

**MINUTES**  
**STATE BUILDING COMMISSION**  
January 10, 2019

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room III 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 11:00 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  
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Glen Casada, Speaker of the House of Representatives

ORGANIZATION

- University of Tennessee
- State Building Commission

PRESENTER

Interim President Randy Boyd  
State Architect Ann McGauran

## 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: Campus Roadway Paving (18/19)  
SBC Project No: 540/009-02-2019  
Requested Action: Approval of a project and utilizing System Procurement for a portion of construction
2. Agency: **University of Tennessee – Martin**  
Project Title: Football Turf Replacement  
SBC Project No: 540/011-01-2019  
Requested Action: Approval of a project and utilizing System Procurement for construction
3. Agency: **Tennessee Board of Regents**  
Project Title: ADA and Accessibility Adaptation (Statewide)  
SBC Project No: 166/000-01-2016  
Requested Action: Approval of a revision in project budget and funding
4. Agency: **Tennessee Board of Regents – Tennessee Technological University**  
Project Title: Roof Replacement  
SBC Project No: 166/011-07-2015  
Requested Action: Approval of a revision in project budget and funding
5. Agency: **Tennessee Board of Regents – Roane State Community College**  
Project Title: Building Envelope Repairs  
SBC Project No: 166/027-01-2018  
Requested Action: Approval of a revision in project budget and funding
6. Agency: **Tennessee Board of Regents – Northeast State Community College**  
Project Title: Technical Education Complex  
SBC Project No: 166/038-01-2008  
Requested Action: Approval of a revision in project budget
7. Agency: **Tennessee Board of Regents – TCAT Knoxville**  
Project Title: Training Facility and Renovations  
SBC Project No: 166/060-01-2017  
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
8. Agency: **Department of Environment & Conservation**  
Project Title: Trail and Trail Bridge Replacements (Statewide)  
SBC Project No: 126/000-02-2017  
Requested Action: Approval of a revision in project budget and funding
9. Agency: **Department of Education**  
Project Title: TSD Student Cottages Renovations or Replacement  
SBC Project No: 168/007-01-2017  
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

10. Agency: Tennessee Technological University  
Project Title: Master Plan Amendment  
SBC Project No: 364/000-01-2019  
Requested Action: Approval of an amendment to a Master Plan utilizing a previously selected consultant

UNIVERSITY OF TENNESSEE

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 for construction

**Project Title:** Emergency - Laurel Hall Mold Remediation

**Project Description:** This project will provide mold remediation, replacement of Packaged Terminal Air Conditioners (PTAC), furnishings and finishes, and corrections to minimize recurrence of mold.

**SBC Number:** 540/009-01-2019

**Total Project Budget:** \$8,000,000.00

**Source of Funding:** \$8,000,000.00 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. Due to the damage being caused by extreme changes in temperature and relative humidity, the remediation is not an insurable cause of loss under the State's insurance program.

**Minutes:** 01/10/2019 SBC Approved project utilizing Campus Consultant for design and a contract procured by Central Procurement for construction

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on December 13, 2018.

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:** University of Tennessee      **User Agency:** UT Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Roof Repair and Replacement  
**SBC Project No:** 540/009-05-2003      **Approval Date:** 12/05/2018  
**Designer:** Grieve Associates Arch      **Contractor:** Dixie Roofing  
**Construction Completion %:** 87%      **Targeted Substantial Completion:** 02/02/2019  
**Change Order No.** 2      **Comment: Hidden Conditions**  
**Change Order Amount:** \$170,876.29      This change order provides plywood decking overlay on top of the existing concrete deck for Dabney Hall, and over the existing Tectum deck for Buehler Hall.  
**Change Order Percentage:** 15.28%  
**Cumulative Percentage:** 23.84%  
**Approved Project Funding**  
**Original Bid Target:** \$1,100,000.00      **After This Change Order**  
**Base Contract Amount:** \$1,118,535.00      **Revised Contract Amount:** \$1,385,243.97  
**Contingency:** \$110,000.00      **Remaining Undedicated Funds:** \$117,000.00
- 2) **State Procurement Agency:** TN Board of Regents      **User Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Fine Arts Classroom Building  
**SBC Project No:** 166/005-08-2013      **Approval Date:** 11/29/2018  
**Designer:** McCarty Holsaple McCarty      **Contractor:** Denark Construction, Inc.  
**Construction Completion %:** 33%      **Targeted Substantial Completion:** 11/16/2019  
**Change Order No.** 9      **Comment: Error**  
**Change Order Amount:** \$790,870.35      This change order addresses structural deficiencies in new construction and the need to revise reinforcement in concrete masonry unit (cmu) walls, bond beams, attachments to steel columns, structural revisions to curved steel beams, roof truss bearing seats, and the demolition of recent constructed 8"cmu wing walls to be replaced with 12" cmu walls.  
**Change Order Percentage:** 1.81%  
**Cumulative Percentage:** 1.81%  
**Approved Project Funding**  
**Original Bid Target:** \$43,240,280.00      **After This Change Order**  
**Base Contract Amount:** \$43,650,242.29      **Revised Contract Amount:** \$44,441,112.64  
**Contingency:** \$2,162,015.00      **Remaining Undedicated Funds:** \$961,182.36

3) **State Procurement Agency:** TN Board of Regents **User Agency:** Chattanooga State Comm College  
**Location:** Chattanooga, Tennessee  
**Project Title:** CETAS Interior Modernization  
**SBC Project No:** 166/012-01-2016 **Approval Date:** 11/29/2018  
**Designer:** TWR Architects, Inc. **Contractor:** Helton Construction Co., Inc.  
**Construction Completion %:** 53% **Targeted Substantial Completion:** 02/05/2019  
**Change Order No.** 3 **Comment: Hidden Conditions**  
**Change Order Amount:** \$16,121.87 This change order work provides a moisture barrier over an existing concrete slab in order to appropriately adhere carpet and tile floor finishes. This slab was found to have too high a moisture content.  
**Change Order Percentage:** 2.27%  
**Cumulative Percentage:** 14.90%

**Approved Project Funding**

**Original Bid Target:** \$1,168,000.00  
**Base Contract Amount:** \$711,000.00  
**Contingency:** \$115,000.00

**After This Change Order**

**Revised Contract Amount:** \$816,950.01  
**Remaining Undedicated Funds:** \$3,355,976.00

4) **State Procurement Agency:** STREAM **User Agency:** Dept. Human Services  
**Location:** Nashville, Tennessee  
**Project Title:** AWS Phase 2 – DHS to Polk  
**SBC Project No:** 529/000-09-2017 **Approval Date:** 12/04/2018  
**Designer:** Johnson & Associates **Contractor:** Dowdle Construction  
**Construction Completion %:** 70% **Targeted Substantial Completion:** 03/01/2019  
**Change Order No.** 2 **Comment: Added Scope**  
**Change Order Amount:** \$118,576.20 This change order provides for 3 new ADA compliant restrooms on floors 13, 15, and 17 of the J.K. Polk Building.  
**Change Order Percentage:** 16.46%  
**Cumulative Percentage:** 18.43%

**Approved Project Funding**

**Original Bid Target:** \$720,500.00  
**Base Contract Amount:** \$720,500.00  
**Contingency:** \$158,776.42

**After This Change Order**

**Revised Contract Amount:** \$853,299.78  
**Remaining Undedicated Funds:** \$4,518,147.80

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

1) **State Procurement Agency:** Tennessee Board of Regents / East Tennessee State University  
**Project:** Sevierville Program Expansion  
**SBC No.** 166/005-01-2017  
**Designer:** Community Tectonics Architects, Inc.  
**Amount:** \$5,990.00  
**Explanation:** This ASR provides for full field verification and dimensioning of the existing building and site conditions relating to accessibility.  
**Approval Date:** 11/30/2018

- 2) **State Procurement Agency:** Tennessee Board of Regents / East Tennessee State University  
**Project:** Stormwater Drainage Repairs  
**SBC No.** 166/005-04-2016  
**Designer:** Barge Waggoner Sumner & Cannon, Inc.  
**Amount:** \$21,826.00  
**Explanation:** This ASR provides for a topographical survey as well and CCTV underground piping inspection, including video recording.  
**Approval Date:** 11/30/2018
- 3) **State Procurement Agency:** Tennessee Board of Regents / East Tennessee State University  
**Project:** Johnson City Day Center  
**SBC No.** 166/005-05-2015  
**Designer:** Reedy & Sykes Architecture & Design  
**Amount:** \$6,697.80  
**Explanation:** This ASR addresses the need for code required structural testing.  
**Approval Date:** 11/30/2018
- 4) **State Procurement Agency:** Tennessee Board of Regents / East Tennessee State University  
**Project:** Several Buildings Space Renovations  
**SBC No.** 166/005-07-2016  
**Designer:** Shaw & Shanks Architects, PC  
**Amount:** \$12,702.00  
**Explanation:** This ASR provides for needed asbestos testing and construction monitoring services.  
**Approval Date:** 11/30/2018
- 5) **State Procurement Agency:** Tennessee Board of Regents / East Tennessee State University  
**Project:** Fine Arts Classroom Building  
**SBC No.** 166/005-08-2013  
**Designer:** McCarty Holsaple McCarty, Inc.  
**Amount:** \$163,864.00  
**Explanation:** This ASR provides for full programming services, including space function, special requirements, and equipment layout.  
**Approval Date:** 11/30/2018
- 6) **State Procurement Agency:** Tennessee Board of Regents / Middle Tennessee State University  
**Project:** Cope Building Interior Renovations  
**SBC No.** 166/009-08-2016  
**Designer:** Gould Turner Group, P.C.  
**Amount:** \$5,496.00  
**Explanation:** This ASR provides for owner requested redesign of the second floor buildout after previous owner approval.  
**Approval Date:** 11/30/2018

- 7) **State Procurement Agency:** Tennessee Board of Regents / Walters State Community College  
**Project:** Site Corrections  
**SBC No.** 166/023-01-2014  
**Designer:** Barge Wagoner Sumner & Cannon  
**Amount:** \$5,520.00  
**Explanation:** This ASR provides for a geotechnical investigation and reporting.  
**Approval Date:** 11/30/2018
- 8) **State Procurement Agency:** STREAM / Department of General Services  
**Project:** New State Museum  
**SBC No.** 529/050-01-2015  
**Designer:** EOA Architects  
**Amount:** \$79,345.00  
**Explanation:** This ASR addresses additional construction observation "punch lists" by the design team due to contractor construction schedule delays impacting the project.  
**Approval Date:** 12/14/2018

Lieutenant Governor McNally asked if the appropriate people could attend the next meeting to discuss the punch list, roof and metal panels used throughout the building. State Architect Ann McGauran stated that she would be happy to invite someone from the Department of General Services to update the Commission on the status of this project and its ultimate completion.

### Initial Approvals of Capital Projects

- Reported the following ten capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee – Chattanooga  
**Location:** Chattanooga, Tennessee  
**Project Title:** SimCenter HVAC Replacement  
**Project Description:** This project will replace *three* computer room HVAC units. These units have exceeded their service life and are experiencing recurring failures. These units serve the computer center for the Center of Excellence in Applied Computational Science and Engineering program located in the SimCenter.  
**SBC Project No.** 540/005-07-2017  
**Total Project Budget:** \$460,000  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget, scope, and funding  
**Approval Date:** 12/06/2018
  - 2) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College  
**Location:** Knoxville, Tennessee  
**Project Title:** Entry Road Modifications  
**Project Description:** Made modifications at the Hardin Valley Road entries.  
**SBC Project No.** 166/032-01-2018  
**Total Project Budget:** \$195,000  
**Source of Funding:** Plant Funds (Aux-Student Fees) (A)  
**Approval:** Approved a revision in scope and budget  
**Approval Date:** 12/13/2018



- 3) **State Procurement Agency:** University of Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** International Center – International Facility Improvements  
**Project Description:** Prepare existing space for use by the International Program, including asbestos flooring abatement, wall construction, ceiling work, flooring replacement, painting and all related work.  
**SBC Project No.** 367/007-08-2018  
**Total Project Budget:** \$480,000  
**Source of Funding:** \$250,000 Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing a Campus Consultant for design  
**Approval Date:** 12/13/2018
- 4) **State Procurement Agency:** University of Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** Wilder Tower 10<sup>th</sup> Floor Renovations  
**Project Description:** Build-out unfinished space to house the Ground Water Institute.  
**SBC Project No.** 367/007-09-2018  
**Total Project Budget:** \$500,000  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and proceeding with the process to select a designer  
**Approval Date:** 12/13/2018
- 5) **State Procurement Agency:** Austin Peay State University  
**Location:** Clarksville, Tennessee  
**Project Title:** Library Meeting Room Renovation  
**Project Description:** Enclosure of an open multi-purpose space for meetings, learning and other activities requiring private meeting space.  
**SBC Project No.** 373/003-14-2018  
**Total Project Budget:** \$110,000  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing Agency Consultant for design  
**Approval Date:** 12/05/2018
- 6) **State Procurement Agency:** STREAM / Department of Agriculture  
**Location:** Nashville, Tennessee  
**Project Title:** Ellington Agricultural Center Moss Building Roof Replacement  
**Project Description:** Roof system replacement including upsizing of scuppers and downspouts and all required and related work.  
**SBC Project No.** 100/000-02-2018  
**Total Project Budget:** \$470,000  
**Source of Funding:** 15/16 FRF CurrFunds-CapMaint (A/R)  
**Approval:** Approved project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method  
**Approval Date:** 12/13/2018

- 7) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Statewide, Tennessee  
**Project Title:** State Parks Small Projects  
**Project Description:** Execution of small projects at various State Parks.  
**SBC Project No.** 126/000-04-2016  
**Total Project Budget:** \$500,000  
**Source of Funding:** 16/17 CurrFunds-CapImp (A)  
**Approval:** Approved utilizing the IDIQ contract for construction  
**Approval Date:** 12/05/2018
- 8) **State Procurement Agency:** STREAM / Department of Mental Health & Substance Abuse Services  
**Location:** Chattanooga, Tennessee  
**Project Title:** Moccasin Bend MHI Chiller Replacement  
**Project Description:** Replace the existing water-cooled chiller at the main hospital, and all required related work.  
**SBC Project No.** 344/009-02-2018  
**Total Project Budget:** \$280,000.00  
**Source of Funding:** 18/19 CurrFunds-MajMaint (A)  
**Approval:** Approved project utilizing a Central Procurement Office contract to perform the work  
**Approval Date:** 12/13/2018
- 9) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Andrew Jackson 7<sup>th</sup> Floor Filing Room  
**Project Description:** Construct a filing room on the 7<sup>th</sup> floor of the Andrew Jackson Office Building including new work stations and all required related work.  
**SBC Project No.** 529/073-02-2018  
**Total Project Budget:** \$140,000  
**Source of Funding:** \$70,000 18/19 Revenue Op Funds (A)  
\$50,000 18/19 Treasury Op Funds (A)  
\$20,000 18/19 FRF Op Funds (501.02) (A)  
**Approval:** Approved project utilizing an Agency Consultant for design  
**Approval Date:** 12/06/2018
- 10) **State Procurement Agency:** STREAM / Department of Veterans Services  
**Location:** Knoxville, Tennessee  
**Project Title:** East TN State Veterans Cemetery Fuel Dispensing Station  
**Project Description:** Installation of above ground fuel tanks including construction of a containment area, drives, and sidewalks and all required related work.  
**SBC Project No.** 682/001-01-2018  
**Total Project Budget:** \$107,183  
**Source of Funding:** Federal Funds (F)  
**Approval:** Approved project utilizing an Agency Consultant for design  
**Approval Date:** 12/17/2018

### Approvals of Revisions to Existing Capital Projects

- Reported the following five approvals 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:** University of Tennessee Health Science Center  
**Location:** Memphis, Tennessee  
**Project Title:** Master Plan Update  
**Project Description:** This project will provide an update to the Campus Master Plan for the University of Tennessee Health Science Center.  
**SBC Project No.** 540/013-01-2018  
**Total Project Budget:** \$400,000  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in funding  
**Approval Date:** 12/14/2018
  - 2) **State Procurement Agency:** STREAM / Department of Agriculture  
**Location:** Nashville, Tennessee  
**Project Title:** Ellington Agricultural Center Paving and Parking Upgrades  
**Project Description:** Repaving and refinishing of multiple parking areas, drives, and all required related work.  
**SBC Project No.** 100/000-01-2018  
**Total Project Budget:** \$3,040,000  
**Source of Funding:** \$ 740,000 18/19 FRF CurrFunds-CapMaint (A/R)  
**Approval:** Approved a revision in project funding  
**Approval Date:** 12/14/2018
  - 3) **State Procurement Agency:** STREAM / Department of Mental Health & Substance Abuse Services  
**Location:** Nashville, Tennessee  
**Project Title:** New Regional Intervention Program Building  
**Project Description:** Construct a new behavioral healthcare facility to serve the agency's Regional Intervention Program, and all required related work.  
**SBC Project No.** 344/022-01-2017  
**Total Project Budget:** \$4,600,000  
**Source of Funding:** 17/18 FRF CurrFunds-CapImp (A)  
**Approval:** Approved a revision in project funding in order to award a contract  
**Approval Date:** 12/14/2018
  - 4) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Livingston, Tennessee  
**Project Title:** Livingston RC Re-roof & Facility Update  
**Project Description:** Replace EPDM roof system and make repairs to metal roof system. Repair exterior doors, interior/exterior finishes, masonry, site drainage, and include all related work.  
**SBC Project No.** 361/054-01-2016  
**Total Project Budget:** \$200,000  
**Source of Funding:** \$100,000 16/17 CurrFunds-CapMaint (A)  
\$100,000 Federal Funds (NGB) (F)  
**Approval:** Approved a revision in project funding  
**Approval Date:** 12/13/2018

- 5) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Lavinia, Tennessee  
**Project Title:** VTS – Milan Building I-200 Latrine Repairs  
**Project Description:** Make architectural finish repairs, ADA improvements, and mechanical, electrical and plumbing upgrades to the facility's latrine and include all related work.  
**SBC Project No.** 368/031-03-2017  
**Total Project Budget:** \$271,000  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved a revision in project budget and funding  
**Approval Date:** 12/14/2018

### 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:** STREAM / Tennessee Wildlife Resources Agency  
**Transaction Description:** Transaction No. 18-10-007  
**Location:** North Chickamauga Creek WMA  
 Hamilton County – 15 +/- acres – 3001 Hamil Road Hixson, TN  
**Owner(s):** Bethel Bible College  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** 18/19 Wetland Acquisition Fund (A)  
**Approval:** Approved an acquisition in fee, with waiver of advertisement and one appraisal  
**Approval Date:** 12/05/2018
  
- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency  
**Transaction Description:** Transaction No. 18-09-004  
**Location:** North Cumberland Wildlife Management Area  
 Anderson County – 70' wide x 4305' long Utility Easement  
**Grantee:** Clinton Utility Board  
**Estimated Sale Price:** Fair Market Value  
**Source of Funding:** Jimmy Byrge  
**Approval:** Approved disposal by easement with waiver of advertisement and one appraisal  
**Approval Date:** 12/06/2018

## Other Business

- State Architect Ann McGauran introduced Keith King with the Tennessee Board of Regents.

Mr. King stated that TBR would like to request approval of a change in Designer for Volunteer State Community College, Warf Science Building Addition and Renovation, SBC 166/025-01-2017 and Volunteer State Community College, Ramer Renovations, SBC 166/025-02-2017 projects from the Joint Venture Firm of J Holmes Architecture/ Lyle Cook Martin Architects to Lyle Cook Martin Architects.

This request is made as a result of the selection of Tennessee National Guard Major General Jeff Holmes, the principal of J Holmes Architecture, as the Commissioner and Adjutant General of the Tennessee Department of the Military and will allow these projects, which are in construction or construction bidding, to continue to move forward. This action will also allow Major General Jeff Holmes to sever all his interest in TBR state contracts.

Secretary Hargett made the motion that Lyle Cook Martin Architects be selected as the designer of the following two projects where they currently serve as a joint venture partner with J Holmes Architecture.

- Volunteer State Community College, Warf Science Building Addition and Renovation, SBC 166/025-01-2017
- Volunteer State Community College, Ramer Renovations, SBC 166/025-02-2017

Treasurer Lillard seconded the motion. Treasurer Lillard confirmed that TBR intends for MG Jeff Holmes to have no direct or indirect interest in this contract or any other TBR contract after he becomes Commissioner on the 19<sup>th</sup> of January. Mr. King confirmed that was TBR's intent. Treasurer Lillard stated that he wanted to make sure that TBR was documenting the termination of those contracts in an appropriate manner that was signed off on by all the parties and confirmed that MG Holmes would retain liability for any work he did prior to the date of severance for which he was paid, the way any professional would.

The Commission approved Lyle Cook Martin Architects be selected as the designer for the two projects.

- Secretary Hargett thanked Commissioner Martin for his service. Commissioner Martin thanked the Commission and stated that it has been an honor, pleasure and a privilege to serve in the various capacities. Commissioner Martin stated that he appreciates all the work and effort the other members put forth for the State and he has learned a lot and is grateful for the experience of having the opportunity to serve with the other members. Lieutenant Governor thanked Commissioner Martin, shared his pleasure in working with the Commissioner, and his appreciation for the work Commissioner Martin has done with the SBC and as Commissioner of Finance & Administration. It is a difficult job which requires saying "no" a lot and the Lieutenant Governor shared that Commissioner Martin did so with the ability to make people feel grateful in his decision.

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

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

**Requested Action:** Approval of a project and utilizing System Procurement for a portion of construction

**Project Title:** Campus Roadway Paving (18/19)

**Project Description:** This project will mill, resurface, and patch campus roadways and on-street parking. It will also provide repairs to curb and gutters, striping, sidewalks, and underground prep work such as raising manhole covers. Roads include: Phillip Fulmer Way, Melrose Place, Peyton Manning Pass, Stephenson Drive, Frances Street, Metron Center Way, Twentieth Street, Service Drive, Solutions Way, Morgan Circle, Raintree Drive, Andy Holt Ave, Circle Drive, Circle Park Drive, Margaret Alley, Melrose Ave, Sorority Village, Johnny Majors, Greve Hall Loop, Estabrook Road, Middle Drive, Lower Drive, UT Drive, River Drive, Jacob Drive, EJ Chapmant Drive, Fletcher Luck Lane, and several un-named roads and alleys.

**SBC Number:** 540/009-02-2019

**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 by THEC in Quarter 3. Multiple roads are listed to allow flexibility in paving as needed after the winter season. System Procurement is requested due to the limited scope for patching and repairing pavement. Designer is not requested because of the limited scope.

**Minutes:** 01/10/2019 SBC Approved project and utilizing System Procurement for a portion of construction

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin, Weakley County, Tennessee

**Requested Action:** Approval of a project and utilizing System Procurement for construction

**Project Title:** Football Turf Replacement

**Project Description:** This project will replace the existing football field turf.

**SBC Number:** 540/011-01-2019

**Total Project Budget:** \$523,000.00

<b>Source of Funding:</b>	\$250,000.00	Gifts	(O)
	\$273,000.00	Plant Funds (Non-Aux)	(A)

**Comment:** This is an additional FY 18/19 **disclosed** project, reported by THEC in Quarter 1 for \$614,000. The project was reduced due to lower cost estimates than anticipated. System Procurement is requested due to the limited scope of the project. Designer is not required due to limited scope. Gift funds will replace the plant funds when received.

**Minutes:** 01/10/2019 SBC Approved a project and utilizing System Procurement for construction

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

**Project Title:** ADA and Accessibility Adaptation

**Project Description:** Make ADA adaptations for accessibility at Community Colleges and TCATS, statewide.

**SBC Number:** 166/000-01-2016

**Total Project Budget:** \$2,012,657.67

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 800,000.00	\$ 0.00	\$800,000.00	16/17	CurrFunds-CapMaint	(A)
	800,000.00	0.00	800,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	9,657.67	0.00	9,657.67	11/12	CurrFunds-CapMaint	(R)
	50,000.00	0.00	50,000.00	14/15	CurrFunds-CapMaint	(R)
	175,000.00	178,000.00	353,000.00	15/16	CurrFunds-CapMaint	(R)
<b>Original Project Budget:</b>	<b>\$1,834,657.67</b>					
<b>Change in Funding:</b>		<b>\$178,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$2,012,657.67</b>			

**Comment:** Additional funds are from a closed ADA project and will be used to continue ADA work in the current project.

**Previous Action:**

10/13/2016	SBC	Approved project
07/13/2017	ESC	Approved a revision in budget and funding
07/27/2017	ESC	Approved designers selections (various)
12/14/2017	SBC	Approved a revision in budget and funding

**Minutes:** 01/10/2019 SBC Approved a revision in project budget and funding



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

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

**Project Title:** Roof Replacements

**Project Description:** Replace and/or repair roofing system on several buildings.

**SBC Number:** 166/011-07-2015

**Total Project Budget:** \$5,323,734.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,110,000.00	\$ 0.00	\$1,110,000.00	2015	GOBonds-CapMaint	(A)
	340,000.00	0.00	340,000.00	15/16	CurrFunds-CapMaint	(A)
	280,227.00	0.00	280,227.00		Plant Funds (Non-Aux)	(A)
	3,120,000.00	0.00	3,120,000.00	17/18	CurrFunds-CapMaint	(A)
	0.00	473,507.00	473,507.00		Insurance proceeds	(O)

**Original Project Budget:** \$4,850,227.00

**Change in Funding:** \$473,507.00

**Revised Project Budget:** \$5,323,734.00

**Comment:** Additional funds are from insurance proceeds for damage to the roof at Hyder-Burks Ag. Pavilion. The Hooper Eblen Center is no longer included in the project because the funding in this project is not appropriate for this building type.

**Previous Action:**

07/09/2015	SBC	Approved project
07/20/2015	ESC	Approved designer (Kaatz Binkley Jones Morris Architects)
04/18/2016	SBC	Approved a revision in budget and funding
08/11/2016	SBC	Approved a revision in budget and funding
07/13/2017	SBC	Approved a revision in budget and funding

**Minutes:** 01/10/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSRoane State Community College, Harriman, Roane County, Tennessee

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

**Project Title:** Building Envelope Repairs

**Project Description:** Make building envelope repairs on various building on the main campus.

**SBC Number:** 166/027-01-2018

**Total Project Budget:** \$1,283,221.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 820,000.00	\$ 0.00	\$820,000.00	18/19	CurrFunds-CapMaint	(A)
	0.00	463,221.00	463,221.00	16/17	CurrFunds-CapMaint	(R)
<b>Original Project Budget:</b>	<b>\$ 820,000.00</b>					
<b>Change in Funding:</b>		<b>\$463,221.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,283,221.00</b>			

**Comment:** The repairs were more costly than originally anticipated. Current funding will not cover all repairs needed at the campus. Additional funds will allow the campus to complete the work on their 1<sup>st</sup> priority (Dunbar building) and address the most urgent items on the second priority (the Gym).

**Previous Action:** 07/12/2018 SBC Approved project  
07/23/2018 ESC Approved designer selection (Architects Weeks Ambrose McDonald, Inc)

**Minutes:** 01/10/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

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

**Project Title:** Technical Education Complex

**Project Description:** Demolish existing technology shop and lab buildings A2065, A3065, and B1071 and construct new facility for classrooms, class labs, faculty offices, and storage.

**SBC Number:** 166/038-01-2008

**Total Project Budget:** \$36,815,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 1,115,000.00	\$ 0.00	\$ 1,115,000.00	07/08	CurrFunds-CapImp	(A)
	3,189,000.00	0.00	3,189,000.00		Plant (Non-Auxiliary)	(A)
	22,000,000.00	0.00	22,000,000.00	2013	GO Bond-CapImp	(A)
	9,730,000.00	0.00	9,730,000.00	13/14	CurrFunds-CapImp	(A)
	331,000.00	450,000.00	781,000.00		Gifts	(O)
<b>Original Project Budget:</b>	<b>\$36,365,000.00</b>					
<b>Change in Funding:</b>		<b>\$450,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$36,815,000.00</b>			

**Comment:** Bid packages are released as funding allows. Additional funds are necessary to meet the CM/GC's bid for the final package because costs have increased since the project was suspended in 2017. The new costs show increases in masonry, dry wall, and interior finishes. All plant funds and gifts are in hand.

**Previous Action:**

02/14/2008	SBC	Approved project and selected designer (jv: Fisher + Associates/Ken Ross Architects, Inc.)
05/10/2012	SBC	Revised funding
07/11/2013	SBC	Revised funding and utilization of CM/GC
05/13/2015	SBC	Award CM/GC (Messer Construction)
01/12/2017	SBC	Approved EDP
02/26/2018	ESC	Revised source of funding

**Minutes:** 01/10/2019 SBC Approved a revision in project budget

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Knoxville, Knoxville, Knox County, Tennessee \*\*

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

**Project Title:** Training Facility and Renovations

**Project Description:** Expand programs in the service area to include Welding, Machine Tool, Diesel, Truck Driving, Automotive, Industrial Maintenance, Special Industry training, *and related programs*. Make renovations for program at the main campus. *Include a facility in Blount County and a facility in Anderson County*

**SBC Number:** 166/060-01-2017

**Total Project Budget:** \$29,700,000.00

<b>Source of Funding:</b>	\$ 5,700,000.00	16/17	CurrFunds-CapImp (D55Cap)	(A)
	12,825,000.00	17/18	CurrFunds-CapImp	(A)
	210,000.00		Donated land	(O)
	465,000.00		Plant Funds (Non-Aux)	(A)
	5,500,000.00		Gifts	(O)
	5,000,000.00		TN ECD Grant	(O)

**Comment:** Six proposals were received on November 29<sup>th</sup>. The Notice of Intent to award was sent on 12/20/2018 naming Denark Construction, Inc. as the best evaluated proposer. No protests were received in the protest period.

\*\* Project includes work in Anderson and Blount Counties

**Previous Action:**

04/13/2017	SBC	Approved project
04/24/2017	ESC	Approved designer selection (Adams Craft Herz Walker)
07/13/2017	SBC	Approved a revision in project budget and utilizing CM/GC
07/12/2018	SBC	Approved revision in scope and budget

**Minutes:** 01/10/2019 SBC Approved awarding a CM/GC contract (Denark Construction, Inc.)

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

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

**Project Title:** Trail and Trail Bridge Replacements

**Project Description:** Replacement, improvement, construction of trails and bridges at Fall Creek Falls State Park, Justin P. Wilson Cumberland Trail State Park, Fort Pillow State Historical Park, Burgess Falls State Park and all required related work.

**SBC Number:** 126/000-02-2017

**Total Project Budget:** \$4,551,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,300,000.00	\$ 0.00	\$3,300,000.00	17/18	CurrFunds-CapImp	(A)
	0.00	1,246,000.00	1,246,000.00		Federal Funds	(F)
	0.00	5,000.00	5,000.00	18/19	TDEC Op Funds	(A)

**Original Project Budget:** \$3,300,000.00

**Change in Funding:** \$1,251,000.00

**Revised Project Budget:** \$4,551,000.00

**Comment:** The federal grant is provided through the Land & Water Conservation Fund (LWCF). The work to be funded by the grant must be completed and entirely reimbursed by October 15, 2020. The grant's 50% match requirement has been accomplished by funds currently in the project, donations, land values, and in-kind labor.

Grant funding is provided to purchase materials and equipment for modular bridges at Justin P. Wilson Cumberland Trail State Park to complete additional trail miles.

**Previous Action:** 07/13/2017 SBC Approved project and to select a designer and utilizing Agency Consultant for design for a portion of the work  
 08/21/2017 ESC Approved designer selection (AECOM Technical Services, Inc.)

**Minutes:** 01/10/2019 SBC Approved a revision in project budget and funding

DEPARTMENT OF EDUCATIONTennessee School for the Deaf, Knoxville, Knox County, Tennessee

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

**Project Title:** TSD Student Cottages Renovations or Replacement

**Project Description:** Construct new residence hall(s) to replace existing resident cottages, including site utilities, site improvements, parking and access drives, and all required related work. Project includes demolition of up to 22 existing cottages constructed in the 1980's.

**SBC Number:** 168/007-01-2017

**Total Project Budget:** \$23,000,000.00

**Source of Funding:** \$23,000,000.00    17/18    CurrFunds-CapImp    (A)

**Comment:** The State received four responses on November 13, 2018. The Notice of Intent to Award was issued on November 26, 2018, naming Blaine Construction as the best evaluated proposer. No protests were received in the protest period.

**Previous Action:** 07/13/2017    SBC    Approved project and to select a designer and utilizing CM/GC  
01/22/2018    ESC    Approved designer selection (The Lewis Group Architects Inc.)

**Minutes:** 01/10/2019    SBC    Approved awarding a CM/GC contract (Blaine Construction)

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Master Plan Amendment

**Project Description:** Amend the 2014 Master Plan Update Refinement to address project locations for two disclosed projects reported to THEC on September 14, 2018.

**SBC Number:** 364/000-01-2019

**Total Project Budget:** \$10,000.00

**Source of Funding:** \$10,000.00 Plant Funds (Non-Aux) (A)

**Comment:** Bauer Askew Architecture, PLLC completed the 2014 Master Plan Update Refinement 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:** 01/10/2019 SBC Approved an amendment to a Master Plan utilizing a previously selected consultant (Bauer Askew Architecture, PLLC)

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State