MINUTES
STATE BUILDING COMMISSION
February 13, 2020

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 10:51 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Cameron Sexton, Speaker of the House of Representatives
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

Chairman Bill Lee, Governor
Stuart McWhorter, Commissioner, Department of Finance and Administration

ORGANIZATION

• University of Tennessee
• State Building Commission

PRESENTER

Interim President Randy Boyd
Assistant State Architect Alan Robertson

OTHER PARTICIPANTS

Austin Oakes, University of Tennessee
Dr. Tim Cross, Chancellor University of Tennessee Institute of Agriculture
CONSENT AGENDA

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

1. Agency: University of Tennessee – Martin
   Project Title: Security Improvements
   SBC Project No: 540/011-02-2020
   Requested Action: Approval of a project and proceeding with the process to select a designer

2. Agency: Tennessee Board of Regents / Tennessee State University
   Project Title: Agriculture Food Science Research Facility
   SBC Project No: 166/001-12-2018
   Requested Action: Approval of a revision in project funding and approval of the Early Design Phase as approved by the State Architect

3. Agency: Tennessee Board of Regents / Columbia State Community College
   Project Title: Master Plan
   SBC Project No: 166/015-01-2013
   Requested Action: Approval of an update to the Master Plan as approved by THEC

4. Agency: University of Memphis
   Project Title: Field House Improvements
   SBC Project No: 367/007-11-2019
   Requested Action: Approval of a revision in project budget and funding

5. Agency: Department of Children’s Services
   Project Title: John S. Wilder YDC (Planning)
   SBC Project No: 144/011-01-2016
   Requested Action: Approval to award a new contract to a previously selected consultant

6. Agency: Department of Children’s Services
   Project Title: Wilder YDC Electrical Network Upgrades Sanitary Systems Repair
   SBC Project No: 144/011-02-2016
   Requested Action: Approval of a revision in project scope and to utilize Central Procurement Office contracts for a portion of the work
**University of Tennessee Institute of Agriculture, Crossville, Cumberland County, Tennessee**

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

**Project Title:** Clyde York 4-H Center Fire Alarm Improvements

**Project Description:** The project will provide a new fire alarm system, completely addressable voice-evacuation system and networked to allow full monitoring. All camp buildings will be upgraded – cabins, classrooms, dining and recreation hall, main office, lodges, education buildings, and manager's residence.

**SBC Number:** 540/001-01-2019

**Total Project Budget:** $675,000.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>$300,000.00</td>
<td>$375,000.00</td>
<td>$675,000.00</td>
</tr>
<tr>
<td>Plant Funds (Non-Aux)</td>
<td>(A)</td>
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**Comment:** Two bids were received on December 19, 2019. An increase in funding is needed to award a contract to FTM Contracting for the base bid and one alternate. There will be no additional designer fees. The bidder’s overall cost came in higher than estimated, with network cabling and installation being the most significant increase. The designer did not adequately estimate the total cost of the project components and local bid market impacts to the project.

**Previous Action:**
- 02/25/2019 ESC  - Approved project utilizing Campus Consultant (Facility Systems Consultants, LLC) for design
- 11/14/2019 SBC  - Approved a revision in budget and funding

**Minutes:**
- 02/13/2020 SBC  - Austin Oakes, Executive Director of the Office of Capital Projects presented the items and recognized President Boyd and Chancellor Cross from the Institute of Agriculture.

  The Commission approved a revision in budget and funding in order to award a contract.
University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

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

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 which will be demolished. The new building will house teaching laboratories, research/public service labs, offices, classrooms, 500-seat teaching and learning center with appropriate support space. Included will be a new Surge Building constructed on the Ag Campus. In FY 12-13, $2M was approved for planning. In FY 18-19, $4M was approved for planning and construction of a new surge building.

SBC Number: 540/001-04-2013

Total Project Budget: $101,000,000.00

Source of Funding:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 4,000,000.00</td>
<td>$</td>
<td>$ 4,000,000.00</td>
</tr>
<tr>
<td>81,500,000.00</td>
<td>$</td>
<td>81,500,000.00</td>
</tr>
<tr>
<td>6,650,000.00</td>
<td>6,000,000.00</td>
<td>12,650,000.00</td>
</tr>
<tr>
<td>2,850,000.00</td>
<td>$</td>
<td>2,850,000.00</td>
</tr>
</tbody>
</table>

Original Project Funding: $ 95,000,000.00
Change in Funding: $6,000,000.00
Revised Project Funding: $101,000,000.00

Comment: This request is based on the CM/GC and designer's estimate.

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)
- 02/14/2019 SBC Approved CM/GC selection (The Christman Company)
- 07/11/2019 SBC Approved a revision in project budget and funding, and the EDP as recommended by the State Architect (surge building only)

Minutes: 02/13/2020 SBC Approved a revision in project budget and funding
Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on January 9, 2020.

Report of Items Approved by Office of the State Architect

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

1) State Procurement Agency: TN Board of Regents
   Location: Columbia, Tennessee
   Project Title: Finney Library Renovation
   SBC Project No: 166/015-01-2017
   Designer: Street Dixon Rick Orcutt Winslow

   **Approved Project Funding**
   - Construction Completion %: 91%
   - Change Order No.: 21
   - Change Order Amount: $7,457.05
   - Change Order Percentage: .19%
   - Cumulative Percentage: 12.45%
   - Approved Project Funding:
     - Original Bid Target: $4,500,000.00
     - Base Contract Amount: $3,931,200.00
     - Contingency: $450,000.00

   **User Agency**: Columbia State Community College
   **Contractor**: Southland Construction
   **Approval Date**: 01/03/2020
   **Targeted Substantial Completion**: 09/03/2019
   **Comment**: Error
   This change order addresses the need for 10 additional light fixtures at the ceiling above bookshelves to provide adequate lighting.
   **After This Change Order**
   - Revised Contract Amount: $4,420,518.98
   - Remaining Undedicated Funds: $529,481.02

2) State Procurement Agency: TN Board of Regents
   Location: Columbia, Tennessee
   Project Title: Finney Library Renovation
   SBC Project No: 166/015-01-2017
   Designer: Street Dixon Rick Orcutt Winslow

   **Approved Project Funding**
   - Construction Completion %: 97%
   - Change Order No.: 22
   - Change Order Amount: ($10,244.26)
   - Change Order Percentage: .26%
   - Cumulative Percentage: 12.19%
   - Approved Project Funding:
     - Original Bid Target: $4,500,000.00
     - Base Contract Amount: $3,931,200.00
     - Contingency: $450,000.00

   **User Agency**: Columbia State Community College
   **Contractor**: Southland Construction
   **Approval Date**: 01/24/2020
   **Targeted Substantial Completion**: 09/13/2019
   **Comment**: Value Added
   This change order provides a credit back to the project for the deletion of the window film that was determined to not be needed.
   **After This Change Order**
   - Revised Contract Amount: $4,410,274.72
   - Remaining Undedicated Funds: $539,725.28
<table>
<thead>
<tr>
<th>State Procurement Agency:</th>
<th>TN Board of Regents</th>
<th>User Agency:</th>
<th>Volunteer State Community College</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Gallatin, Tennessee</td>
<td>Project Title:</td>
<td>Parking, Road &amp; Site Upgrade</td>
</tr>
<tr>
<td>SBC Project No:</td>
<td>166/025-04-2017</td>
<td>Approval Date:</td>
<td>01/21/2020</td>
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<tr>
<td>Designer:</td>
<td>Hethcoat &amp; Davis, Inc.</td>
<td>Contractor:</td>
<td>Jarrett Builder, Inc.</td>
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<tr>
<td>Construction Completion %:</td>
<td>98%</td>
<td>Targeted Substantial Completion:</td>
<td>01/13/2020</td>
</tr>
<tr>
<td>Change Order No:</td>
<td>3</td>
<td>Comment:</td>
<td>Added Scope</td>
</tr>
<tr>
<td>Change Order Amount:</td>
<td>$20,790.00</td>
<td>This change order addresses the need for additional top soil for the parking lot island planters.</td>
<td></td>
</tr>
<tr>
<td>Change Order Percentage:</td>
<td>10%</td>
<td>Cumulative Percentage:</td>
<td>21.58%</td>
</tr>
<tr>
<td>Cumulative Percentage:</td>
<td></td>
<td>Approved Project Funding:</td>
<td></td>
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<tr>
<td>Original Bid Target:</td>
<td>$270,800.00</td>
<td>Revised Contract Amount:</td>
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<td>Base Contract Amount:</td>
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<td>Remaining Undedicated Funds:</td>
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<tr>
<td>Contingency:</td>
<td>$71,246.83</td>
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</table>

| Change Order No. | 3 |
| Change Order Amount: | $20,790.00 |
| Change Order Percentage: | 10% |
| Cumulative Percentage: | 21.58% |

| Change Order No. | 4 |
| Change Order Amount: | $5,142.84 |
| Change Order Percentage: | 1.71% |
| Cumulative Percentage: | 11.64% |

| Change Order No. | 10 |
| Change Order Amount: | $61,972.19 |
| Change Order Percentage: | 2.82% |
| Cumulative Percentage: | 28.22% |

| Approved Project Funding: |  |
| Original Bid Target: | $2,645,000.00 |
| Base Contract Amount: | $2,196,889.00 |
| Contingency: | $313,500.00 |
| Revised Contract Amount: | $2,816,922.10 |
| Remaining Undedicated Funds: | $64,702.07 |

4) State Procurement Agency: Middle TN State Univ. | User Agency: Middle Tennessee State University |
| Location: Murfreesboro, Tennessee | Project Title: Water & Sewer Updates, Phase 1 |
| SBC Project No: 366/009-06-2018 | Approval Date: 12/17/2019 |
| Designer: S&ME, Inc. | Contractor: Beech Construction Services |
| Construction Completion %: 85% | Targeted Substantial Completion: 01/15/2020 |
| Change Order No. 4 | Comment: Hidden Conditions |
| Change Order Amount: $5,142.84 | This change order provides for a new required manhole after discovery of an underground steam line that conflicts with new underground utilities being installed. |
| Change Order Percentage: 1.71% | Cumulative Percentage: 11.64% |

5) State Procurement Agency: STREAM | User Agency: Department of Agriculture |
| Location: Nashville, Tennessee | Project Title: Ellington Ag Campus Upgrades |
| SBC Project No: 100/000-03-2014 | Approval Date: 01/21/2020 |
| Designer: Goodwyn Mills Cawood | Contractor: Dowdle Construction |
| Construction Completion %: 92% | Targeted Substantial Completion: 06/11/2020 |
| Change Order No. 10 | Comment: Added Scope |
| Change Order Amount: $61,972.19 | This change order provides for additional needed finishes, including painting that was not addressed in the initial scope of the project. This work also covers additional demolition that originally was to be performed by an environmental consultant. Also included is an agency request to add accessible light switches for the existing auditorium. |
| Change Order Percentage: 2.82% | Cumulative Percentage: 28.22% |

| Change Order No. | 10 |
| Change Order Amount: | $61,972.19 |
| Change Order Percentage: | 2.82% |
| Cumulative Percentage: | 28.22% |
### 6) State Procurement Agency: STREAM
- **Location:** Statewide, Tennessee
- **Project Title:** Montgomery Bell – Fueling Infrastructure Upgrades & Training Facilities
- **SBC Project No:** 126/000-01-2016
- **Designer:** TriAD Environmental Consultants, Inc.

| Construction Completion % | 85% |
| Change Order No. | 3 |
| Change Order Amount | $11,321.18 |
| Change Order Percentage | 3.66% |
| Cumulative Percentage | 12.47% |

**Approved Project Funding**
- **Original Bid Target:** $350,000.00
- **Base Contract Amount:** $309,500.00
- **Contingency:** $35,000.00

**Comment:** Design Modifications
This change order provides for a higher grade sealing material for the storage tanks as requested by the agency.

**After This Change Order**
- **Original Bid Target:** $350,000.00
- **Base Contract Amount:** $309,500.00
- **Contingency:** $35,000.00
- **Change Order Amount:** $11,321.18
- **Change Order Percentage:** 3.66%
- **Cumulative Percentage:** 12.47%

**Approved Project Funding**
- **Original Bid Target:** $350,000.00
- **Base Contract Amount:** $309,500.00
- **Contingency:** $35,000.00

### 7) State Procurement Agency: STREAM
- **Location:** Statewide, Tennessee
- **Project Title:** CCC Cabin Renovation – Chickasaw & Cumberland
- **SBC Project No:** 126/000-03-2015
- **Designer:** Sparkman Assoc. Arch.

| Construction Completion % | 75% |
| Change Order No. | 12 |
| Change Order Amount | $38,409.22 |
| Change Order Percentage | .90% |
| Cumulative Percentage | 33.00% |

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

**Comment:** Codes
This change order provides for the replacement of undersized electrical feeders and conduits and installs new disconnects and meter at the Mill House to meet codes.

**After This Change Order**
- **Original Bid Target:** $5,006,000.00
- **Base Contract Amount:** $4,270,000.00
- **Contingency:** $1,300,600.00
- **Change Order Amount:** $38,409.22
- **Change Order Percentage:** .90%
- **Cumulative Percentage:** 33.00%

### 8) State Procurement Agency: STREAM
- **Location:** Henderson, Tennessee
- **Project Title:** Chickasaw State Park Sewage Treatment Plant Upgrades
- **SBC Project No:** 126/021-01-2016
- **Designer:** TLM Associates

| Construction Completion % | 80% |
| Change Order No. | 3 |
| Change Order Amount | $11,451.33 |
| Change Order Percentage | 1.03% |
| Cumulative Percentage | 11.18% |

**Approved Project Funding**
- **Original Bid Target:** $1,230,420.64
- **Base Contract Amount:** $1,117,000.00
- **Contingency:** $97,383.12

**Comment:** Added Scope
This change order provides for the rerouting of the lagoon influent piping that was found to not be deep enough and experienced freezing. Also included is changing out a smaller gate to an 8’ gate to allow large equipment through for access to the spray irrigation area.

**After This Change Order**
- **Original Bid Target:** $1,230,420.64
- **Base Contract Amount:** $1,117,000.00
- **Contingency:** $97,383.12
- **Change Order Amount:** $11,451.33
- **Change Order Percentage:** 1.03%
- **Cumulative Percentage:** 11.18%
9) State Procurement Agency: STREAM  
State Procurement Agency: State Building Commission – February 13, 2020  
User Agency: Dept. of Intellectual & Developmental Disabilities  
Location: Nashville, Tennessee  
Project Title: Clover Bottom – Essential Maintenance  
SBC Project No: 346/003-02-2016  
Design: Smith Seckman Reid  
Construction Completion %: 95%  
Change Order No. 14  
Change Order Amount: $36,141.00  
Change Order Percentage: 1.21%  
Cumulative Percentage: 11.02%  
Approval Date: 12/19/2019  
Contractor: Edwards Construction  
Targeted Substantial Completion: 12/16/2019  
Comment: Added Scope  
This change order accommodates work to replace four pairs of existing exterior doors with security doors in order to provide a secure ingress building perimeter.  
After This Change Order  
Change Order Amount: $36,141.00  
Change Order Percentage: 1.21%  
Cumulative Percentage: 11.02%  
Approved Project Funding  
Original Bid Target: $3,350,000.00  
Base Contract Amount: $2,995,000.00  
Contingency: $355,000.00  
Revised Contract Amount: $3,325,121.00  
Remaining Undedicated Funds: $503,988.00  

10) State Procurement Agency: STREAM  
User Agency: Department of Military  
Location: Lavinia, Tennessee  
Project Title: VTS-Milan Building I-200 Latrine Repairs  
SBC Project No: 368/031-03-2017  
Design: HFR Design  
Construction Completion %: 25%  
Change Order No. 1  
Change Order Amount: $28,222.47  
Change Order Percentage: 18.7%  
Cumulative Percentage: 18.7%  
Approval Date: 01/22/2020  
Contractor: Fisher Construction  
Targeted Substantial Completion: 02/25/2020  
Comment: Codes / Added Scope  
This change order allows for a needed water backflow preventer, upsizing of a water main, reworking the existing front entrance concrete pad to allow for ADA accessibility, and adding ceramic tile behind latrine fixtures for maintenance purposes.  
After This Change Order  
Change Order Amount: $28,222.47  
Change Order Percentage: 18.7%  
Cumulative Percentage: 18.7%  
Approved Project Funding  
Original Bid Target: $217,000.00  
Base Contract Amount: $150,900.00  
Contingency: $21,700.00  
Revised Contract Amount: $179,122.47  
Remaining Undedicated Funds: $91,272.00  

11) State Procurement Agency: STREAM  
User Agency: Department of General Services  
Location: Nashville, Tennessee  
Project Title: Gulf War Monuments  
SBC Project No: 529/000-03-2016  
Design: Tuck Hinton  
Construction Completion %: 99%  
Change Order No. 5  
Change Order Amount: $10,500.00  
Change Order Percentage: 5.30%  
Cumulative Percentage: 29.75%  
Approval Date: 01/23/2020  
Contractor: Rehorn Kelly  
Targeted Substantial Completion: 01/31/2020  
Comment: Error / Schedule Modifications  
This change order addresses a need to revise the monuments’ glass inserts from having an air space between the panels to embedding the stars between two laminate glass panels without an air space.  
After This Change Order  
Change Order Amount: $10,500.00  
Change Order Percentage: 5.30%  
Cumulative Percentage: 29.75%  
Approved Project Funding  
Original Bid Target: $208,296.00  
Base Contract Amount: $198,000.00  
Contingency: $49,504.00  
Revised Contract Amount: $256,918.54  
Remaining Undedicated Funds: $14,164.96
Initial and Revised 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:** STREAM / Department of Veterans Services  
**Location:** Nashville, Tennessee  
**Project Title:** Smoke House Demolition at Middle Tennessee State Veterans Cemetery  
**Project Description:** Demolition of a smoke house and all required related work.  
**SBC Project No.:** 682/004-01-2020  
**Total Project Budget:** $5,500.00  
**Source of Funding:** 19/20 TDVS Op Funds (A)  
**Approval:** Approved project  
**Approval Date:** 02/13/2020

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

1) **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College  
**Location:** Chattanooga, Tennessee  
**Project Title:** CIBIH Building Envelope Waterproofing  
**Project Description:** Make the Center for Business, Industry, and Health building envelope watertight.  
**SBC Project No.:** 166/012-01-2020  
**Total Project Budget:** $335,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 01/22/2020

2) **State Procurement Agency:** Middle Tennessee State University  
**Location:** Murfreesboro, Tennessee  
**Project Title:** AMG Gym Floor Replacement  
**Project Description:** Replace existing gym flooring at Alumni Memorial Gymnasium that is nearing the end of its useful life.  
**SBC Project No.:** 366/009-01-2020  
**Total Project Budget:** $220,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Procurement for construction  
**Approval Date:** 01/21/2020

3) **State Procurement Agency:** STREAM / Department of Transportation  
**Location:** Regionwide, Tennessee  
**Project Title:** Region 2 – Replace Maintenance Offices  
**Project Description:** Construction three (3) new maintenance buildings, demolish existing maintenance buildings, and all required related work.  
**SBC Project No.:** 242/010-01-2020  
**Total Project Budget:** $455,000.00  
**Source of Funding:** 19/20 TDOT Plant Construction Funds (A)  
**Approval:** Approved project and utilizing Agency Resources for design, and Agency Resources and TDOT Procurement for construction  
**Approval Date:** 01/21/2020
4) **State Procurement Agency:** STREAM / Department of Commerce & Insurance  
**Location:** Bell Buckle, Tennessee  
**Project Title:** TFACA Simulation Building Repairs  
**Project Description:** Replacement of building stairwell and repairs to various structural components, doors, and windows and all required related work.  
**SBC Project No.:** 700/001-01-2020  
**Total Project Budget:** $125,000.00  
**Source of Funding:** 19/20 C&I Op Funds (A)  
**Approval:** Approved project and utilizing the CPO contract to perform the work  
**Approval Date:** 01/21/2020

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**Approvals of Revisions to Existing Capital Projects**

- 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:** Statewide, Tennessee  
  **Project Title:** Replace Emergency Power Backup System Phase 2  
  **Project Description:** Upgrade the emergency power backup systems at various facilities, including all related work.  
  **SBC Project No.:** 140/001-03-2015  
  **Total Project Budget:** $8,200,000.00  
  **Source of Funding:** 14/15 CurrFunds-CapMaint SA (A)  
  **Approval:** Approved a revision in project funding to replenish construction contingency  
  **Approval Date:** 01/21/2020

- Reported the following approval of a guaranteed maximum price (no change in total project budget) in accordance with Item 2.04(B)(4) of the SBC By-Laws, Policy & Procedures:

  1) **State Procurement Agency:** Austin Peay State University  
  **Location:** Clarksville, Tennessee  
  **Project Title:** Kimbrough HVAC Replacement  
  **Project Description:** Replacement of the original HVAC system in Kimbrough Hall.  
  **SBC Project No.:** 373/003-07-2018  
  **Total Project Budget:** $2,250,000.00  
  **Source of Funding:** 18/19 CurrFunds-CapMaint (A)  
  **Approval:** Approved a GMP to perform the work  
  **Approval Date:** 01/22/2020
Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer’s fee for basic services, or when an individual additional services approval amount exceeds $100,000 (in accordance with Item 6.08 of the SBC By-Laws, Policy & Procedures)

1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
   **Location:** Middleton, Tennessee  
   **Project Title:** Educational Facility and Shooting Range – West TN 4H Center  
   **SBC Project No.** 540/001-04-2016  
   **Designer:** WM Whitaker & Associates  
   **Amount:** $3,200.00  
   **Explanation:** This ASR provides for additional programmatic changes to 5 of the shooting ranges as requested by the user.  
   **Approval Date:** 12/19/2019  
   **OSA Receipt Date:** 12/19/2019

2) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
   **Location:** Knoxville, Tennessee  
   **Project Title:** College of Veterinary Medicine Building Improvements  
   **SBC Project No.** 540/009-02-2011  
   **Designer:** Smee + Busby Architects  
   **Amount:** $35,700.00  
   **Explanation:** This ASR provides for additional design services to address an obsolete main electrical switchgear for the College of Veterinary Medicine that needs to be replaced.  
   **Approval Date:** 01/03/2020  
   **OSA Receipt Date:** 01/03/2020

3) **State Procurement Agency:** University of Tennessee – Knoxville  
   **Location:** Knoxville, Tennessee  
   **Project Title:** Neyland Stadium South Renovations  
   **SBC Project No.** 540/009-02-2017  
   **Designer:** Cope Associates, Inc.  
   **Amount:** $151,927.20  
   **Explanation:** This ASR addresses the need for geotechnical exploratory services for deep foundations needed for this project.  
   **Approval Date:** 12/17/2019  
   **OSA Receipt Date:** 12/17/2019

4) **State Procurement Agency:** University of Tennessee – Knoxville  
   **Location:** Knoxville, Tennessee  
   **Project Title:** West Campus Redevelopment – Dining Hall  
   **SBC Project No.** 540/009-05-2014  
   **Designer:** Johnson Architecture  
   **Amount:** $36,377.00  
   **Explanation:** This ASR addresses future needs by designing for the relocation of water lines feeding Carrick and Reese Halls as it relates to future projects at Presidential Court, and relocating the water line along Andy Holt Drive to subproject 1 of the JW Mall project. These services also include rework of the steam vault, connections and service line into the Dining Hall.  
   **Approval Date:** 01/03/2020  
   **OSA Receipt Date:** 01/03/2020
• **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 10:58 a.m.

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University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Security Improvements

Project Description: This project will provide security improvements including interior/exterior cameras and door hardware.

SBC Number: 540/011-02-2020

Total Project Budget: $1,022,000.00

Source of Funding: $1,022,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 3. The funds originated from a FY 19/20 special operating appropriation to the UT System for $10,000,000.00 and will be transferred to a unique capital account from which funds will be drawn down as capital expenditures are incurred.

Minutes: 02/13/2020 SBC Approved project and to select a designer
TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Agriculture Food Science Research Facility

Project Description: Construct an Agriculture Food Science Research Facility.

SBC Number: 166/001-12-2018

Total Project Budget: $10,500,000.00

Source of Funding:  
<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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<td>$ 500,000.00</td>
<td>$10,000,000.00</td>
<td>$10,500,000.00</td>
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Federal Funds (USDA) (F)

Original Project Budget: $ 500,000.00

Change in Funding: $10,000,000.00

Revised Project Budget: $10,500,000.00

Comment: The federal grant for this project has been received. This project is on schedule and within budget. The expected completion date is June 5, 2021 and the grant expiration date is August 30, 2022.

Previous Action:
12/13/2018 SBC Approved project
01/28/2019 ESC Approved designer selection (Tuck Hinton Architects)
11/14/2019 SBC Approved utilizing Best Value
12/12/2019 SBC Approved revision in project budget

Minutes:
02/13/2020 SBC Approved a revision in project funding and the EDP as approved by the State Architect
TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee

Requested Action: Approval of an update to the Master Plan as approved by THEC

Project Title: Master Plan

Project Description: Update master plan for CoSCC campuses.

SBC Number: 166/015-01-2013

Total Project Budget: $140,000.00

Source of Funding: $140,000.00 Plant Funds (Non-Aux) (A)

Comment: This update was done to include future acquisitions for the Williamson County campus.

Previous Action:
- 03/14/2013 SBC Approved issuance of RFP for Master Plan
- 09/10/2015 SBC Approved budget, funding, and consultant (Tunnell-Spangler-Walsh & Associates)
- 02/09/2017 SBC Approved the Master Plan as presented by Tunnell-Spangler-Walsh & Associates

Minutes:
- 02/13/2020 SBC Approved an update to the Master Plan as approved by THEC
University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Field House Improvements

Project Description: Improve seating, scoreboards, finishes, lighting, and other items to improve space for women's basketball practice and games.

SBC Number: 367/007-11-2019

Total Project Budget: $3,500,000.00

Source of Funding: Original $125,000.00 Change $3,375,000.00 Revised $3,500,000.00

Plant Funds (Non-Aux) (A)

Original Project Budget: $125,000.00 Change in Funding: $3,375,000.00 Revised Project Budget: $3,500,000.00

Comment: The original budget of $2,800,000.00 is being increased in accordance with the designer's estimate because of unanticipated costs for bleacher and ADA renovations. This project will not replace the main scoreboard.

Previous Action: 07/11/2019 SBC Approved project and to select a designer
07/22/2019 ESC Approved designer selection (Fleming Associates Architects, PC)

Minutes: 02/13/2020 SBC Approved a revision in project budget and funding
**John S. Wilder YDC, Somerville, Fayette County, Tennessee**

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

**Project Title:** John S. Wilder YDC (Planning)

**Project Description:** Planning project to support replacement of the current center with a new facility.

**SBC Number:** 144/011-01-2016

**Total Project Budget:** $579,000.00

**Source of Funding:** $579,000.00 FY 16/17 CurrFunds-CapImp (A)

**Comment:** This request will allow A2H to continue to provide programming services for a replacement facility. The new contract will incorporate the updated vision of the agency.

**Previous Action:**
- 07/14/2016 SBC Approved project and to select designer
- 07/25/2016 ESC Approved designer selection (A2H Inc)

**Minutes:**
- 02/13/2020 SBC Approved awarding a new contract to previously selected consultant
John S. Wilder YDC, Somerville, Fayette County, Tennessee

Requested Action: Approval of a revision in project scope and to utilize Central Procurement Office contracts for a portion of the work

Project Title: Wilder YDC Electrical Network Upgrades Sanitary Systems Repair

Project Description: Replace and update the electrical service network throughout the center along with power distribution panels and branch wiring, along with repair of the sanitary sewer system. Perform repairs and improvements to security and other building systems and components to meet agency operational needs.

SBC Number: 144/011-02-2016

Total Project Budget: $4,149,500.00

Source of Funding: $4,149,500.00 FY 16/17 CurrFunds-CapMaint (A)

Comment: The current project scope is being expanded to allow for various activities to maintain a safe and functional facility while a new replacement facility is being evaluated. As scopes of work are developed, the use of the Central Procurement Office is requested for procurement of single trade scopes of work not requiring the services of a designer.

Previous Action: 07/14/2016 SBC Approved project and to select designer
08/22/2016 ESC Approved designer selection (Fisher Arnold)

Minutes: 02/13/2020 SBC Approved a revision in project scope and utilizing CPO contracts for a portion of the work
Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State