Approved an amendment to contract

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State