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 11:03 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

**MEMBERS PRESENT**

Vice-Chairman Randy McNally, Lieutenant Governor  
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  
Glen Casada, Speaker of the House of Representatives

**ORGANIZATION**

- University of Tennessee  
- University of Memphis  
- Tennessee Board of Regents  
- Department of General Services  
- State Building Commission

**PRESENTER**

- Interim President Randy Boyd  
- President M. David Rudd  
- Chancellor Dr. Flora Tydings  
- Commissioner Christi Branscom  
- State Architect Ann McGauran

**OTHER PARTICIPANTS**

Neal Kessler, SmithGroup JJR  
Roland Rayner, President TCAT Memphis  
Chris Norton, Braganza Associates  
John Gromos, Turner Construction  
Gary Everton, EOA Architects  
Dan Brodbeck, Compass Partners

Lieutenant Governor McNally introduced Commissioner McWhorter with the Department of Finance & Administration as a new member of the Commission.
CONSENT AGENDA

Approved the following capital projects and master plan amendments which have been reviewed and recommended for approval by Commission staff:

1. Agency: **University of Tennessee – Knoxville**
   Project Title: Roof Replacements (18/19)
   SBC Project No: 540/009-03-2019
   Requested Action: Approval of a project and proceeding with the process to select a designer

2. Agency: **University of Tennessee – Knoxville**
   Project Title: Student Union Space Buildout
   SBC Project No: 540/009-04-2019
   Requested Action: Approval of a project and proceeding with the process to select a designer

3. Agency: **University of Tennessee – Knoxville**
   Project Title: Emergency – Carrick Hall Mold Remediation
   SBC Project No: 540/009-05-2019
   Requested Action: Approval of a project utilizing Campus Consultant for design and a contract procured by Central Procurement Office and University System Procurement for construction

4. Agency: **University of Tennessee – Knoxville**
   Project Title: Emergency – Clement Hall Water Remediation
   SBC Project No: 540/009-06-2019
   Requested Action: Approval of a project utilizing Campus Consultant for design and a contract procured by Central Procurement Office and University System Procurement for construction

5. Agency: **University of Tennessee – Knoxville**
   Project Title: Carousel Theatre – Programming
   SBC Project No: 540/009-07-2019
   Requested Action: Approval of a project and to issue a Request for Qualifications

6. Agency: **University of Tennessee Institute of Agriculture**
   Project Title: Lone Oaks 4-H Center Life Safety Improvements
   SBC Project No: 540/001-01-2018
   Requested Action: Approval of a revision in project budget and funding

7. Agency: **University of Tennessee Institute of Agriculture**
   Project Title: Energy & Enviro. Science Research Bldg. (Ellington)
   SBC Project No: 540/001-04-2013
   Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

8. Agency: **University of Tennessee – Chattanooga**
   Project Title: Hunter Hall Improvements
   SBC Project No: 540/005-10-2018
   Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
9. Agency: University of Tennessee Health Science Center  
Project Title: Madison Plaza Food Court Upgrade  
SBC Project No: 540/013-07-2018  
Requested Action: Approval of a revision in designer responsibility

10. Agency: University of Tennessee  
Project Title: Programming Consultants  
SBC Project No: 540/000-01-2019  
Requested Action: Approval of a procurement and to issue a Request for Qualifications

11. Agency: University of Memphis  
Project Title: Mynders Hall Roof Replacement  
SBC Project No: 367/007-02-2019  
Requested Action: Approval of a project and proceeding with the process to select a designer

12. Agency: Middle Tennessee State University  
Project Title: MTSU Murfreesboro Municipal Airport Study  
SBC Project No: 366/009-02-2019  
Requested Action: Approval of a project and proceeding with the process to select a consultant

13. Agency: Tennessee Board of Regents / Austin Peay State University  
Project Title: Fine Arts Improvements  
SBC Project No: 166/003-05-2013  
Requested Action: Approval of a revision in project funding

Project Title: Master Plan Update Amendment  
SBC Project No: 369/000-01-2019  
Requested Action: Approval of an amendment to a Master Plan utilizing a previously selected consultant

15. Agency: Department of Agriculture  
Project Title: Natchez Trace State Forest Work Center  
SBC Project No: 100/010-02-2018  
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

Project Title: TN Veterans Home – Cleveland  
SBC Project No: 680/001-01-2012  
Requested Action: Approval of a revision in project funding and revised Early Design Phase as recommended by the State Architect
Requested Action: Approval of a revision in project budget, scope, and funding

Project Title: Neyland Stadium Improvements

Project Description: This project will provide the maintenance of Neyland Stadium with such items as, but not limited to, painting, waterproofing, graphics, handrail replacement, walking surfaces improvements, deck repair, and improvements to the suites and restrooms in the East Skyboxes.

SBC Number: 540/009-07-2015

Total Project Budget: $10,000,000.00

Current Project Funding: $6,000,000.00

Source of Funding: | Original | Change | Revised |
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<tbody>
<tr>
<td>Plant Funds (Aux-Athletics)</td>
<td>$5,000,000.00</td>
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Change in Funding: $1,000,000.00
Revised Project Budget: $6,000,000.00

Comment: This request adds the FY 18/19 disclosed project in the capital budget to the existing FY 15/16 disclosed project. This adds scope for deck repairs, and restroom improvements. Current funding request will also cover additional painting and deck repair.

Minutes: 02/14/2019   SBC   Approved a revision in project budget, scope, and funding
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Conference Center Renovations

Project Description: This project will provide renovations to the Conference Center Building including some deferred maintenance and relocations for Hearing and Speech Services, creation of a Reliability & Maintainability Center (RMC), and other various functions.

SBC Number: 540/009-08-2018

Total Project Budget: $8,010,000.00

Source of Funding:

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Original Project Budget: $7,640,000.00
Change in Funding: $370,000.00
Revised Project Budget: $8,010,000.00

Comment: This increase is based on the designer’s estimate of all components needed to provide space for the RMC within the Conference Center Building.

Previous Action:
- 07/12/2018 SBC: Approved project and to select a designer
- 08/20/2018 ESC: Approved designer selection (Lindsay & Maple Architects Inc)
- 11/08/2018 SBC: Approved a revision in scope and budget, and utilizing Campus Resources and System Procurement for a portion of construction

Minutes: 02/14/2019 SBC: Approved a revision in project budget and funding
University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of an update to the Lambuth Campus Master Plan as approved by THEC and presented by SmithGroup JJR

Project Title: Lambuth Campus Master Plan Update

Project Description: Provide amendment to the campus master plan for the Lambuth campus location. Amendment requests for the Main and Park campus to be submitted at a later date.

SBC Number: 367/000-02-2018

Total Project Budget: $250,000.00

Source of Funding: $250,000.00 Plant Funds (Non-Aux) (A)

Comment: The Lambuth Campus Master Plan Update addresses a potential middle college and the renovation of two existing residence halls for academic use, and revises the land acquisition and demolition plan to accommodate a future high school and land acquisitions.

Previous Action: 09/13/2018 SBC Approved awarding a contract to a previously selected master planner (SmithGroup JJR)

Minutes: 02/14/2019 SBC President David Rudd introduced Neal Kessler with SmithGroup JJR. Mr. Kessler gave the presentation. Lieutenant Governor McNally asked when the University hopes to reach the target goal of enrollment of 2,500. Mr. Kessler replied that the 2,500 is the ultimate goal and probably wouldn’t be achieved for about 10-15 years, but the hope is that it could be achieved sooner. Lieutenant Governor asked what the head count or Full Time Enrollment (FTE) would be when that enrollment goal was met. Mr. Kessler replied that the FTE would be about half. President Rudd then also responded to the Lieutenant Governor’s question saying that the 2,500 student enrollment goal may take several decades to achieve, but in the short term with the dual enrollment from the high school the head count could achieve an enrollment closer to a head count of 1,000-1,400 students. President Rudd noted that a lot of this campus is nontraditional part-time students and the high school brings an opportunity to create a pipeline of full time students. With the dual enrollment program, once they finish high school they will already have a year of college. The University is also emphasizing the renovation of Sprague Hall, emphasizing the Health Sciences and Nursing programs since this is the focus of the majority of the students at the campus. The 2,500 is a long term goal but President Rudd thinks they can reach the 1,500 mark pretty quickly, within a couple of years, with the high school. Lieutenant Governor McNally asked if the high school is part of the City of Jackson. President Rudd replied that it is fully funded by the City of Jackson and the only investment the University has is the property. The University has worked with the City Council for several months in a redevelopment group. The high school may be one of the best things to happen to the Lambuth Campus as it...
creates an immediate impact on the campus that is critical to the long term financial model.

Secretary Hargett sought confirmation that it was never contemplated to have an FTE of 2,500. President Rudd confirmed and stated that a FTE of 2,500 is not realistic. President Rudd stated that he doesn’t believe the current capacity would be 2,500 FTE because a large portion of the enrollment is nontraditional students on a part-time basis. This is part of the unique identity of the campus that they are emphasizing and leveraging for future growth and financial stability. Secretary Hargett agreed that the high school is a fantastic opportunity to create a pipeline and that it is even better when funding comes from non-state sources.

Treasurer Lillard asked if the proposed renovations to the two existing residence halls are for Spangler and Sprague Halls. President Rudd replied that was the case and that these projects are currently being recommended by THEC for capital funds. The University would like to renovate Sprague immediately since it will allow them to grow the nursing program by about 40%. They already have that demand and once the facility is completed they will immediately grow the program. The enrollment limit has been because of the lack of square footage because there is an accreditation requirement in terms of square footage in lab space for each student. Treasurer Lillard asked if the renovation was going to proceed on a dual track with the effort to put a high school on the campus. President Rudd replied that they have already moved on planning Sprague Hall so that if the budget is allocated they could the renovation this fiscal year. President Rudd believes the high school is a year away.

The Commission approved an update to the Lambuth Campus Master Plan as approved by THEC and presented by SmithGroup JJR.

Lieutenant Governor McNally recognized that the Senate Education Chair, Chairman Gresham, was in attendance.
TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in funding and approval of the Early Design Phase as presented by Braganza Associates

Project Title: Satellite Campus

Project Description: Acquire and build a new satellite campus for programs focusing on the medical device manufacturing industry. Programs will include Machining, Welding, and Industrial Maintenance and other programs to support area workforce development. Make renovations for programs at the main campus.

SBC Number: 166/070-01-2017

Total Project Budget: $16,925,000.00

Source of Funding:

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<td>CurrFunds-CapImp</td>
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<td></td>
<td>$ 2,000,000.00</td>
<td></td>
<td>Gifts</td>
<td>(O)</td>
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<tr>
<td></td>
<td>$ 22,730.00</td>
<td>16/17</td>
<td>THEC Operating (D55Cap)</td>
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Comment: Funding is being reallocated from moveable equipment to meet the construction estimate and recognize the land gift. Any shortfall in moveable equipment will be purchased by the campus.

Previous Action:

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<tr>
<th>Date</th>
<th>Agency</th>
<th>Action</th>
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<tr>
<td>04/13/2017</td>
<td>SBC</td>
<td>Approved a project</td>
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<tr>
<td>06/26/2017</td>
<td>ESC</td>
<td>Approved designer selection (Braganza Associates)</td>
</tr>
<tr>
<td>07/13/2017</td>
<td>SBC</td>
<td>Approved a revision in project budget, funding and utilizing CM/GC</td>
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<tr>
<td>07/12/2018</td>
<td>SBC</td>
<td>Approved CM/GC (Hoar Construction)</td>
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Minutes:

02/14/2019 SBC Chancellor Tydings introduced TCAT Memphis President Roland Rayner and Chris Norton with Braganza Associates. Mr. Norton gave the presentation stating that the project is within budget and on schedule to begin construction mid-June.

Lieutenant Governor McNally stated that the Commission had received a letter from Senator Brian Kelsey supporting this project.

Secretary Hargett asked about the parking for the main entrance on the east side of the building and the location of the ADA accessible entrance. Mr. Norton replied that parking is on the north side due to the triangular shape of the site determining where the building was going to go.

Comptroller Wilson stated that Representative Mark White had a lot of questions and supports this project.

The Commission approved a revision in funding and the EDP as presented by Braganza Associates.
DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding and project update presentation

Project Title: New State Museum

Project Description: Complete design and construction of the new State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

SBC Number: 529/050-01-2015

Total Project Budget: $160,000,000.00

Current Project Funding: $157,510,000.00

Source of Funding:

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<td>9,500,000.00</td>
<td>5,500,000.00</td>
<td>15,000,000.00</td>
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15/16 FRF CurrFunds-CapImp (A)
FRF GO Bonds-CapImp (R/A)
FY17 FRF GO Bonds-CapImp (R/A)
GO Bonds-CapImp Gifts (O)

Original Project Budget: $157,510,000.00
Change in Funding: $0.00
Revised Project Budget: $157,510,000.00

Comment: This replaces some of the bridge funding with additional gift funding from the museum foundation.

Previous Action:

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<th>Action Description</th>
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<tr>
<td>05/13/2015</td>
<td>SBC</td>
<td>Referred to ESC with authority to act</td>
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<tr>
<td>05/26/2015</td>
<td>ESC</td>
<td>Approved project and RFQ for PM services</td>
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<tr>
<td>07/09/2015</td>
<td>SBC</td>
<td>Referred to ESC with authority to act</td>
</tr>
<tr>
<td>07/20/2015</td>
<td>ESC</td>
<td>Approved revised funding; using CM/GC; award to Compass Partners as PMaA</td>
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<tr>
<td>08/24/2015</td>
<td>ESC</td>
<td>Approved issuing RFQ for Exhibit Designer</td>
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<tr>
<td>08/24/2015</td>
<td>ESC</td>
<td>Approved designer selection (EOA Architects)</td>
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<tr>
<td>10/13/2015</td>
<td>SBC</td>
<td>Referred CM/GC contract award to ESC</td>
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<td>10/22/2015</td>
<td>ESC</td>
<td>Approved award to Turner Construction as CM/GC</td>
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<tr>
<td>10/22/2015</td>
<td>ESC</td>
<td>Approved award to Gallagher &amp; Associates as Exhibit Designer</td>
</tr>
<tr>
<td>11/12/2015</td>
<td>SBC</td>
<td>Approved issuing RFP for Exhibit Fabricator Services and referring award of contract to ESC with authority to act</td>
</tr>
<tr>
<td>03/10/2016</td>
<td>SBC</td>
<td>Approved contract award to Design &amp; Production Inc for Exhibit Fabricator Services</td>
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<td>03/30/2016</td>
<td>SBC</td>
<td>Approved Early Design Phase</td>
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<td>07/14/2016</td>
<td>SBC</td>
<td>Referred to ESC with authority to act</td>
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<tr>
<td>07/25/2016</td>
<td>ESC</td>
<td>Approved revision in funding</td>
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<td>03/09/2016</td>
<td>SBC</td>
<td>Referred to ESC with authority to act</td>
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<tr>
<td>03/23/2017</td>
<td>ESC</td>
<td>Approved revision in funding and GMP</td>
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<tr>
<td>02/08/2018</td>
<td>SBC</td>
<td>Approved revision in project funding</td>
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<tr>
<td>08/08/2018</td>
<td>SBC</td>
<td>Approved revision in project funding</td>
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Secretary Hargett asked when the thirty year warranty for the roof starts and Mr. Gromos replied that it will start after the acceptance by the State. Secretary Hargett asked how often the environment is monitored. Mr. Gromos replied that it is monitored every second of the day. The control system captures data on the performance of those systems at all times and the State determines how often it is recorded; this is a requirement for the commissioning process. Secretary Hargett asked who monitors the environment and Mr. Gromos replied that the data has been collected by the commissioning authority and the controls contractor since the system was brought online. Recently it has been transitioned to the State and JLL as the Facility Manager. Secretary Hargett asked how JLL monitors the environmental information and stated that his concern is that the State has highly treasured items in these areas and doesn’t want to find out a day late that the temperature wasn’t where it needed to be. Secretary Hargett asked what sets off alarms when there is a problem with the temperature. Mr. Gromos deferred to the Department of General Services. Secretary Hargett asked if the Commission could be provided a copy of the reports from JLL and pre JLL. Secretary Hargett asked who would be the right person to ask questions regarding the temperature, the humidity and the like. Secretary Hargett stated that his biggest concern is that they move into a new building and if the temperature and humidity are monitored somewhere else, the folks in the building are unaware when there is a problem. Secretary Hargett asked about the notification process and stated that he wants to make sure the information gets to the right people who can do something about it in a timely fashion. Mr. Peter Heimbach, Director of Special Projects for the Department of General Services, stated that the way the building automation system functions is that the computer monitors the system 24/7 and the system can be set at different intervals to check the sensors and report out the then current conditions. The Department is working to determine what those intervals should be in order to get the best data to monitor the building and provide the museum with data so the museum can verify that everything is appropriate for the artifacts and other items. Mr. Heimbach stated that the Department of General Services and JLL monitor the data and are notified by alarms whenever the data is out of range or if something in the system is not functioning correctly. He added that a human being is not monitoring the system constantly but on an interim basis, a daily basis and is notified whenever the system alarms that something needs to be looked at or verified. Secretary Hargett stated that there is a great concern whenever there are fluctuations in humidity where there are historic documents and wants to make sure they have the ability to respond to those quickly. Mr. Heimbach stated that the system will send out emails to those designated whenever there is an alarm condition along with prewarning conditions. Secretary Hargett stated that he wants to make sure those people managing those facilities on site have the information as early as possible and Mr. Heimbach replied that that was a goal.

Treasurer Lillard stated that the construction issues relative to temperature and humidity are a serious matter affecting the potential accreditation of the organization as a museum, and whether or not other organizations could break contracts on exhibits. Treasurer Lillard asked if they have all the appropriate expertise on this at this moment; if there are any more solutions needed to be implemented at this point; or if there is a need for any second looks at how it was designed or built. Mr. Gromos stated that the design team has confirmed the capacity of the systems and the construction team has confirmed that they have been installed per the design and with some control sequence modifications they are seeing good performance of temperature and humidity equipment. Mr. Heimbach stated that the team that is assembled to analyze where the situation is right now and the proposed fixes to repair anything that goes out of range is comprised of the mechanical engineer that designed the system, the mechanical contractor, the mechanical building automation system controls contractor, the Commissioning agent, and an on staff engineer from JLL to make sure the State’s best interests are preserved. State Architect Ann McGauran stated that it is her understanding that the mechanical designer is a museum specialist and asked if any of the others have similar qualifications. Mr. Heimbach stated that the mechanical engineer is the most specialized with museum constraints and that knowledge is specific to how a mechanical system should operate in a museum. The other participants have knowledge of mechanical systems in general and that knowledge is sufficient to know if the mechanical system is functioning properly. What the engineer from HDA adds is the parameters specific to museums. Treasurer Lillard stated that he appreciates the team’s desire to get to the bottom of this and deal with it as a professional matter. He added that this is our opportunity to get this straightened out once and for all which needs to
happen. He continued that this is a major State facility and we don’t want to end up in a situation with a continual headache having to revisit this every other year in the future. Mr. Heimbach stated that there is an inverse season review, as part of the commissioning contract, over the course of the next 16 months to verify that the building behaves properly both in the summer and in the winter seasons as well as the transitions between in order to have a review for a full year plus four months. Treasurer Lillard stated that he expects that DGS and the design and construction teams will advise the Commission staff anytime they feel they do not have the resources, the expertise or need further assistance to address these systems. If there are issues that appear to be more than can be surmounted presenting themselves the Commission should be informed and be involved in trying to help find the solution. Mr. Heimbach agreed.

Commissioner McWhorter asked if the deficiencies in the roof are an installation issue or a product issue. Mr. Gromos stated that investigation into the cause of the leaks indicated a deficiency in the installation. The scupper had a bad weld, and the roof drain problem may have been an installation issue as well. Mr. Gromos stated they will increase quality control observing the subcontractors’ work in place. Commissioner McWhorter asked if they are using the same subcontractor for the reinstallations and Mr. Gromos replied “yes”. Secretary Hargett asked if there were any lessons learned on the envelope. Mr. Gromos replied that it is really understanding the details whether with mockups or otherwise. He added that mockups set up a great opportunity to set the standard for the subcontractors relative to what is or isn't acceptable on the installation. Unfortunately, discovering issues is part of the startup of a new building. This is why there is a warranty period, because the industry is not perfect and there are going to be areas where the workmanship is not as strong as they want it, so this is an opportunity to address those areas.

As to the metal panels, Mr. Gromos stated that they may have underestimated the intricacies of the detail and the tolerance associated with getting the pieces to fit exactly right. Since it is fourteen weeks to receive the replacement piece, this has been an issue.

Secretary Hargett asked how close the project is to being substantially complete and Mr. Gromos is replied that their plan is to be complete in April depending on weather. They cannot complete the exterior in inclement weather and they have a limited work schedule because they are not doing the work during the museum’s working hours so the full days are limited to Mondays.

Secretary Hargett stated the some of the Legislators, specifically Chairman Watson have some concerns and have the following questions and would like the minutes to reflect the answers. (The answers were provided by STREAM on 03/08/2019.)

- How often is the environment monitored?
  The environment is monitored on a constant basis by the building automation system computer which notifies designated personnel via email when the environment is out of range, when there is an issue with a component of the system that needs to be addressed, and when circumstances exist that can lead to an out of range condition.

- Who monitors the environment?
  Over the course of the project, that has been monitored by the mechanical subcontractor, the controls subcontractor, and the commissioning agent. That responsibility was transferred to the state and JLL upon acceptance of the system.

- Can you provide readings of the various areas in the museum?
  Those will be provided under separate cover.

- Are you experiencing current challenges providing a stable environment for the collections?
  At the time of the SBC meeting there were challenges when the weather was extremely cold and dry or when the weather was extremely hot and humid.
• How are those being addressed?
The design, construction, and facilities personnel are working together to adjust the system programming so that it more appropriately responds to changing conditions. Since the SBC meeting, those adjustments have provided better system response and control. The building system programming will continue to be adjusted over the next year to ensure proper performance across the full range of environmental conditions.

• How are museum, and future Library & Archives, leadership personnel notified and how quickly?
Since the system has the ability to email various conditions, alerts and alarms, any individual can be added to receive those emails directly, or they can be notified by the personnel responding to system conditions.

Secretary Hargett stated to Mr. Gromos that his people at Turner have demonstrated the utmost professionalism and they have enjoyed working with them. Secretary Hargett stated that Treasurer Lillard stated it correctly earlier that they need to make sure to get this issue resolved right now in order to be a great source of pride for Tennesseans for decades to come.

Comptroller Wilson asked Mr. Dan Brodbeck, Compass, to come forward. Comptroller Wilson asked if the path forward is reasonable. Mr. Brodbeck replied that it is very reasonable and the Turner Construction has been very responsible and responsive to what's been happening, the design team has been very supportive of all the questions. Mr. Brodbeck stated that he doesn't like what has happened, but feels it is moving in the right direction.

The Commission approved a revision in project funding.
The breakdown of the $17,700,000.00 FRF G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

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$17,700,000.00 $0.00 $17,700,000.00

The breakdown of the $8,700,000.00 G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

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<tr>
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$8,700,000.00 ($5,500,000.00) $3,200,000.00
Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on January 10, 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>1)</th>
<th>State Procurement Agency: TN Board of Regents</th>
<th>User Agency: TCAT Hartsville</th>
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<tbody>
<tr>
<td></td>
<td>Location: Hartsville, Tennessee</td>
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<tr>
<td></td>
<td>Project Title: TCAT MEP &amp; Infrastructure Updates</td>
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<tr>
<td></td>
<td>SBC Project No: 166/000-01-2015</td>
<td>Approval Date: 01/08/2019</td>
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<tr>
<td></td>
<td>Designer: IC Thomasson Assoc.</td>
<td>Contractor: CHC Mechanical Contractors, Inc.</td>
</tr>
<tr>
<td></td>
<td>Construction Completion %: 98%</td>
<td>Targeted Substantial Completion: 11/20/2018</td>
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<tr>
<td></td>
<td>Change Order No.: 5</td>
<td>Comment: Hidden Conditions</td>
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<tr>
<td></td>
<td>Change Order Amount: $6,075.49</td>
<td>After This Change Order</td>
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<tr>
<td></td>
<td>Change Order Percentage: 1.02%</td>
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<td></td>
<td>Cumulative Percentage: 13.28%</td>
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<td>Approved Project Funding</td>
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<tr>
<td></td>
<td>Original Bid Target: $593,343.00</td>
<td>Revised Contract Amount: $672,119.89</td>
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<td></td>
<td>Base Contract Amount: $593,343.00</td>
<td>Remaining Undedicated Funds: $1,152.56</td>
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<td>Contingency: $50,000.00</td>
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<tr>
<th>2)</th>
<th>State Procurement Agency: TN Board of Regents</th>
<th>User Agency: Tennessee State University</th>
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<tr>
<td></td>
<td>Location: Nashville, Tennessee</td>
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<td>Project Title: TSU Migration Implementation</td>
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<td>SBC Project No: 166/001-03-2016</td>
<td>Approval Date: 12/20/2018</td>
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<td>Designer: Street Dixon Rick Orcutt Winslow PLLC</td>
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<tr>
<td></td>
<td>Construction Completion %: 95%</td>
<td>Contractor: Nex-Gen Construction LLC</td>
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<td>Change Order No.: 5</td>
<td>Targeted Substantial Completion: 10/02/2018</td>
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<tr>
<td></td>
<td>Change Order Amount: $17,445.09</td>
<td>Comment: Unavoidable Delays</td>
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<td></td>
<td>Change Order Percentage: 2.73%</td>
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<td>Cumulative Percentage: 10.79%</td>
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<td>Approved Project Funding</td>
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<tr>
<td></td>
<td>Original Bid Target: $710,000.00</td>
<td>Revised Contract Amount: $708,380.93</td>
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<tr>
<td></td>
<td>Base Contract Amount: $639,400.00</td>
<td>Remaining Undedicated Funds: $6,441,619.07</td>
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<td>Contingency: $71,000.00</td>
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</tbody>
</table>
3) State Procurement Agency: TN Board of Regents
   Location: Chattanooga, Tennessee
   Project Title: CETAS Interior Modernization
   SBC Project No: 166/012-01-2016
   Designer: TWH Architects, Inc.
   Construction Completion %: 86%
   Change Order No: 4
   Change Order Amount: $2,888.70
   Change Order Percentage: 0.41%
   Cumulative Percentage: 15.31%
   Approved Project Funding
   Original Bid Target: $1,168,000.00
   Base Contract Amount: $711,000.00
   Contingency: $115,000.00
   User Agency: Chattanooga State Comm College
   Approval Date: 01/16/2019
   Contractor: Helton Construction Co., Inc.
   Targeted Substantial Completion: 02/17/2019
   Comment: Error
   Change Order Comment: This change order is for the provision of a new electrical circuit to service the existing exterior lights on the building for parking and security.
   Change Order Amount: $2,888.70
   Change Order Percentage: 0.41%
   Cumulative Percentage: 15.31%
   Approved Project Funding
   Original Bid Target: $1,168,000.00
   Base Contract Amount: $711,000.00
   Contingency: $115,000.00
   Revised Contract Amount: $819,838.71
   Remaining Undedicated Funds: $3,156,161.29

4) State Procurement Agency: STREAM
   Location: Livingston, Tennessee
   Project Title: Livingston RC Re-roof and Facility Update
   SBC Project No: 361/054-01-2016
   Designer: Roof Design & Consultation
   Construction Completion %: 87.26%
   Change Order No: 2
   Change Order Amount: $30,521.00
   Change Order Percentage: 20.84%
   Cumulative Percentage: 20.84%
   Approved Project Funding
   Original Bid Target: $147,263.00
   Base Contract Amount: $146,422.00
   Contingency: $14,726.30
   User Agency: Department of Military
   Approval Date: 01/10/2019
   Contractor: Porter Roofing Contractors, Inc.
   Targeted Substantial Completion: 04/20/2018
   Comment: This change order provides roof work associated with the training bay.
   Change Order Comment: This change order is for the provision of a new electrical circuit to service the existing exterior lights on the building for parking and security.
   Change Order Amount: $2,888.70
   Change Order Percentage: 0.41%
   Cumulative Percentage: 15.31%
   Approved Project Funding
   Original Bid Target: $1,168,000.00
   Base Contract Amount: $711,000.00
   Contingency: $115,000.00
   Revised Contract Amount: $176,943.00
   Remaining Undedicated Funds: $34,895.00

5) State Procurement Agency: STREAM
   Location: Milan, Tennessee
   Project Title: VTS-Milan Electrical Conversion
   SBC Project No: 368/031-02-2017
   Designer: Design House 1411
   Construction Completion %: 0%
   Change Order No: 1
   Change Order Amount: $24,950.00
   Change Order Percentage: 17.68%
   Cumulative Percentage: 17.68%
   Approved Project Funding
   Original Bid Target: $885,000.00
   Base Contract Amount: $141,150.00
   Contingency: $44,250.00
   User Agency: Department of Military
   Approval Date: 01/15/2019
   Contractor: J&S Construction Company, Inc.
   Targeted Substantial Completion: 07/08/2019
   Comment: Value Added
   Change Order Comment: This change order addresses the need to install meter sockets, an electrical panel and a weather head to 3 dining facilities due to Milan Public Utility not being able to provide electrical current transformers for metering.
   Change Order Amount: $24,950.00
   Change Order Percentage: 17.68%
   Cumulative Percentage: 17.68%
   Approved Project Funding
   Original Bid Target: $885,000.00
   Base Contract Amount: $141,150.00
   Contingency: $44,250.00
   Revised Contract Amount: $166,100.00
   Remaining Undedicated Funds: $792,748.17
6) State Procurement Agency: STREAM  
User Agency: Department of Human Services  
Location: Nashville, Tennessee  
Project Title: AWS Phase 2 – DHS to Polk  
SBC Project No: 529/000-09-2017  
Designer: Johnson & Associates  
Construction Completion %: 70%  

Change Order No: 3  
Change Order Amount: $212,069.70  
Change Order Percentage: 29.43%  
Cumulative Percentage: 47.87%  

Approved Project Funding  
Original Bid Target: $720,500.00  
Base Contract Amount: $720,500.00  
Contingency: $60,000.00  

This change order provides for tenant requested changes on the 17th floor layout of the J.K. Polk SOB, the addition of unisex ADA accessible restrooms on the 14th and 16th floors, the addition of 12 new doors to replace those discovered to have obsolete keypads cored in, the addition of a dutch door requested by the tenants, and a new plumbing chase wall to provide for a break room.  

After This Change Order  
Revised Contract Amount: $1,065,369.48  
Remaining Undedicated Funds: $4,096,184.32  

7) State Procurement Agency: STREAM  
User Agency: Department of Human Services  
Location: Nashville, Tennessee  
Project Title: AWS Phase 2 – DHS to Polk  
SBC Project No: 529/000-09-2017  
Designer: Johnson & Associates  
Construction Completion %: 80%  

Change Order No: 4  
Change Order Amount: $6,701.93  
Change Order Percentage: 0.93%  
Cumulative Percentage: 48.80%  

Approved Project Funding  
Original Bid Target: $720,500.00  
Base Contract Amount: $720,500.00  
Contingency: $60,000.00  

This change order provides for two additional electrical junction boxes above the ceiling for feeding additional furniture, as well as one pair of new glass storefront doors at the 17th floor.  

After This Change Order  
Revised Contract Amount: $1,072,071.41  
Remaining Undedicated Funds: $4,089,482.39  

8) State Procurement Agency: STREAM  
User Agency: Department of General Services  
Location: Nashville, Tennessee  
Project Title: Emergency Roof Replacement  
SBC Project No: 529/010-01-2017  
Designer: Smith Seckman Reid  
Construction Completion %: 100%  

Change Order No: 3  
Change Order Amount: ($2,700.00)  
Change Order Percentage: (0.49%)  
Cumulative Percentage: 10.41%  

Approved Project Funding  
Original Bid Target: $548,109.00  
Base Contract Amount: $548,109.00  
Contingency: $100,000.00  

This change order provides a credit back to the project funding for liquidated damages assessed on the contractor for exceeding the contractual obligation for attaining substantial completion by 9 calendar days.  

After This Change Order  
Revised Contract Amount: $605,154.00  
Remaining Undedicated Funds: $703,958.07
• **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  
   **Project:** Cherokee Farm – Parking Lot Improvements  
   **SBC No.:** 540/009-03-2017  
   **Designer:** Civil & Environmental Consultants, Inc.  
   **Amount:** $3,500.00  
   **Explanation:** This ASR provides for additional storm water calculations required by the City of Knoxville.  
   **Approval Date:** 01/09/2019

2) **State Procurement Agency:** University of Tennessee – Knoxville  
   **Project:** Golf Team Facility  
   **SBC No.:** 540/009-16-2016  
   **Designer:** Blankenship & Partners  
   **Amount:** $9,210.00  
   **Explanation:** This ASR addresses the additional design services needed to change a team meeting room into a men’s player lounge, which included changes to the ceiling, lighting, electrical, and furnishings.  
   **Approval Date:** 01/25/2019

**Initial Approvals of Capital Projects**

• Reported the following capital improvement with total project cost of less than $100,000 in accordance with Item 2.04(A)(1) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** Middle Tennessee State University  
   **Location:** Murfreesboro, Tennessee  
   **Project Title:** Demolition 2105 Ragland Ave  
   **Project Description:** This project provides for the demolition of 2105 Ragland Avenue, Murfreesboro, TN.  
   **SBC Project No.:** 366/009-01-2019  
   **Total Project Budget:** $45,000.00  
   **Source of Funding:** Plant Funds (Non-Aux) (A)  
   **Approval:** Approved project utilizing campus procurement for demolition  
   **Approval Date:** 02/14/2019
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: STREAM / Department of Military
   Location: Lexington, Tennessee
   Project Title: Emergency – Lexington HVAC Replacement
   Project Description: Replace failed HVAC units and all required related work.
   SBC Project No.: 361/053-01-2019
   Total Project Budget: $220,000.00
   Source of Funding: $110,000.00 Federal Funds (NGB) (F)
                     $110,000.00 12/13 CurrFunds-CapMaint (E&C) (R)
   Approval: Approved project utilizing Agency Resources for design
   Approval Date: 01/25/2019

2) State Procurement Agency: STREAM / Department of General Services
   Location: Nashville, Tennessee
   Project Title: 5th Avenue North Sidewalk Replacement
   Project Description: Replacement of sidewalk on 5th Ave. North between Junior Gilliam Way and Greenway and all required related work.
   SBC Project No.: 529/031-01-2019
   Total Project Budget: $110,000.00
   Source of Funding: $1,693.63 07/08 CurrFunds-CapMaint (ADA) (R)
                     $108,306.37 08/09 CurrFunds-CapMaint (ADA) (R)
   Approval: Approved project utilizing an Agency Consultant for design and the IDIQ Contract to perform the work
   Approval Date: 01/17/2019

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: Tennessee Board of Regents / TN College Applied Technology
   Location: Statewide, Tennessee
   Project Title: Tennessee College Applied Technology Improvements
   Project Description: Provide equipment and program expansion and improvements at TCATs statewide as associated with the TCAT Master Plan.
   SBC Project No.: 166/000-04-2013
   Total Project Budget: $100,154,921.00
   Source of Funding: $9,570,000.00 15/16 CurrFunds-CapImp (A)
                      $18,800,000.00 2015 GO Bonds-CapImp (A)
                      $4,700,000.00 Plant Funds (Non-Aux) (A)
                      $51,300,000.00 17/18 CurrFunds-CapImp (A)
                      $1,284,921.00 ECD Grant (CDBG) (O)
                      $14,500,000.00 18/19 CurrFunds-CapImp (A)
   Approval: Approved utilizing CM/GC
   Approval Date: 01/24/2019
• 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:** Statewide, Tennessee  
   **Project Title:** High Mast Lighting Systems Upgrades – Phase 1 and Phase 2  
   **Project Description:** Refurbish existing high mast lighting systems to incorporate new LED lamps and fixtures to reduce energy use and maintenance requirements.  
   **SBC Project No.:** 140/001-06-2013  
   **Total Project Budget:** $2,900,000.00  
   **Source of Funding:** $1,500,000.00 13/14 CurrFunds-CapMaint (SA) (A)  
   $1,400,000.00 14/15 CurrFunds-CapMaint (SA) (A)  
   **Approval:** Approved a revision in project funding  
   **Approval Date:** 01/23/2019

**Approvals of Acquisitions and Disposals of State Property**

• Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** Middle Tennessee State University  
   **Transaction Description:** Transaction No. 19-01-002  
   **Location:** Rutherford County – 2.70 acres – 2105 Ragland Avenue, Murfreesboro, TN  
   **Owner(s):** Karma, LLC  
   **Estimated Purchase Price:** Fair Market Value  
   **Source of Funding:** Plant Funds (Aux-Housing) (A)  
   **Approval:** Approved acquisition in fee with waiver of advertisement and one appraisal  
   **Approval Date:** 01/17/2019

• Reported the following two disposals of TDOT property in accordance with Item 2.04(E)(2) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** STREAM / Department of Transportation  
   **Transaction Description:** Transaction No. 18-10-002  
   **Location:** Williamson County – 2.56 +/- acres – Oak Meadow Drive, Franklin, TN  
   **Estimated Sale Price:** Fair Market Value  
   **Grantee:** Franklin Investment Holdings, LLC  
   **Approval:** Approved disposal in fee with waiver of advertisement and one appraisal  
   **Approval Date:** 01/17/2019

2) **State Procurement Agency:** STREAM / Department of Transportation  
   **Transaction Description:** Transaction No. 18-10-005  
   **Location:** Washington County – 2.56 +/- acres – Ed Baxter Rd, Johnson City, TN  
   **Estimated Sale Price:** Fair Market Value  
   **Grantee:** Hudson JCF New Property, LLC  
   **Approval:** Approved disposal in fee with waiver of advertisement and one appraisal  
   **Approval Date:** 01/17/2019
Report of Items Submitted to the SBC

- Annual Report of the Tennessee Residence Commission (in accordance with T.C.A. § 4-23-203 (b))
- Annual Report of the State Capitol Commission (in accordance with T.C.A. § 4-8-304)

Other Business

There being no further business, the meeting adjourned at 11:57 a.m.

* * * * * * *
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Roof Replacements (18/19)

Project Description: This project will replace roofing and all related work on the Fleming Warehouse (1995), 1525 (2012) and 1610 (2002) University Avenue, Early Learning Center (2011) on Lake Avenue, 525 N. Gay Street (1925), 711 Concord (1961), 2000 Sutherland Avenue (1951), and Tyson Alumni Center (1901).

SBC Number: 540/009-03-2019

Total Project Budget: $5,800,000.00

Source of Funding: $5,800,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This is a FY 18/19 line-item project in the capital budget. The project description has been modified for clarity. The roof at Fleming Warehouse and Tyson Alumni Center are over 20 years old. The other buildings are recent acquisitions and roofs are nearing the end of their life.

The Tennessee Historical Commission request to look at the design drawings of this alteration, prior to issuing for construction, for the 711 Concord buildings 23 & 24, and the Tyson Alumni Center, to insure that it is being done in accordance with the provisions of the Secretary of the Interior’s Standards for Treatment of Historic Properties.

Minutes: 02/14/2019 SBC Approved project and to select a designer
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Student Union Space Buildout

Project Description: This project will finish out shell space in the Student Union for flexible office and meeting space.

SBC Number: 540/009-04-2019

Total Project Budget: $1,000,000.00

Source of Funding: $1,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 18/19 disclosed project reported to THEC on December 12, 2018.

Minutes: 02/14/2019 SBC Approved project and to select a designer
University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project utilizing Campus Consultant for design and a contract procured by Central Procurement Office and University System Procurement for construction

Project Title: Emergency - Carrick Hall Mold Remediation

Project Description: This project will provide mold remediation for fan coils in North and South Carrick Halls.

SBC Number: 540/009-05-2019

Total Project Budget: $800,000.00

Source of Funding: $800,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is a retroactive approval of an FY 18/19 emergency project with Statewide emergency services contract to be used for construction. Requesting Campus Consultant due to scope being limited to in-kind replacement. Consultant will be paid under the Professional Consultant project account.

Minutes: 02/14/2019 SBC Approved project and utilizing Campus Consultant for design and a Central Procurement contract and University System Procurement for construction
**University of Tennessee, Knoxville, Knox County, Tennessee**

**Requested Action:** Approval of a project utilizing Campus Consultant for design and a contract procured by Central Procurement Office and University System Procurement for construction

**Project Title:** Emergency - Clement Hall Water Remediation

**Project Description:** This project will provide remediation and repair due to water damage from broken sprinkler line. Repairs include sprinkler line, electrical, elevators, finishes, and ceiling.

**SBC Number:** 540/009-06-2019

**Total Project Budget:** $800,000.00

**Source of Funding:** $800,000.00  Plant Funds (Aux-Housing)  (A)

**Comment:** This is a retroactive approval of an FY 18/19 emergency project with Statewide emergency services contract to be used for construction. Requesting Campus Consultant due to scope being limited to in-kind replacement. Consultant will be paid under the Professional Consultant project account. Insurance proceeds will be realized through reimbursement of plant funds by Risk Management.

**Minutes:** 02/14/2019  SBC  Approved project and utilizing Campus Consultant for design and a Central Procurement contract and University System Procurement for construction
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Carousel Theatre - Programming

Project Description: This project will provide programming for renovating or replacing the Ula Love Doughty Carousel Theatre.

SBC Number: 540/009-07-2019

Total Project Budget: $100,000.00

Source of Funding: $100,000.00 Plant Funds (Non-Aux) (A)

Minutes: 02/14/2019 SBC Approved project and issuing an RFQ
University of Tennessee Institute of Agriculture, Middleton, Hardeman County, Tennessee

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

Project Title: Lone Oaks 4-H Center Life Safety Improvements

Project Description: This project will provide code deficiency corrections at the Sales Barn Facility including sprinkler system installation, ADA accessible toilets, floor/wall/ceiling one-hour separation, and electrical and mechanical improvements.

SBC Number: 540/001-01-2018

Total Project Budget: $925,000.00

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<td>$100,000.00</td>
</tr>
<tr>
<td>Revised Project Budget:</td>
<td></td>
<td></td>
<td>$925,000.00</td>
</tr>
</tbody>
</table>

Comment: This request covers the increased cost of fire protection equipment and is based on the designer’s estimate.

Previous Action:

04/12/2018 SBC  Approved project and proceeding with the process to select a designer

05/22/2018 ESC  Approved designer selection (Allen & Hoshall, Inc.)

Minutes:

02/14/2019 SBC  Approved a revision in project budget and funding
University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

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

Project Title: Energy & Enviro. Science Research Bldg. (Ellington)

Project Description: The site for this new project is the current location of the Ellington Plant Science Building (1966) which will be demolished. The new building will house teaching laboratories, research/public service labs, offices, new classrooms, and a 500 seat-teaching and learning center with appropriate support facilities. Included will be a New Surge Building to accommodate adequate surge space. In FY 12-13, $2M was approved for planning of this project.

SBC Number: 540/001-04-2013

Total Project Budget: $84,000,000.00

Current Project Funding: $6,000,000.00

Source of Funding: $4,000,000.00 18/19 CurrFunds-CapImp (A)
$2,000,000.00 Plant Funds (Non-Aux) (A)

Comment: Three proposals were received on December 12, 2018. The Notice of Intent to award was sent on December 19, 2018 naming The Christman Company as the best evaluated proposer. There were no protests during the protest period.

Previous Action: 12/12/2013 SBC Approved project and to select a designer and utilizing CM/GC
10/11/2018 SBC Approved revision in project budget and funding
10/29/2018 ESC Approved designer selection (Barber McMurry Architects, LLC)

Minutes: 02/14/2019 SBC Approved awarding a CM/GC contract (The Christman Company)
University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Hunter Hall Improvements

Project Description: Project will provide finishes and infrastructure upgrades including electrical, data/telecom, HVAC, and plumbing; accessibility and fire code improvements; security upgrades, building envelope upgrades, and site work including replacement of accessible ramp and sidewalk ADA improvements. Relocation and preparation of surge space is also included.

SBC Number: 540/005-10-2018

Total Project Budget: $13,000,000.00

Source of Funding: $13,000,000.00 18/19 CurrFunds-CapMaint (A)

Comment: Two proposals were received on January 8, 2019. The Notice of Intent to award was sent on January 15, 2019 naming Hoar Construction as the best evaluated proposer. There were no protests during the protest period.

Previous Action: 10/11/2018 SBC Approved project and to select a designer and utilizing CM/GC
10/29/2018 ESC Approved designer selection (Derthick Henley & Wilkerson Architects)

Minutes: 02/14/2019 SBC Approved awarding a CM/GC contract (Hoar Construction)
University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in designer responsibility

Project Title: Madison Plaza Food Court Upgrade

Project Description: This project is the build out of space in the Plaza building for a Starbucks coffee shop and Chick-fil A, and replacement of dining furniture.

SBC Number: 540/013-07-2018

Total Project Budget: $968,000.00

Source of Funding: $968,000.00 Plant Funds (Non-Aux) (A)

Comment: This request discloses the change in designer responsibility, adding Starbucks design to their scope of work. Starbucks does not have a designer; therefore, Self Tucker Architects, Inc. will prepare the design.

Previous Action:
- 10/11/2018 SBC Approved project and to select a designer and utilize Campus Resources for construction
- 10/29/2018 ESC Approved designer selection (Self Tucker Architects, Inc.)

Minutes:
- 02/14/2019 SBC Approved a revision in designer responsibility
**University of Tennessee, Statewide, Tennessee**

**Requested Action:** Approval of a procurement and to issue a Request for Qualifications

**Project Title:** Programming Consultants

**Project Description:** This project will provide system-wide professional programming services for various types of buildings.

**SBC Number:** 540/000-01-2019

**Total Project Budget:** $1,000,000.00

**Source of Funding:** $1,000,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This project will provide a pool of professional consulting services of multiple designers per building type. The selection of consultants for the pool will follow the designer selection process. The same designer may be selected for various building types. The selection for use will be based on the designer qualifications, chosen by University System and reported to the State Architect.

**Minutes:** 02/14/2019 SBC Approved project and issuing an RFQ
### Professional Programming Consultant Contract Dates

Contracts are extended and utilized up to five years based on State Building Commission Approvals.

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Start Date</th>
<th>Current End Date</th>
<th>Anticipated Maturity Date</th>
</tr>
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<tbody>
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<td>03/31/2020</td>
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<tr>
<td>Medical/Health Science</td>
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<td>Music/Performing Arts</td>
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<td>Dining/Housing</td>
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<td>Athletics/Recreation</td>
<td>TBD</td>
<td>04/01/2019</td>
<td>03/31/2020</td>
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</table>
Requested Action: Approval of project and proceeding with the process to select a designer

Project Title: Mynders Hall Roof Replacement

Project Description: Replace deteriorated roofing system (1991) with fully adhered EPDM and add roof drains and all related work.

SBC Number: 367/007-02-2019

Total Project Budget: $750,000.00

Source of Funding: $750,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 18/19 disclosed project as reported by THEC for Quarter 3. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Minutes: 02/14/2019 SBC Approved project and to select a designer
## Requested Action:
Approval of a project and proceeding with the process to select a consultant

## Project Title:
MTSU Murfreesboro Municipal Airport Study

## Project Description:
Consultant services for the programming and proposed site layout of future facilities required for the Department of Aerospace and interface with the City of Murfreesboro Municipal Airport Master Plan and current expansion program, and all related investigations.

## SBC Number:
366/009-02-2019

## Total Project Budget:
$50,000.00

## Source of Funding:
$50,000.00
Plant Funds (Non-Aux) (A)

## Minutes:
02/14/2019
SBC
Approved project and to select a consultant
TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Fine Arts Improvements

Project Description: Renovations and expansion for the Fine Arts program to provide a creative and improved functional environment.

SBC Number: 166/003-05-2013

Total Project Budget: $21,300,000.00

Source of Funding: $15,000,000.00 2015 GO Bonds -CapImp (A)

6,300,000.00 Plant Funds (Non-Aux) (A)

Comment: Project funds are being reallocated for modifications to the HVAC system. This will complete the project.

Previous Action:
- 07/11/2013 SBC Approved full planning of project
- 07/30/2013 ESC Approved designer selection (Street Dixon Rick Architecture)
- 11/14/2013 SBC Approved use of CM/GC
- 03/13/2014 SBC Approved CM/GC (Turner Construction Company)
- 06/11/2015 SBC Approved EDP
- 07/09/2015 SBC Approved a revision in budget and source of funding

Minutes:
- 02/14/2019 SBC Approved a revision in project funding
East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: Approval of an amendment to a Master Plan utilizing a previously selected consultant

Project Title: Master Plan Update Amendment

Project Description: Amend the 2014 campus Master Plan Update to address the Academic Facilities space data and the Lamb Hall Capital Outlay project.

SBC Number: 369/000-01-2019

Total Project Budget: $75,000.00

Source of Funding: $75,000.00 Plant Funds (Non-Aux) (A)

Comment: Fisher + Associates completed the 2014 Master Plan Update under contract with TBR. Utilization of the previously selected consultant is requested because this is a minor amendment that must be completed in advance of the budget process.

Minutes: 02/14/2019 SBC Approved an amendment to a Master Plan utilizing a previously selected consultant
DEPARTMENT OF AGRICULTURE

Division of Forestry, Lexington, Henderson County, Tennessee

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

Project Title: Natchez Trace State Forest Work Center

Project Description: Construction of an operations building and a shop area for equipment maintenance, storage, and emergency management personnel staging, including site development and all required related work.

SBC Number: 100/010-02-2018

Total Project Budget: $1,710,000.00

Source of Funding: $1,710,000.00  18/19  CurrFunds-CapImp (A)

Previous Action:

<table>
<thead>
<tr>
<th>Date</th>
<th>Agency</th>
<th>Action Description</th>
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<tbody>
<tr>
<td>07/12/2018</td>
<td>SBC</td>
<td>Approved project and to select a designer</td>
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<tr>
<td>07/23/2018</td>
<td>ESC</td>
<td>Approved designer selection (A2H Inc)</td>
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Minutes: 02/14/2019  SBC  Approved the EDP as recommended by the State Architect
TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Cleveland, Bradley County, Tennessee

Requested Action: Approval of a revision in project funding and revised Early Design Phase as recommended by the State Architect

Project Title: TN Veterans Home - Cleveland

Project Description: Construct a 108-bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include all required related work.

SBC Number: 680/001-01-2012

Total Project Budget: $47,729,558.00

Current Project Funding: $17,205,131.00

Source of Funding:

<table>
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<th>Original</th>
<th>Change</th>
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City & County Funds (O)
Gift-in-Place (O)
GOBonds-CapImp (A)
TSVHB Op Funds (O)
Gift (O)
14/15 CurrFunds-CapImp (A)
18/19 CurrFunds-CapImp (A)

Original Project Budget: $16,441,092.65
Change in Funding: $764,038.35
Revised Project Budget: $17,205,131.00

Comment: Additional funds have been received by the state.

The project remains consistent with federal guidelines, and the building materials remain consistent with prior approvals. The site plan layout has been modified to streamline operations by reducing the number of homes while maintaining the same number of beds.

Previous Action:
- 10/11/2012 SBC: Approved full planning; gift in place, RFP for CM/GC
- 11/19/2012 ESC: Approved designer selection (The Lewis Group)
- 01/10/2013 SBC: Approved recognized bond proceeds
- 06/13/2013 SBC: Approved a revision in budget, scope, and funding
- 12/12/2013 SBC: Approved a revision in funding
- 07/10/2014 SBC: Approved a revision in project budget and funding
- 04/09/2015 SBC: Approved the EDP and award to Rentenbach as CMGC
- 08/09/2018 SBC: Approved a revision in project budget and funding

Minutes: 02/14/2019 SBC: Lieutenant Governor McNally stated that Senator Mike Bell and Senator Todd Gardenhire have expressed some concern in the delay of this project and asked State Architect Ann McGauran to check with the Department of Veterans Services or the Department of General Services on its status. Secretary Hargett
asked that the Commission be copied on the email response to both Senators.

The Commission approved a revision in project funding and revised EDP as recommended by the State Architect.
Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State