

MINUTES
STATE BUILDING COMMISSION
January 14, 2021

The State Building Commission met this day at 11:00 a.m. via WebEx electronic meeting, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:00 a.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- State Building Commission

PRESENTER

President Randy Boyd
Executive Director Dick Tracy
State Architect Ann McGauran

Lieutenant Governor McNally stated that the purpose of this meeting was to consider the items on the agenda for the January meeting of the State Building Commission. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination has been made that the electronic communication in this meeting by the members is a necessity based on the following facts and circumstances:

1. The Commission has regularly scheduled monthly meetings around which agencies and institutions plan, and a delay will cause an operational hardship for certain of the agencies and institutions having time sensitive matters on today's agenda.
2. The current public health crisis resulting from the COVID-19 virus has resulted in declarations of a "State of Emergency" by the State and local governments.
3. Meeting electronically is necessary to protect the health, safety and welfare of Tennesseans in light of the COVID-19 outbreak.

Lt. Governor McNally, Speaker Sexton, Secretary Hargett, Comptroller Mumpower, Treasurer Lillard and Commissioner of Finance & Administration Eley participated electronically, and Governor Lee was absent. At a roll call vote all members voted aye and approved the use of electronic communication for this meeting.

Lieutenant Governor stated that the next order of business was the election of Vice-Chairman for the next two years and turned the meeting over to Secretary Hargett for the election of the Vice-Chairman.

Secretary Hargett opened the floor for nominations for Vice-Chairman of the State Building Commission. Lieutenant Governor McNally nominated Speaker Sexton. At a roll call vote all members voted aye and approved Speaker Sexton as the Vice-Chairman.

After being elected as Vice-Chairman, Speaker Sexton requested action on the following matters as presented by State Architect Ann McGauran.

CONSENT AGENDA

At a roll call vote all members voted aye and approved the following items which had been reviewed and recommended for approval by Commission staff:

1. Agency: **University of Memphis**
Project Title: STEM Research and Classroom Building
SBC Project No: 367/007-06-2020
Requested Action: Approval to award a contract to the best evaluated proposer for Construction Manager/General Contractor

2. Agency: **University of Tennessee – Knoxville**
Project Title: Window Replacements & Masonry Repairs (20/21)
SBC Project No: 540/009-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer

3. Agency: **University of Tennessee – Knoxville**
Project Title: Classroom Upgrades (19/20)
SBC Project No: 540/009-06-2020
Requested Action: Approval of a revision in project funding

4. Agency: **University of Tennessee – Knoxville**
Project Title: Haslam Field Expansion
SBC Project No: 540/009-08-2016
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

5. Agency: **Tennessee Board of Regents**
Project Title: Commissioning Services
SBC Project No: 166/000-01-2021
Requested Action: Approval to issue a Request for Qualifications for statewide commissioning services

6. Agency: **Tennessee Board of Regents / Tennessee College of Applied Technology**
Project Title: Parsons Campus
SBC Project No: 166/084-01-2019
Requested Action: Approval of a revision in project budget and funding

7. Agency: **Department of Environment & Conservation**
Project Title: General Statewide Roof Replacements – West TN
SBC Project No: 126/000-02-2019
Requested Action: Approval to award construction contracts to the Best Value proposers

8. Agency: **Department of Environment & Conservation**
Project Title: Frozen Head State Park Stonecipher Kelly House Repair
SBC Project No: 126/039-01-2018
Requested Action: Approval to award a construction contract to the Best Value proposer

9. Agency: **Department of Transportation**
Project Title: Region 3 Aerial Survey and Wireless Communications Buildings
SBC Project No: 243/020-01-2020
Requested Action: Approval of a revision in project scope, the Early Design Phase as recommended by the State Architect, and to utilize Agency Resources for a portion of the work
10. Agency: **Department of General Services**
Project Title: TN Residence Lightning Protection
SBC Project No: 529/028-01-2019
Requested Action: Approval to cancel the project

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Middleton, Hardeman County, Tennessee

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

Project Title: West TN 4-H Center Cabins & STEM Center

Project Description: This project will include site grading, roads, infrastructure, four cabins and a STEM Center consistent with the Master Plan.

SBC Number: 540/001-05-2018

Total Project Budget: \$12,250,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 9,350,000.00	\$2,500,000.00	\$11,850,000.00	Plant Funds (Non-Aux)	(A)
	400,000.00	0.00	400,000.00	Gifts	(O)
Original Project Budget:	\$ 9,750,000.00				
Change in Funding:		\$2,500,000.00			
Revised Project Budget:			\$12,250,000.00		

Comment: Five bids were received on November 10, 2020. An increase in funding is needed to award a contract to E&T Construction for the base bid and three alternates. All building categories bid higher than anticipated due to increase in market conditions. The primary areas of overage include concrete, wood, utilities, and electrical communications. There will be no additional designer fees.

Previous Action:

07/12/2018	SBC	Approved project and to select a designer
08/20/2018	ESC	Approved designer selection (Allen & Hoshall, Inc.)
09/24/2018	ESC	Approved revision in project funding
11/14/2019	SBC	Approved revision in project budget and funding
03/09/2020	SBC	Approved reallocation
09/10/2020	SBC	Approved revision in project budget and funding
11/12/2020	SBC	Approved EDP as recommended by the State Architect

Minutes: 01/14/2021 SBC Secretary Hargett stated that Senator Walley, Representative Shaw and Representative Gant support this project.

At a roll call vote all members voted aye and approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in project funding and use of a previously selected Construction Manager/General Contractor**

Project Title: Tornado Repairs and Replacement

Project Description: Building and structural repairs and replacement for TSU Agriculture campus caused by the tornado event of March 3, 2020. Design teams and work crews have begun assessing the damage and implementing emergency safety and stabilization protocols. This project will account for those significant measures already taken as well as those to come for site clean-up, temporary repairs, utility restoration, and permanent building repairs and restorations.

SBC Number: 166/001-01-2020

Total Project Budget: \$23,850,000.00

Current Project Funding: \$ 5,644,713.38

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00	19/20	CurrFunds-CapImp (E&C)	(A)
	0.00	5,344,713.38	5,344,713.38		Insurance Proceeds	(O)
Original Project Budget:	\$ 300,000.00					
Change in Funding:		\$5,344,713.38				
Revised Project Budget:			\$5,644,713.38			

Comment: Funds are being added for design and reconstruction of the Ag Education Building, Pavilion Building, Greenhouse 503, repairs to Greenhouses 501 & 502, and replacement of the General Services roof. Risk Management has confirmed that the funds are earmarked for design and reconstruction of these building. If the actual cost to replace and repair these buildings is greater than estimated, an increase in funding would come to the SBC for approval. Assessment and analysis continue for the Hoop Houses, Broiler House, Goat/Cattle Facility, Weight Shed, and the Farm Operations Shed.

Hoar Construction, LLC is requested for preconstruction and CM services for building reconstruction. Hoar Construction was selected and is currently under contract for the TSU campus project 166/01-02-2016, TSU Health Sciences Facility. The campus has been using Hoar Construction for pre-construction services for this emergency project at no cost since they have mobilized and have a working protocol with TSU. Hoar Construction has significant experience with renovation and reconstruction projects of this type and is willing to extend the percentage fee it is charging for the TSU Health Sciences Facility to this project. This percentage fee is lower than what has been proposed for other recent projects of this size and scope and is believed to be better than would be offered in response to an advertised procurement. TBR/TSU will continue to work with the state insurance and adjusters to determine the final project value. Campus is performing ongoing repairs.

Previous Action: 03/12/2020 SBC Referred to ESC with authority to act
 03/23/2020 ESC Approved project utilizing the regional consultant and a previously selected designer
 09/21/2020 ESC Approved designer selection (Melvin Gill Architects)

Minutes: 01/14/2021 SBC Executive Director Dick Tracy congratulated Speaker Sexton and welcomed Comptroller Mumpower. Mr. Tracy stated that Chancellor Tydings sent her regards.

Commissioner Eley stated that he visited the TSU campus the day of the tornado and toured damage of this facility. He stated that he appreciates the work everyone has done to get this moving and that it is much needed as a number of structures were totally destroyed.

At a roll call vote all members voted aye and approved a revision in project funding and using a previously selected CM/GC

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) At a roll call vote all members voted aye and approved the Minutes of the State Building Commission meeting held on December 10, 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:	University of TN	User Agency:	UT Knoxville
Location:	Knoxville, Tennessee		
Project Title:	West Campus Redevelopment		
SBC Project No:	540/009-05-2014	Approval Date:	12/10/2020
Designer:	Wiss, Janney, Elstner Associates, Inc.	Contractor:	United Restoration & Preservation
Construction Completion %:	100%	Targeted Substantial Completion:	05/22/2020
Change Order No.	3	Comment: Added Scope	
Change Order Amount:	\$160,812.00	This change order provides for a new concrete pad and bicycle rack, painting of existing guardrails, and the replacement of the existing landscaping and irrigation system.	
Change Order Percentage:	2.02%		
Cumulative Percentage:	15.07%		
<u>Approved Project Funding</u>			
Original Bid Target:	\$7,953,365.00	<u>After This Change Order</u>	
Base Contract Amount:	\$7,953,365.00	Revised Contract Amount:	\$9,151,576.34
Contingency:	\$795,336.00	Remaining Undedicated Funds:	\$38,120,000.00

2) **State Procurement Agency:** University of Tennessee **User Agency:** UT Martin
Location: Martin, Tennessee
Project Title: Storm & Sewer Line Upgrades
SBC Project No: 540/011-02-2017 **Approval Date:** 12/08/2020
Designer: Pickering Firm, Inc. **Contractor:** TyBe Co.
Construction Completion %: 85% **Targeted Substantial Completion:** 12/30/2020
Change Order No. 3
Change Order Amount: \$53,768.02
Change Order Percentage: 7.72%
Cumulative Percentage: 13.76%

Comment: Hidden Conditions

This change order addresses the need to locate the proposed new grease trap approximately 30' away from the proposed location of the existing grease trap due to subsurface conditions encountered which includes additional concrete removal and replacement, along with additional pipe insulation. The existing grease trap area that was excavated is to receive gravel backfill in order for the facility to continue use of the dock temporarily until the new grease trap is installed. Also included is the installation of a curtain drain to intercept discovered groundwater that will tie into a nearby drainpipe, and adjustment of a proposed sewer service line route in order to accommodate for a discovered and conflicting storm drainpipe crossing. This work includes 25 days that will be added to the schedule.

Approved Project Funding

Original Bid Target: \$800,000.00
Base Contract Amount: \$696,850.00
Contingency: \$80,000.00

After This Change Order

Revised Contract Amount: \$792,741.07
Remaining Undedicated Funds: \$104,000.00

3) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Women's Residential Recovery Court Renovations
SBC Project No: 529/021-01-2019 **Approval Date:** 12/01/2020
Designer: Mackie Shanks Architects **Contractor:** Orion Building Corp
Construction Completion %: 35% **Targeted Substantial Completion:** 01/25/2021
Change Order No. 2
Change Order Amount: \$113,584.45
Change Order Percentage: 18.53%
Cumulative Percentage: 18.88%

Comment: Added Scope

This change order adds work to reroof 4 cottages.

Approved Project Funding

Original Bid Target: \$887,189.61
Base Contract Amount: \$613,050.00
Contingency: \$86,310.39

After This Change Order

Revised Contract Amount: \$728,811.93
Remaining Undedicated Funds: \$420,310.00

4) State Procurement Agency:	STREAM	User Agency:	Department of General Services
Location:	Nashville, Tennessee		
Project Title:	Tennessee Tower 30 th Floor Upgrades		
SBC Project No:	529/079-02-2017	Approval Date:	11/20/2020
Designer:	GMC	Contractor:	Orion
Construction Completion %:	100%	Targeted Substantial Completion:	08/20/2020
Change Order No.	6	Comment: Value Added	
Change Order Amount:	(\$72,259.31)	This change order addresses a credit to the project for costs associated with water intrusion into the building caused by the general contractor.	
Change Order Percentage:	(11.75%)	After This Change Order	
Cumulative Percentage:	6.30%		
<u>Approved Project Funding</u>			
Original Bid Target:	\$706,925.45		
Base Contract Amount:	\$615,000.00	Revised Contract Amount:	\$653,775.30
Contingency:	\$74,000.00	Remaining Undedicated Funds:	\$87,185.47

• **Sole Source / Proprietary Procurement**

1) **State Procurement Agency:** STREAM / Tennessee Department of Correction
Project Title: West Tennessee State Prison Water Treatment Plant Renovations
SBC No. 142/022-01-2019
Type: Sole Source
Comment: Gaines, Williams & Associates, Inc. will provide software programming services as they are the only manufacturer designated programmer within 150 miles of the facility and the original programmer for the system at the facility.

Initial and Revised Approvals of Capital Projects

- Reported the following two capital improvements 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:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Pediatric Language Clinic Demolition
Project Description: This project will demolish and abate the Pediatric Language Clinic at 909 Mountcastle.
SBC Project No. 540/009-12-2020
Total Project Budget: \$90,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
Approval Date: 01/14/2021

2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: 908 21st Street Demolition
Project Description: This project will demolish and abate the house at 908 21st Street.
SBC Project No. 540/009-13-2020
Total Project Budget: \$50,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
Approval Date: 01/14/2021

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

1) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Dunn Dental Sewer Line Replacement
Project Description: This project will disconnect and remove the existing sanitary waste and vent stacks and replace them with new cast iron lines.
SBC Project No. 540/013-07-2020
Total Project Budget: \$300,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Consultant for design and utilizing Campus Resources for a portion of the work
Approval Date: 12/11/2020

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: Pikeville, Tennessee
Project Title: Bledsoe County Correctional Complex Sallyport Upgrades
Project Description: Reconfiguration of vehicle sallyports to accommodate larger vehicles; upgrade gates and gate mechanisms and all required related work.
SBC Project No. 142/013-01-2017
Total Project Budget: \$2,500,000.00
Source of Funding: 17/18 CurrFunds-CapMaint (SA) (A)
Approval: Approved a revision in funding
Approval Date: 12/03/2020

Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Military
Location: Statewide, Tennessee
Project Title: Environmental Consultant
Project Description: Consultant to support the agency for project development and associated facility needs including limited design services.
SBC Project No. 361/000-01-2016
Total Project Budget: \$228,251.60
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project budget and funding (reduced MACC from \$300,000)
Approval Date: 01/05/2021

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Engineering Services Facility
SBC Project No. 540/009-05-2016
Designer: McCarty Holsaple McCarty
Amount: \$13,490.00
Explanation: This ASR provides for revised theming/branding revisions by the College of Engineering including new plaques and color schemes in areas of the building.
Approval Date: 12/01/2020
OSA Receipt Date: 12/01/2020
 - 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Stokely Mgt Center Improvements
SBC Project No. 540/009-24-2019
Designer: Studio Four Design
Amount: \$5,400.00
Explanation: This ASR provides for value engineering efforts by the FFE consultant in order to meet a decreased project budget imposed by the owner.
Approval Date: 12/01/2020
OSA Receipt Date: 12/01/2020

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the “Transportation Reporting Act of 2001”.
- **Report of Land Transactions No Longer Being Pursued**
Two Transactions between University of Memphis and Memphis Tiger House, LLC, ESC Approval March 12, 2020:

Disposal by lease, TR 19-04-020 (5.62 +/- acres on Deloach St. and Central Ave., Memphis, Shelby County)

Acquisition in fee with waiver of advertisement and one appraisal, TR 19-11-004 (2.038 +/- acres on Mynders Ave. and Midland Ave., Memphis, Shelby County)

Other Business

There being no further business, the meeting adjourned at 11:13 a.m.

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UNIVERSITY OF MEMPHISUniversity of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: STEM Research and Classroom Building

Project Description: Construction of a new interdisciplinary STEM building that will include activity-based classrooms, faculty offices, laboratories and sponsored research centers. Existing space in the adjacent Engineering Building will also be renovated to provide enhanced research and instruction space.

SBC Number: 367/007-06-2020

Total Project Budget: \$41,000,000.00

Current Project Funding: \$ 2,000,000.00

Source of Funding: \$ 2,000,000.00 Gifts (O)

Comment: Five proposals were received on November 23, 2020. The Notice of Intent to award was sent on December 4, 2020 naming Flintco, LLC as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 08/13/2020 SBC Approved project and to select a designer and utilizing CM/GC alternate delivery method
08/24/2020 ESC Approved designer selection (A2H, Inc.)

Minutes: 01/14/2021 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)

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

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

Project Title: Window Replacements & Masonry Repairs (20/21)

Project Description: This project will provide masonry repairs and window replacements for Greve Hall, Henson Hall, Temple Hall, and Humanities. This will include tuckpointing, waterproofing, and any necessary structural remediation.

SBC Number: 540/009-01-2021

Total Project Budget: \$4,500,000.00

Source of Funding: \$4,500,000.00 20/21 CurrFunds-CapMaint(MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

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

Minutes: 01/14/2021 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee**Requested Action:** Approval of a revision in project funding**Project Title:** Classroom Upgrades (19/20)**Project Description:** This project will upgrade multiple classrooms in multiple buildings including new technology, finishes, furnishings, flooring, lighting, ceilings, building systems, and safety improvements.**SBC Number:** 540/009-06-2020**Total Project Budget:** \$5,000,000.00**Current Project Funding:** \$2,531,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,460,000.00	\$71,000.00	\$2,531,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$2,460,000.00			
Change in Funding:		\$71,000.00		
Revised Project Budget:			\$2,531,000.00	

Comment: This request provides funding for the Communications (1966) classroom building. Building scope includes replacing HVAC wall units and adding thermostats. Campus Resources and System Procurement will also be used for this portion of the scope because of its simplicity.The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.**Previous Action:** 04/09/2020 SBC Approved project and to select a designer and utilizing Campus Resources and System Procurements for construction
04/20/2020 ESC Approved designer selection (Brewer Ingram & Fuller Architects)**Minutes:** 01/14/2021 SBC Approved a revision in project funding

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

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

Project Title: Haslam Field Expansion

Project Description: Renovate existing outdoor football practice field including additional exterior exercise and storage space, and fencing. Renovations also include interior training and equipment areas; and staff offices. A new 1-story addition with an outdoor players' patio; locker room support areas; and a high-bay addition to the existing weight room.

SBC Number: 540/009-08-2016

Total Project Budget: \$21,600,000.00

Source of Funding:	\$ 5,000,000.00	TSSBA	(A)
	\$12,600,000.00	Plant Funds (Aux-Athletics)	(A)
	\$ 4,000,000.00	Gifts	(O)

Comment: Four proposals were received on December 17, 2020. The Notice of Intent to award was sent on December 30, 2020 naming Rouse Construction Company as the best evaluated proposer. No protests were received in the protest period.

Previous Action:	06/09/2016	SBC	Approved project and to select a designer
	09/12/2019	SBC	Approved revision in project budget and scope
	09/23/2019	ESC	Approved designer selection (Johnson Architecture, Inc.)
	12/16/2019	ESC	Approved utilizing System Procurement for a portion of the work
	06/11/2020	SBC	Approved utilizing Campus Resources and System Procurement for a portion of the work
	11/12/2020	SBC	Referred to ESC with authority to act
	11/23/2020	ESC	Approved revision in budget, scope, and funding, and utilizing CM/GC alternative delivery method

Minutes:	01/14/2021	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Rouse Construction Company)
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TENNESSEE BOARD OF REGENTSStatewide, Tennessee

Requested Action: Approval to issue a Request for Qualifications for statewide commissioning services

Project Title: Commissioning Services

Project Description: Provide commissioning services statewide.

SBC Number: 166/000-01-2021

Comment: Project will perform commissioning services for projects as needed. RFQ will provide for the selection of one commissioning service provider with a maximum term of five years. The current commissioning contracts expire on May 31, 2021. All awarded/ongoing work orders will be completed in accordance with the terms of the current contracts. A result of the 2016 Focus Act and the LGIs subsequent opting out of the TBR capital project umbrella, TBR's need for commissioning services is substantially reduced. Because transitional projects for the LGIs are mostly complete or assigned to the existing commissioning agents, it is anticipated that one commissioning firm can meet the future needs for TBR projects.

Minutes: 01/14/2021 SBC Approved issuing an RFQ for statewide commissioning services

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology, Crump, Hardin County, Tennessee **

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

Project Title: Parsons Campus

Project Description: Develop campus in Parsons, Tennessee by renovating a former Readiness Center being transferred from Military to TBR.

SBC Number: 166/084-01-2019

Total Project Budget: \$2,726,183.44

Source of Funding:	Original	Change	Revised			
	\$ 150,000.00	\$ 0.00	\$ 150,000.00	06/07	CurrFunds-CapMaint	(R)
	450,000.00	0.00	450,000.00	07/08	CurrFunds-CapMaint	(R)
	2,000,000.00	0.00	2,000,000.00		Gifts	(O)
	0.00	126,183.44	126,183.44		Insurance Proceeds	(O)
Original Project Budget:	\$2,600,000.00					
Change in Funding:		\$ 126,183.44				
Revised Project Budget:			\$2,726,183.44			

Comment: The budget is being increased from \$2,600,000 with the addition of insurance proceeds for wind damage to the roof and windows on October 26, 2019.

Previous Action: 11/14/2019 SBC Approved project utilizing a regional consultant for design
03/12/2020 SBC Approved a revision in project funding

Minutes: 01/14/2021 SBC Approved a revision in project budget and funding

** Work will be done in Decatur County

DEPARTMENT OF ENVIRONMENT & CONSERVATIONStatewide, Tennessee

Requested Action: Approval to award construction contracts to the Best Value proposers

Project Title: General Statewide Roof Replacements - West TN

Project Description: Replace roof systems at Pinson Mounds State Archeological Park and Reelfoot Lake State Park. Project includes all related work.

SBC Number: 126/000-02-2019

Total Project Budget: \$2,720,000.00

Source of Funding: \$2,720,000.00 19/20 CurrFunds-CapMaint (MP) (A)

Comment: This project is divided into two subprojects, Pinson Mounds SP Roof Replacement (126/000-02-2019-01) and Reelfoot Lake SP Roof Replacement (126/000-02-2019-02) projects.

Three bids were received on Thursday, December 17, 2020 for Pinson Mounds SP Roof Replacement (126/000-02-2019-01). FTM Contracting submitted the lowest bid and has been deemed the Best Value proposer. The contract award will be for the base bid and two alternates.

Four bids were received on Thursday, December 17, 2020 for Reelfoot Lake SP Roof Replacement (126/000-02-2019-02). FTM Contracting submitted the lowest bid and has been deemed the Best Value proposer. The contract award will be for the base bid.

Previous Action: 10/10/2019 SBC Approved project and to select a designer and utilizing Best Value
12/16/2019 ESC Approved designer selection (Kline Swinney Associates)

Minutes: 01/14/2021 SBC Approved awarding construction contracts to the Best Value proposers (FTM Contracting)

DEPARTMENT OF ENVIRONMENT & CONSERVATIONFrozen Head State Park, Wartburg, Morgan County, Tennessee

Requested Action: Approval to award a construction contract to the Best Value proposer

Project Title: Frozen Head State Park Stonecipher Kelly House Repair

Project Description: Building restoration, landscaping, site improvements, and all required related work.

SBC Number: 126/039-01-2018

Total Project Budget: \$1,450,000.00

Source of Funding: \$1,450,000.00 18/19 CurrFunds-CapMaint (A/R)

Comment: Two bids were received on Thursday, December 10, 2020. King Construction Group, Inc. submitted the lowest bid and has been deemed the Best Value proposer. The contract award will be for the base bid.

Previous Action: 07/12/2018 SBC Approved project and to select a designer and utilizing Best Value
09/24/2018 ESC Approved designer selection (Elizabeth Eason Architecture LLC)

Minutes: 01/14/2021 SBC Approved awarding a construction contract to the Best Value proposer (King Construction Group, Inc.)

DEPARTMENT OF TRANSPORTATIONRegion 3 – Middle TN, Nashville, Davidson County, Tennessee

Requested Action:	Approval of a revision in project scope, the Early Design Phase as recommended by the State Architect, and to utilize Agency Resources for a portion of the work		
Project Title:	Region 3 Aerial Survey and Wireless Communications Buildings		
Project Description:	<i>Construction of a new facility</i> Construct two buildings to house TDOT's aerial survey and wireless communications operations, demolish an existing driver service center, and all required related work.		
SBC Number:	243/020-01-2020		
Total Project Budget:	\$2,990,000.00		
Source of Funding:	\$2,990,000.00	19/20	TDOT Plant Construction Funds (A)
Comment:	<p>The scope of the project is being revised because it was determined during design that the two operations could be collocated in one building instead of two buildings. The existing driver services center was decommissioned several years ago; is currently only being used on a temporary basis; and can be relocated on sixty days' notice.</p> <p>The project is currently on schedule and within budget.</p> <p>The use of Agency Resources is being requested as elements of the sitework, such as paving and landscaping, are within the capabilities of the agency.</p>		
Previous Action:	01/09/2020	SBC	Approved project and to select designer, and utilizing Agency resources for a portion of construction
	01/28/2020	ESC	Approved designer selection (Orchard Hiltz & McCliment Inc. dba OHM Advisors)
Minutes:	01/14/2021	SBC	Approved a revision in project scope, the EDP as recommended by the State Architect, and utilizing Agency Resources for a portion of the work

DEPARTMENT OF GENERAL SERVICES

The Tennessee Residence, Nashville, Davidson County, Tennessee

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

Project Title: TN Residence Lightning Protection

Project Description: Installation of lightning protection elements, conductors, ground plates, grounding system, and all required related work.

SBC Number: 529/028-01-2019

Original Project Budget: \$803,000.00

Project Expenditures: \$ 31,153.35

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$803,000.00	(\$771,846.65)	\$31,153.35	19/20	FRF CurrFunds-CapMaint (MP)	(A)
Original Project Funding:	\$803,000.00					
Change in Funding:		(\$771,846.65)				
Revised Project Budget:			\$31,153.35			

Comment: This project is being cancelled as it is no longer needed. It was determined during the design phase that a less intrusive and more aesthetic solution in the form of additional surge protection is desired at this time. The information collected during the design phase is unique to this facility and could be used in the future should a need arise.

Previous Action: 08/08/2019 SBC Approved project and to select a designer
 08/22/2019 ESC Approved designer selection (Edmonds Engineering, Inc.)

Minutes: 01/14/2021 SBC Approved cancellation of the project

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State