

MINUTES
STATE BUILDING COMMISSION
December 20, 2021

The State Building Commission met this day at 11:00 a.m. in House Hearing Room I of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Speaker Cameron Sexton called the meeting to order at 11:28 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Cameron Sexton, Speaker of the House of Representatives
Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury
Butch Eley, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- Tennessee State Veterans Homes Board
- Department of General Services
- Tennessee Board of Regents
- State Building Commission

PRESENTER

Commissioner Tommy Baker
Commissioner Christi Branscom
Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Clay Bright, CEO Megasite Authority
Bob Rolfe, Commissioner of Economic & Community Development

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: Nursing Building Reno & Add
SBC Project No: 540/009-16-2021
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

2. Agency: **University of Tennessee – Chattanooga**
Project Title: Lupton Garage Improvements
SBC Project No: 540/005-02-2020
Requested Action: Approval of a revision in project budget and funding in order to award a contract

3. Agency: **Tennessee Board of Regents / Dyersburg State Community College**
Project Title: Soccer Field Installation
SBC Project No: 166/017-02-2020
Requested Action: Approval of a revision in project budget and funding to award a contract

4. Agency: **East Tennessee State University**
Project Title: Campus Master Plan
SBC Project No: 369/000-02-2021
Requested Action: Approval of a project and to issue a Request for Qualifications for master planning services

5. Agency: **Tennessee Historical Commission**
Project Title: Rock Castle New Event Center and Site Improvements
SBC Project No: 160/001-01-2021
Requested Action: Approval of a revision in project scope

6. Agency: **Department of Environment & Conservation**
Project Title: Visitor's Center Expansion
SBC Project No: 126/084-01-2014
Requested Action: Approval of a revision in project budget and funding

7. Agency: **Department of Education**
Project Title: TSB Building and Site Improvements
SBC Project No: 168/005-02-2021
Requested Action: Approval of a project and proceeding with the process to select a designer

8. Agency: **Department of Education**
Project Title: WTSD SAVE Act Compliance Upgrades
SBC Project No: 168/009-02-2021
Requested Action: Approval of a project and proceeding with the process to select a designer

9. Agency: **Department of General Services**
Project Title: Andrew Jackson Building Office Space Consolidation – THDA
SBC Project No: 529/073-02-2021
Requested Action: Approval of a project utilizing a previously selected designer

TENNESSEE STATE VETERANS HOMES BOARD

Veterans Home – West TN, Arlington, Shelby County, Tennessee

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

Project Title: West TN Veterans Nursing Home

Project Description: Construct a 126-bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include site diligence, land acquisition and all required related work.

SBC Number: 680/006-01-2014

Total Project Budget: \$68,846,485.24

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 600,000.00	\$ 0.00	\$ 600,000.00	14/15	CurrFunds-CapImp	(A)
	50,000.00	0.00	50,000.00	14/15	TDVA Op Funds	(A)
	2,980,000.00	0.00	2,980,000.00		Gift	(O)
	50,000.00	0.00	50,000.00		Gift (City of Germantown)	(O)
	30,000.00	0.00	30,000.00		Gift (Tipton County)	(O)
	0.00	18,000,000.00	18,000,000.00	2020	GO Bonds-CapImp	(A)
	0.00	38,136,485.24	38,136,485.24		Federal Grant	(F)
	0.00	5,167,445.29	5,167,445.29	2006	GO Bonds-CapImp	(R)
	0.00	2,832,554.71	2,832,554.71	2007	GO Bonds-CapImp	(R)
	0.00	714,804.55	714,804.55	10/11	CurrFunds-CapImp	(R)
	0.00	285,195.45	285,195.45	11/12	CurrFunds-CapImp	(R)

Original Project Funding: \$ 3,710,000.00

Change in Funding: \$65,136,485.24

Revised Project Funding: \$68,846,485.24

Comment: This request adds the federal funding and FY 17/18 line item funding. The FY 17/18 line item funding was later changed from cash to bonds in the 2020 Appropriations Act. This action also increases the project budget from \$54,801,060.00 to \$68,846,485.24 to award a contract. Additional funding is being requested to award a guaranteed maximum price contract due to construction cost escalation in the pandemic.

Previous Action:	08/21/2014	SBC	Approved project for preplanning
	11/13/2014	SBC	Approved using consultant for site investigation
	12/11/2014	SBC	Approved a revision in funding
	08/09/2018	SBC	Approved a revision in project budget, scope, and funding
	10/29/2018	ESC	Approved designer selection (The Orcutt Winslow LLP)
	12/13/2018	SBC	Approved a revision in project budget and funding and utilizing CM/GC
	04/11/2019	SBC	Approved a revision in scope and proceeding with a previously approved preplanning project
	06/13/2019	SBC	Approved awarding a CM/GC contract (EMJ)

Minutes:

12/20/2021

SBC

Lieutenant Governor McNally stated that Senator Ed Jackson was in attendance and had expressed his, and his fellow colleagues in the Senate and the House, interest in proceeding with this project.

The Commission approved a revision in project budget and funding to award a contract.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend, Nashville, Davidson County, Tennessee

Requested Action: Approval to proceed with the process to select 6 additional designers and to utilize CM/GC alternative delivery method for the remainder of the work

Project Title: Multi Agency Law Enforcement Training Academy (MALETA)

Project Description: Construction of office, service centers and helipad, training, housing and support buildings; driver training track and related structures; firing ranges; campus infrastructure; and all required related work; incl. bldg. demolition and wetland remediation.

SBC Number: 529/017-01-2021

Total Project Budget: \$370,920,000.00

Current Project Funding: \$ 23,000,000.00

Source of Funding: \$ 23,000,000.00 21/22 FRF CurrFunds-CapImp (A)

Comment: Six additional designers and six Construction Manager/General Contractors are requested for the Training Academy, the Training Academy Housing and Dining, the TDOS and TDOC Headquarters Building, the TDOC Service Center, the TDOS/THP Service Center, and the Emergency Vehicle Obstacle Course (EVO) Track due to the specialized nature of the facilities. Firms with experience in each project type will be sought.

Previous Action: 08/12/2021 SBC Approved project for architectural design and planning including construction planning, utilizing a previously selected consultant (Kline Swinney Associates - programming/project coordination), utilizing a previously selected designer for a portion of the work (Kline Swinney Associates - firing range), proceeding with the process to select a designer for a portion of the work (infrastructure), and utilizing CM/GC alternative delivery method for a portion of the work (firing range)
08/23/2021 ESC Approved designer selection (AECOM Technical Services, Inc.-infrastructure)

Minutes: 12/20/2021 SBC Lieutenant Governor asked which agency would be the lead agency. Commissioner Branscom replied that it is a combination of the TN Highway Patrol (THP), Department of Safety and Homeland Security; TN Law Enforcement Training Academy (TLETA); Department of Correction (TDOC); TN Bureau of Investigation (TBI). Lieutenant Governor asked if one of those would be the lead agency. Commissioner Branscom replied that there's not a lead agency but that this will become the headquarters building for THP and TDOC.

Speaker Sexton asked what the intended purpose would be for the Tullahoma site if this project is approved. Commissioner Branscom

assured the Commission that the State would continue to take care of the property making sure that it is maintained and properly looked after. The intent is to look for an economic development opportunity for that area, something beneficial to the city of Tullahoma and the counties there.

Commissioner Eley asked if Commissioner Roth, Department of Economic & Community Development (ECD) had anything he would like to add. Commissioner Roth stated that they are experiencing a shortage of quality shovel ready sites and they are ecstatic if they could bring that asset into their database. He stated that ECD will do everything they can to make sure that site is marketed. Speaker Sexton asked for confirmation that the intended purpose would be economic community development and then to give it back to the city through the Industrial Development Board (IDB) or what would the process look like as the site is being built. Commissioner Roth deferred back to DGS but stated that ECD would not take title. ECD would participate with the site development program, those are project dollars that they use to help the local communities with the development of their sites whether it is expanding water sewer or bringing an access road or simply grading those sites. ECD would work hand in hand with DGS. Speaker Sexton asked if Commissioner Branscom could answer as well. Commissioner Branscom replied that it is the Governor's intent to get it transferred to an IDB in order to get the property into a productive use. Speaker Sexton asked if the property could be used as a park, if that's what the community needed, or if it could just be used as for an industrial development. Commissioner Branscom replied that it could become a park, depending on how the community wants it to be used. DGS was thinking on an economic development opportunity that would create jobs which is why she had spoken with Commissioner Roth. Speaker Sexton asked if there has ever been any conversation with the locals about what the State is willing to work with them on. Commissioner Branscom stated that she has not had any of those conversations.

The Commission approved selecting 6 additional designers and utilizing CM/GC alternative delivery method for the remainder of the work.

DEPARTMENT OF GENERAL SERVICES

Warehouse @ Old Tennessee State Prison, Nashville, Davidson County, Tennessee

Requested Action: **Approval to cancel the project**

Project Title: State Museum Storage Building Renovation

Project Description: Renovate existing warehouse facility to provide storage for museum artifacts. Project includes office areas, storage, new mechanical system, site modifications, and all required related work.

SBC Number: 529/010-02-2017

Original Project Budget: \$6,750,000.00

Project Expenditures: \$ 231,820.27

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,750,000.00	(\$3,518,179.63)	\$231,820.37	17/18	FRF CurrFunds-CapImp	(A)
	3,000,000.00	(3,000,000.00)	0.00		FRF Reserves	(R)
Original Project Funding:	\$6,750,000.00					
Change in Funding:		(\$6,518,179.63)				
Revised Project Funding:			\$231,820.37			

Comment: This project is being cancelled as the building to be renovated was destroyed by a tornado on March 3, 2020. A new facility is being constructed under a separate project.

Expenditures covered design of the renovation through Design Development phase and project programming efforts to revise the Programming and Schematic Design to adapt for the new site.

Previous Action: 08/10/2017 SBC Referred to ESC with authority to act
 08/21/2017 ESC Approved project and designer (Gobbell Hayes Partners, Inc.)
 07/11/2019 SBC Approved a revision in project budget and funding

Minutes: 12/20/2021 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICES

State Museum Storage Building, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a project, to utilize the previously selected designer, and to utilize Construction Manager/General Contractor alternative delivery method**

Project Title: State Museum Storage Building

Project Description: Construction of facility to store museum artifacts including climate controlled space, offices, workshop, display, inspection areas associated with State Museum functions and mission, and all required related work.

SBC Number: 529/020-04-2021

Total Project Budget: \$32,500,000.00

Source of Funding: \$32,500,000.00 21/22 FRF CurrFunds-CapImp (A)

Comment: This is a FY 21/22 line-item in the capital budget.

Project includes the relocation of museum artifacts that require unique care, including conservation treatments and specialized crating. Future insurance proceeds and FEMA funding received due to the March 2020 tornado damage may be used to replace state funding.

The use of the previously selected designer (Gobbell Hays Partners, Inc) is requested because of their prior work on the State Museum Storage Building Renovation project (SBC#529/010-02-2017). This will allow the state to utilize completed programming and partial schematic design work resulting in cost and time savings for the project.

The use of the Construction Manager/General Contractor alternative delivery method for construction is requested due to the specialized nature of the facility.

Minutes: 12/20/2021 SBC Approved project, utilizing the previously selected designer, and utilizing CM/GC alternative delivery method

DEPARTMENT OF GENERAL SERVICES

Memphis Regional Megasite, Haywood County, Tennessee

Requested Action: **Approval of a revision in project budget and funding and to award a contract to the best evaluated proposer for a Construction Manager/General Contractor**

Project Title: Memphis Regional Megasite

Project Description: Construction of infrastructure to serve the Memphis Regional Megasite, grant to TDOT to design and construct/realign SR222, demolition of structures and all related work.

SBC Number: 529/000-02-2010

Total Project Budget: \$274,491,300.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 34,700,000.00	\$ 0.00	\$ 34,700,000.00	10/11	CurrFunds-CapImp	(A)
	2,000,000.00	0.00	2,000,000.00	11/12	CurrFunds-CapImp	(A)
	14,000,000.00	0.00	14,000,000.00	2012	GO Bonds CapImp	(A)
	11,000,000.00	0.00	11,000,000.00	12/13	CurrFunds-CapImp	(A)
	28,250,000.00	0.00	28,250,000.00	15/16	CurrFunds-CapImp	(A)
	615,000.00	0.00	615,000.00	09/10	ECD Op Funds	(O)
	30,708,000.00	0.00	30,708,000.00	2018	GO Bonds CapImp	(A)
	15,000,000.00	138,218,300.00	153,218,300.00	21/22	CurrFunds-CapImp	(A)
Original Project Budget:	\$136,273,000.00					
Change in Funding:		\$138,218,300.00				
Revised Project Budget:			\$274,491,300.00			

Comment: This request increases the project budget from \$136,273,000.00 to \$274,491,300.00 which fully funds the project.

One proposal was received on November 6, 2021. The Notice of Intent to award was sent on December 3, 2021 naming Brasfield & Gorrie as the best evaluated proposer. No protests were received in the protest period.

Previous Action:	03/11/2010	SBC	Approved designer (SSOE Inc)
	05/23/2011	ESC	Approved consultants
	05/31/2011	SBC	Approved fully planning; allocated funds; developed MOU
	02/09/2012	SBC	Revised funding/TPB; approved grant/full planning & IDC
	06/25/2012	ESC	Approved additional consultant; changed project title
	09/24/2012	ESC	Status update & presentation
	06/13/2013	SBC	Revised funding; using BV1 on Subproject 06
	07/30/2013	ESC	Acquisition of utility easements
	09/12/2013	SBC	Report proprietary product procurement
	05/08/2014	SBC	At the Agency's request, the matter was deferred
	06/12/2014	SBC	Revised scope & current funding
	10/20/2014	ESC	Revised scope (demolitions)

08/13/2015	SBC	Approved grant amendment
11/12/2015	SBC	Referred to ESC with authority to act
11/23/2015	ESC	Approved an amendment to the TVA grant
07/14/2016	SBC	Approved revision in project budget and funding
07/12/2018	SBC	Status update & presentation
07/22/2021	SBC	Approved a revision in project budget and funding and utilizing Best Value alternative delivery method for a portion of the work
08/12/2021	SBC	Approved utilizing CMGC alternative delivery method for a portion of the work
11/10/2021	SBC	Approved award of contract to Best Value proposer for a portion of the work (Garney Companies, Inc.)

Minutes:

12/20/2021	SBC	Commissioner Branscom introduced Mr. Clay Bright, CEO Megasite Authority to present the item.
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The Commission approved a revision in project budget and funding and awarding a contract to the best evaluated proposer for a CM/GC (Brasfield & Gorrie).

DEPARTMENT OF GENERAL SERVICES

Disposal – Lease (Land)

Requested Action: **Approval of disposal by lease with waiver of advertisement**

Transaction Description: Transaction No. 21-10-008
• **Location:** Memphis Regional Megasite
 Haywood and Fayette Counties
• **Tenant:** Ford Motor Company
• **Term:** From Effective Date-December 31, 2051
• **Area:** 3,179 acres

Comment: This lease will provide land for Megasite of West Tennessee. Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state’s best interest at this time.

Date of Last Transfer: February 28, 2009
Original Cost to State: N/A
Square Footage Improvements: N/A

Minutes: 12/20/2021 SBC Approved disposal by lease with wavier of advertisement

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee **

Requested Action: **Approval of a revision in project budget**

Project Title: Knox County Campus Expansion

Project Description: Build a new facility in Knox County including site development, utilities, parking and landscaping. New campus will provide Nursing, Allied Health Science, and related programs for RSCC and TCAT Knoxville.

SBC Number: 166/027-02-2021

Total Project Budget: \$75,000,000.00

Current Funding: \$ 1,000,000.00 21/22 CurrFunds-CapImp (A)

Comment: Project budget is being increased from \$52,000,000 to \$75,000,000. Following the development of a space program, square footage and cost per square foot has been increased. Increasing the budget will allow the designer fee to be adjusted to meet the current budget request.

Previous Action: 07/22/2021 SBC Approved project and use of CM/GC
07/22/2021 ESC Approved designer selection (Barber McMurry Architects)

Minutes: 12/20/2021 SBC Approved a revision in project budget

** Work will be done in Knox County

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 10, 2021.

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: TN Board of Regents
Location: McMinnville, Tennessee
Project Title: MEP System Upgrades
SBC Project No: 166/001-09-2018
Designer: I.C. Thomasson Assoc.
Construction Completion %: 62%
Change Order No. 3
Change Order Amount: \$30,577.13
Change Order Percentage: 13.45%
Cumulative Percentage: 15.13%
<u>Approved Project Funding</u>
Original Bid Target: \$227,337.00
Base Contract Amount: \$227,337.00
Contingency: \$49,663.00 | User Agency: Tennessee State University

Approval Date: 10/27/2021
Contractor: CHC Mechanical Contractors, Inc.
Targeted Substantial Completion: 12/29/2021
Comment: Value Added
This change order addresses the need to relocate the heating coil and adding control valves. This change order adds 54 days to the project schedule.
<u>After This Change Order</u>

Revised Contract Amount: \$261,728.47
Remaining Undedicated Funds: \$15,271.53 |
| 2) | State Procurement Agency: East TN State Univ.
Location: Johnson City, Tennessee
Project Title: Memorial Center Code Corrections
SBC Project No: 369/005-11-2018
Designer: MBI Companies, Inc.
Construction Completion %: 99.5%
Change Order No. 8
Change Order Amount: \$9,025.37
Change Order Percentage: .52%
Cumulative Percentage: 23.22%

<u>Approved Project Funding</u>
Original Bid Target: \$2,045,000.00
Base Contract Amount: \$1,738,000.00
Contingency: \$204,500.00 | User Agency: East Tennessee State University

Approval Date: 11/12/2021
Contractor: Preston Construction Co.
Targeted Substantial Completion: 01/09/2022
Comment: Hidden Conditions/Codes
This change order addresses the need to provide a fire alarm control panel as required by the State Fire Marshal which was identified as code related. Additionally, this change order addresses the need to add new ADA operators at the storefront doors which was identified as a hidden condition. This change order adds 40 days to the project schedule.
<u>After This Change Order</u>

Revised Contract Amount: \$2,141,548.11
Remaining Undedicated Funds: \$81,015.18 |

- 3) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation
Location: Wartburg, Tennessee
Project Title: Frozen Head State Park Stonecipher Kelly House Repairs
SBC Project No: 126/039-01-2018 **Approval Date:** 11/05/2021
Designer: Elisabeth Eason Arch. **Contractor:** King Construction Group
Construction Completion %: 25% **Targeted Substantial Completion:** 04/06/2022
Change Order No. 3 **Comment: Hidden Conditions**
Change Order Amount: \$5,737.31 This change order addresses the need for geotechnical services to evaluate unsuitable soils in relation to subfloor repair.
Change Order Percentage: .73%
Cumulative Percentage: 32.75% **After This Change Order**
Approved Project Funding
Original Bid Target: \$1,060,000.00
Base Contract Amount: \$789,000.00 **Revised Contract Amount:** \$1,047,399.52
Contingency: \$106,000.00 **Remaining Undedicated Funds:** \$209,411.79
- 4) **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:** 11/02/2021
Designer: Spirit Architecture **Contractor:** Smith Doyle Contractors
Construction Completion %: 85% **Targeted Substantial Completion:** 01/18/2022
Change Order No. 12 **Comment: Value Added**
Change Order Amount: \$1,336.88 This change order addresses the need to install two new keyed locks on both sides of two doors.
Change Order Percentage: .11%
Cumulative Percentage: 69.55% **After This Change Order**
Approved Project Funding
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$1,219,800.00 **Revised Contract Amount:** \$2,068,213.24
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$214,947.90
- 5) **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:** 11/10/2021
Designer: Spirit Architecture **Contractor:** Smith Doyle Contractors
Construction Completion %: 87% **Targeted Substantial Completion:** 01/18/2022
Change Order No. 13 **Comment: Omission**
Change Order Amount: \$4,820.53 This change order addresses the need to specify and install electrical components consistent with site-specific equipment which was identified as a designer omission.
Change Order Percentage: .40%
Cumulative Percentage: 69.95% **After This Change Order**
Approved Project Funding
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$1,219,800.00 **Revised Contract Amount:** \$2,073,033.77
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$214,947.90

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Clifton, Tennessee
Project Title: Heating System Replacement, SCCF
SBC Project No: 142/018-01-2010 **Approval Date:** 11/09/2021
Designer: SSR, Inc. **Contractor:** BESCO
Construction Completion %: 99% **Targeted Substantial Completion:** 11/23/2021
Change Order No. 16 **Comment: Hidden Conditions**
Change Order Amount: \$6,677.92 This change order addresses the need to install a new
Change Order Percentage: .11% balancing valve for the heating hot water system. This
Cumulative Percentage: 12.02% change order adds 28 days to the project schedule.
After This Change Order
Approved Project Funding
Original Bid Target: \$7,725,000.00
Base Contract Amount: \$6,067,973.00 **Revised Contract Amount:** \$6,797,250.74
Contingency: \$775,300.00 **Remaining Undedicated Funds:** \$1,805,961.28
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of Education
Location: Knoxville, Tennessee
Project Title: TSD 420 & 421 Windows & HVAC Upgrades
SBC Project No: 168/007-01-2019 **Approval Date:** 11/05/2021
Designer: Sparkman & Associates **Contractor:** Fuel Tank Maintenance Co., LLC
Construction Completion %: 90% **Targeted Substantial Completion:** 02/07/2022
Change Order No. 5 **Comment: Hidden Conditions**
Change Order Amount: \$110,052.69 This change order addresses the need to install steel
Change Order Percentage: 7.5% lintels to provide structural support for 3 new aluminum
Cumulative Percentage: 14.6% windows including associated finish work. This change
order adds 163 days to the project.
After This Change Order
Approved Project Funding
Original Bid Target: \$1,576,035.82
Base Contract Amount: \$1,461,000.00 **Revised Contract Amount:** \$1,674,929.61
Contingency: \$183,964.18 **Remaining Undedicated Funds:** \$609,000.00
- 8) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Lexington, Tennessee
Project Title: Lexington RC HVAC and Energy Updates
SBC Project No: 361/053-02-2019 **Approval Date:** 11/10/2021
Designer: OLG Engineering **Contractor:** Herron Construction
Construction Completion %: 94% **Targeted Substantial Completion:** 11/12/2021
Change Order No. 5 **Comment: Unavoidable Delays**
Change Order Amount: \$0 This change order addresses the need to add 45 days to
Change Order Percentage: 0% the project schedule due facility closure during National
Cumulative Percentage: 21.84% Guard deployment.
After This Change Order
Approved Project Funding
Original Bid Target: \$724,500.00
Base Contract Amount: \$600,273.00 **Revised Contract Amount:** \$731,343.80
Contingency: \$72,450.00 **Remaining Undedicated Funds:** \$116,752.91

- 9) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Capitol Landscape and Retaining Wall Repairs
SBC Project No: 529/005-01-2013 **Approval Date:** 11/01/2021
Designer: Hodgson Douglas **Contractor:** The Tradesmen Group
Landscape Architects
Construction Completion %: 56% **Targeted Substantial Completion:** 02/03/2022
Change Order No. 10 **Comment: Hidden Conditions**
Change Order Amount: \$58,830.00 This change order addresses the need to provide for third party testing of the structural integrity of existing stone being considered for re-use.
Change Order Percentage: 1.11% **After This Change Order**
Cumulative Percentage: 11.08%
Approved Project Funding
Original Bid Target: \$5,303,903.00
Base Contract Amount: \$5,303,903.00 **Revised Contract Amount:** \$5,891,619.00
Contingency: \$880,390.00 **Remaining Undedicated Funds:** \$466,840.00
- 10) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Capitol Landscape and Retaining Wall Repairs
SBC Project No: 529/005-01-2013 **Approval Date:** 11/01/2021
Designer: Hodgson Douglas **Contractor:** The Tradesmen Group
Landscape Architects
Construction Completion %: 56% **Targeted Substantial Completion:** 02/03/2022
Change Order No. 11 **Comment: Hidden Conditions**
Change Order Amount: \$26,048.00 This change order addresses the need to prepare an existing electrical conduit running in proximity to the footing of the Grand Stair for concrete encasement.
Change Order Percentage: .49% **After This Change Order**
Cumulative Percentage: 11.57%
Approved Project Funding
Original Bid Target: \$5,303,903.00
Base Contract Amount: \$5,303,903.00 **Revised Contract Amount:** \$5,917,667.00
Contingency: \$880,390.00 **Remaining Undedicated Funds:** \$440,792.00

Initial and Revised Approvals of Capital Projects

- Reported the following capital project 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: Baker Center Upgrades
Project Description: Replace chiller and upgrade finishes in the Baker Center. Upgrades to include floor finishes on the 2nd and 3rd floors and defining new office spaces on the 3rd floor. Project includes all required related work.
SBC Project No. 540/009-35-2021
Total Project Budget: \$357,000.00
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: 11/18/2021

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Military
Location: Tunnel Hill, Georgia
Project Title: VTS Catoosa Training Range Repair
Project Description: Repair Training Range (TR) 202, 203, and 204 target canopies, baffles, steel framing members, CMU walls and all required related work.
SBC Project No. 368/001-01-2020
Total Project Budget: \$300,000.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved utilizing Agency Resources and Central Procurement Office contracts to perform the work
Approval Date: 11/15/2021
- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Correction
Location: Henning, Tennessee
Project Title: WTSP Life Safety Systems Upgrades
Project Description: Upgrade fire alarm, smoke evacuation and building automation systems, and all required related work.
SBC Project No. 142/022-01-2018
Total Project Budget: \$6,970,000.00
Source of Funding: \$4,470,000.00 18/19 CurrFunds-CapMaint (SA) (A)
\$2,500,000.00 21/22 CurrFunds-CapMaint (SA) (A)
Approval: Approved a revision in project funding (increased Designer fee for multiple bid packages)
Approval Date: 11/18/2021

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 – Knoxville
Location: Knoxville, Tennessee
Project Title: Parking Lot Repairs and Improvements (21/22)
SBC Project No. 540/009-25-2021
Designer: Cannon & Cannon, Inc.
Amount: \$10,000.00
Explanation: This ASR is for services relating to parking lot land surveys inherent to the successful execution of the project.
Approval Date: 11/15/2021
OSA Receipt Date: 11/15/2021

- 2) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Dentistry Faculty Practice/Research Building
SBC Project No. 540/013-01-2016
Designer: Fleming Associates Architects, PC
Amount: \$9,288.00
Explanation: This ASR is for services to relocate the Dentistry General Store within the existing building.
Approval Date: 10/29/2021
OSA Receipt Date: 11/01/2021

Other Business

There being no further business, the meeting adjourned at 11:43 a.m.

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

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

Project Title: Nursing Building Reno & Add

Project Description: Funds are provided for renovation and additions to the College of Nursing Building.

SBC Number: 540/009-16-2021

Total Project Budget: \$65,000,000.00

Source of Funding:

\$56,810,000.00	21/22	CurrFunds-CapImp	(A)
\$ 3,190,000.00		Plant Funds (Non-Aux)	(A)
\$ 5,000,000.00		Gifts	(O)

Comment: Five proposals were received on October 7, 2021. The Notice of Intent to award was sent on November 12, 2021 naming Blaine Construction Corporation as the best evaluated proposer. No protests were received in the protest period ending November 22, 2021.

Previous Action:

07/22/2021	SBC	Approved project proceeding with the process to select a designer and utilizing CM/GC alternative delivery method
07/22/2021	ESC	Approved designer (McCarty Holsaple McCarty Architects, Inc.)

Minutes:

12/20/2021	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Blaine Construction Corporation)
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UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Lupton Garage Improvements

Project Description: This project will provide improvements to the structural and driving surface of the upper level of the Lupton Garage including slab repairs and guardrail improvements.

SBC Number: 540/005-02-2020

Total Project Budget: \$1,652,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,490,000.00	\$162,000.00	\$1,652,000.00	Plant Funds (Aux-Parking) (A)
Original Project Budget:	\$1,490,000.00			
Change in Funding:		\$162,000.00		
Revised Project Budget:			\$1,652,000.00	

Comment: One bid was received on November 11, 2021. An increase in funding is needed to award a contract to J & J Contractors, Inc. for the base bid only. There will be no additional designer fees.

Previous Action: 01/09/2020 SBC Approved project and to select a designer.
01/28/2020 ESC Approved designer (Workshop Architecture, LLC)

Minutes: 12/20/2021 SBC Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTSDyersburg State Community College, Dyersburg, Dyer County, Tennessee **

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

Project Title: Soccer Field Installation

Project Description: Create a new soccer field at the Jimmy Naifeh Center in Covington.

SBC Number: 166/017-02-2020

Total Project Budget: \$510,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$310,000.00	\$200,000.00	\$510,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$310,000.00			
Change in Funding:		\$200,000.00		
Revised Project Budget:			\$510,000.00	

Comment: Although 3 bidders initially showed interest, only one bid the project due to heavy workloads and the lack of manpower to do the project. Additional funds are needed to award the base bid plus all three alternates to Grinder, Taber & Grinder, Inc. The increase in costs can be attributed to the location of the project, size, lack of interest, and COVID related material and labor shortages. There will be no increase in designer fees.

Previous Action:

11/12/2020	SBC	Approved project and to select a designer
12/18/2020	SBC	Approved designer selection (McGehee Nicholson Burke Architects)
10/12/2021	SBC	Approved revision in budget & funding

Minutes: 12/20/2021 SBC Approved a revision in project budget and funding to award a contract

** Work will be done in Tipton County

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

Requested Action: Approval of a project and to issue a Request for Qualifications for master planning services

Project Title: Campus Master Plan

Project Description: This project will provide a new Campus Master Plan for East Tennessee State University.

SBC Number: 369/000-02-2021

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 Plant Funds (Non-Aux) (A)

Comment: The last master plan was in 2010 with an update in 2019.

Minutes: 12/20/2021 SBC Approved project and issuing an RFQ for master planning services

TENNESSEE HISTORICAL COMMISSIONRock Castle State Historic Site, Hendersonville, Sumner County, Tennessee

Requested Action: Approval of a revision in project scope

Project Title: Rock Castle New Event Center and Site Improvements

Project Description: Construct a new event facility including a visitor center *and* event space, *a new storage building, and an addition to the caretaker's residence*; existing building repairs; site improvements; and all required related work.

SBC Number: 160/001-01-2021

Total Project Budget: \$7,260,000.00

Source of Funding: \$7,260,000.00 21/22 CurrFunds-CapImp (A)

Comment: The project description has been modified to include the new storage building and addition to the caretakers residence.

The Tennessee Historical Commission review is unchanged from the previous action.

Previous Action: 08/12/2021 SBC Approved project and to select designer
08/23/2021 ESC Approved designer selection (Tuck Hinton Architects, PLC)

Minutes: 12/20/2021 SBC Approved a revision in project scope

DEPARTMENT OF ENVIRONMENT & CONSERVATIONReelfoot Lake State Park, Tiptonville, Lake County, Tennessee

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

Project Title: Visitor's Center Expansion

Project Description: Construction of a new visitor's center at Reelfoot Lake State Park.

SBC Number: 126/084-01-2014

Total Project Budget: \$2,877,130.20

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 234,223.29	\$ 0.00	\$ 234,223.29	03/04	CurrFunds-CapImp	(R)
	291,012.65	(50,120.98)	240,891.67	15/16	CurrFunds-CapImp	(A)
	1,826,866.58	199,972.96	2,026,839.54		Federal Grant	(F)
	38,437.41	7,792.47	46,229.88	19/20	TDOT Op Funds	(A)
	374,460.07	(45,514.25)	328,945.82	19/20	TDEC Op Funds	(A)
Original Project Budget:	\$2,765,000.00					
Change in Funding:		\$112,130.20				
Revised Project Budget:			\$2,877,130.20			

Comment: This request increases the project budget from \$2,765,000.00 to \$2,877,130.20. This revision in project budget and funding recognizes additional funding to match the actual spend.

This project is complete.

Previous Action:

05/08/2014	SBC	Approved acceptance of gift
08/11/2016	SBC	Referred to ESC with authority to act
08/22/2016	ESC	Approved a revision in project budget and sources of funding, to utilize an Agency Consultant for design and the existing contractor for construction for a portion of the project and to utilize a TDOT consultant and TDOT construction processes for the remainder of the project.
05/14/2020	SBC	Approved a revision in project budget, scope and funding

Minutes:

12/20/2021	SBC	Approved a revision in project budget and funding
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DEPARTMENT OF EDUCATIONTennessee School for the Blind, Nashville, Davidson County, Tennessee

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

Project Title: TSB Building and Site Improvements

Project Description: Upgrades to the auditorium to include relocation of mechanical systems and site drainage repairs; upgrades to safety and security systems to comply with the SAVE Act; and all required related work.

SBC Number: 168/005-02-2021

Total Project Budget: \$4,120,000.00

Source of Funding: \$4,120,000.00 21/22 CurrFunds-CapImp (A)

Comment: This is a FY 21/22 line-item in the capital budget.

A portion of the project will upgrade necessary systems to comply with the requirements of Students Against Violence in Education (SAVE) Act.

Minutes: 12/20/2021 SBC Approved project and to select a designer

DEPARTMENT OF EDUCATIONWest Tennessee School for the Deaf, Jackson, Madison County, Tennessee

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

Project Title: WTSD SAVE Act Compliance Upgrades

Project Description: Upgrade safety and security systems to comply with the SAVE Act and all required related work.

SBC Number: 168/009-02-2021

Total Project Budget: \$1,510,000.00

Source of Funding: \$1,510,000.00 21/22 CurrFunds-CapImp (A)

Comment: This is a FY 21/22 line-item in the capital budget.

The project will upgrade necessary systems to comply with the requirements of Students Against Violence in Education (SAVE) Act.

Minutes: 12/20/2021 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESAndrew Jackson State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: Andrew Jackson Building Office Space Consolidation - THDA

Project Description: Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

SBC Number: 529/073-02-2021

Total Project Budget: \$4,500,000.00

Source of Funding: \$4,500,000.00 FRF Reserves (A/R)

Comment: This is a portion of a FY 21/22 line-item (2022 Office Space Reduction Plan) in the capital budget.

This project will consolidate the TN Housing Development Agency (THDA) within a portion of the Andrew Jackson Building. The project will have an impact on the overall real estate reduction plan for Middle Tennessee.

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

The use of a previously selected designer (BHDG Architects, Inc.) is requested as they were selected for office space consolidation projects like this one.

Minutes: 12/20/2021 SBC Approved project utilizing a previously selected designer

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State