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

<table>
<thead>
<tr>
<th>ORGANIZATION</th>
<th>PRESENTER</th>
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<tbody>
<tr>
<td>University of Tennessee</td>
<td>Interim President Randy Boyd</td>
</tr>
<tr>
<td>State Building Commission</td>
<td>State Architect Ann McGauran</td>
</tr>
</tbody>
</table>
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
<table>
<thead>
<tr>
<th></th>
<th>Agency:</th>
<th>Tennessee Technological University</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Project Title:</td>
<td>Master Plan Amendment</td>
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<tr>
<td></td>
<td>SBC Project No:</td>
<td>364/000-01-2019</td>
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<tr>
<td></td>
<td>Requested Action:</td>
<td>Approval of an amendment to a Master Plan utilizing a previously selected consultant</td>
</tr>
</tbody>
</table>
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
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)

<table>
<thead>
<tr>
<th>1)</th>
<th>State Procurement Agency: University of Tennessee</th>
<th>User Agency: UT Knoxville</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Location: Knoxville, Tennessee</td>
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<tr>
<td></td>
<td>Project Title: Roof Repair and Replacement</td>
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<td></td>
<td>SBC Project No: 540/009-05-2003</td>
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<tr>
<td></td>
<td>Designer: Grieve Associates Arch</td>
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</tr>
<tr>
<td></td>
<td>Construction Completion %: 87%</td>
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<tr>
<td></td>
<td>Change Order No. 2</td>
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<tr>
<td></td>
<td>Change Order Amount: $170,876.29</td>
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<tr>
<td></td>
<td>Change Order Percentage: 15.28%</td>
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<tr>
<td></td>
<td>Cumulative Percentage: 23.84%</td>
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<tr>
<td></td>
<td>Approved Project Funding</td>
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<tr>
<td></td>
<td>Original Bid Target: $1,100,000.00</td>
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<tr>
<td></td>
<td>Base Contract Amount: $1,118,535.00</td>
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<tr>
<td></td>
<td>Contingency: $110,000.00</td>
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<table>
<thead>
<tr>
<th>After This Change Order</th>
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</thead>
<tbody>
<tr>
<td>Comment: Hidden Conditions</td>
</tr>
<tr>
<td>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.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>2)</th>
<th>State Procurement Agency: TN Board of Regents</th>
<th>User Agency: East Tennessee State University</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Location: Johnson City, Tennessee</td>
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<tr>
<td></td>
<td>Project Title: Fine Arts Classroom Building</td>
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<tr>
<td></td>
<td>SBC Project No: 166/005-08-2013</td>
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<tr>
<td></td>
<td>Designer: McCarty Holsaple McCarty</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Construction Completion %: 33%</td>
<td></td>
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<tr>
<td></td>
<td>Change Order No. 9</td>
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<tr>
<td></td>
<td>Change Order Amount: $790,870.35</td>
<td></td>
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<tr>
<td></td>
<td>Change Order Percentage: 1.81%</td>
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<tr>
<td></td>
<td>Cumulative Percentage: 1.81%</td>
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</tbody>
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<table>
<thead>
<tr>
<th>After This Change Order</th>
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</thead>
<tbody>
<tr>
<td>Comment: Error</td>
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<tr>
<td>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&quot;cmu wing walls to be replaced with 12&quot; cmu walls.</td>
</tr>
</tbody>
</table>

Approved Project Funding

<table>
<thead>
<tr>
<th>Original Bid Target: $43,240,280.00</th>
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</thead>
<tbody>
<tr>
<td>Base Contract Amount: $43,650,242.29</td>
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<tr>
<td>Contingency: $2,162,015.00</td>
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</tbody>
</table>

Revised Contract Amount: $44,441,112.64
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  
Change Order Amount: $16,121.87  
Change Order Percentage: 2.27%  
Cumulative Percentage: 14.90%  
Comment: Hidden Conditions  
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.  
After This Change Order  
Change Order Amount: $16,121.87  
Change Order Percentage: 2.27%  
Cumulative Percentage: 14.90%  
Original Bid Target: $1,168,000.00  
Base Contract Amount: $711,000.00  
Contingency: $115,000.00  
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  
Change Order Amount: $118,576.20  
Change Order Percentage: 16.46%  
Cumulative Percentage: 18.43%  
Comment: Added Scope  
This change order provides for 3 new ADA compliant restrooms on floors 13, 15, and 17 of the J.K. Polk Building.  
After This Change Order  
Change Order Amount: $118,576.20  
Change Order Percentage: 16.46%  
Cumulative Percentage: 18.43%  
Original Bid Target: $720,500.00  
Base Contract Amount: $720,500.00  
Contingency: $158,776.42  
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  
Design: 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
<table>
<thead>
<tr>
<th></th>
<th>State Procurement Agency:</th>
<th>Tennessee Board of Regents / East Tennessee State University</th>
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<tbody>
<tr>
<td>2)</td>
<td>Project: Stormwater Drainage Repairs</td>
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<tr>
<td></td>
<td>SBC No. 166/005-04-2016</td>
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<td></td>
<td>Designer: Barge Waggoner Sumner &amp; Cannon, Inc.</td>
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<td>Amount: $21,826.00</td>
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<td>Explanation: This ASR provides for a topographical survey as well and CCTV underground piping inspection, including video recording.</td>
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<td>Approval Date: 11/30/2018</td>
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<td>3)</td>
<td>Project: Johnson City Day Center</td>
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<td></td>
<td>SBC No. 166/005-05-2015</td>
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<tr>
<td></td>
<td>Designer: Reedy &amp; Sykes Architecture &amp; Design</td>
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<tr>
<td></td>
<td>Amount: $6,697.80</td>
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<td>Explanation: This ASR addresses the need for code required structural testing.</td>
<td></td>
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<td>Approval Date: 11/30/2018</td>
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<tr>
<td>4)</td>
<td>Project: Several Buildings Space Renovations</td>
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<td></td>
<td>SBC No. 166/005-07-2016</td>
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<tr>
<td></td>
<td>Designer: Shaw &amp; Shanks Architects, PC</td>
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<td></td>
<td>Amount: $12,702.00</td>
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<td>Explanation: This ASR provides for needed asbestos testing and construction monitoring services.</td>
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<td>Approval Date: 11/30/2018</td>
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<td>5)</td>
<td>Project: Fine Arts Classroom Building</td>
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<td></td>
<td>SBC No. 166/005-08-2013</td>
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<td></td>
<td>Designer: McCarty Holsaple McCarty, Inc.</td>
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<tr>
<td></td>
<td>Amount: $163,864.00</td>
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<td></td>
<td>Explanation: This ASR provides for full programming services, including space function, special requirements, and equipment layout.</td>
<td></td>
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<td>Approval Date: 11/30/2018</td>
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<tr>
<td>6)</td>
<td>Project: Cope Building Interior Renovations</td>
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<tr>
<td></td>
<td>SBC No. 166/009-08-2016</td>
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<tr>
<td></td>
<td>Designer: Gould Turner Group, P.C.</td>
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<td></td>
<td>Amount: $5,496.00</td>
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<td>Explanation: This ASR provides for owner requested redesign of the second floor buildout after previous owner approval.</td>
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<td>Approval Date: 11/30/2018</td>
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</tbody>
</table>
7) **State Procurement Agency:** Tennessee Board of Regents / Walters State Community College  
**Project:** Site Corrections  
**SBC No.:** 166/023-01-2014  
**Designer:** Barge Waggoner 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 10th 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 7th Floor Filing Room
Project Description: Construct a filing room on the 7th 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 19th 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.

********
1. UNIVERSITY OF TENNESSEE

University 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 TENNESSEE

University 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

Source of Funding: $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
**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

**Source of Funding:**

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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<td>$800,000.00</td>
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<tr>
<td>800,000.00</td>
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<tr>
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</tr>
<tr>
<td>175,000.00</td>
<td>178,000.00</td>
<td>353,000.00</td>
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</table>

**Original Project Budget:** $1,834,657.67

**Change in Funding:** $178,000.00

**Revised Project Budget:** $2,012,657.67

**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 REGENTS

Tennessee 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

Source of Funding:

<table>
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<tr>
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<td>$1,110,000.00</td>
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<td>GOBonds-CapMaint (A)</td>
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<td>340,000.00</td>
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<td>15/16</td>
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<td>0.00</td>
<td>473,507.00</td>
<td>473,507.00</td>
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<td>Insurance proceeds (O)</td>
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</table>

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 Eilen 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
Roane 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

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
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<tr>
<td></td>
<td>$ 820,000.00</td>
<td>$ 0.00</td>
<td>$820,000.00</td>
<td>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 1st priority (Dunbar building) and address the most urgent items on the second priority (the Gym).</td>
</tr>
<tr>
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Original Project Budget: $ 820,000.00
Change in Funding: $463,221.00
Revised Project Budget: $1,283,221.00

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

<table>
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<th>Revised</th>
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Original Project Budget: $36,365,000.00
Change in Funding: $450,000.00
Revised Project Budget: $36,815,000.00

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 REGENTS

Tennessee 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

Source of Funding:

<table>
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<th>Amount</th>
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<td>Plant Funds (Non-Aux)</td>
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<td>5,500,000.00</td>
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<td>Gifts</td>
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<tr>
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<td>TN ECD Grant</td>
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</table>

Comment: Six proposals were received on November 29th. 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:

<table>
<thead>
<tr>
<th>Date</th>
<th>Agency</th>
<th>Action Description</th>
</tr>
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<tbody>
<tr>
<td>04/13/2017</td>
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<td>Approved project</td>
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<tr>
<td>04/24/2017</td>
<td>ESC</td>
<td>Approved designer selection (Adams Craft Herz Walker)</td>
</tr>
<tr>
<td>07/13/2017</td>
<td>SBC</td>
<td>Approved a revision in project budget and utilizing CM/GC</td>
</tr>
<tr>
<td>07/12/2018</td>
<td>SBC</td>
<td>Approved revision in scope and budget</td>
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</table>

Minutes:

<table>
<thead>
<tr>
<th>Date</th>
<th>Agency</th>
<th>Action Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/10/2019</td>
<td>SBC</td>
<td>Approved awarding a CM/GC contract (Denark Construction, Inc.)</td>
</tr>
</tbody>
</table>
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

Source of Funding:  
<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
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</table>

17/18 CurrFunds-CapImp (A)  
18/19 Federal Funds (F)

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
Tennessee 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 UNIVERSITY

Tennessee 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:

Tre Hargett
Secretary, State Building Commission
Secretary of State