

MINUTES
STATE BUILDING COMMISSION
July 11, 2019

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
Stuart McWhorter, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

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

ORGANIZATION

- Tennessee State Veterans Homes Board
- Department of Environment & Conservation
- Department of General Services
- Department of Correction
- State Building Commission

PRESENTER

Commissioner Courtney Rogers
Commissioner David Salyers
Commissioner Christi Branscom
Deputy Commissioner Chuck Taylor
State Architect Ann McGauran

OTHER PARTICIPANTS

Tom Cross, Metro Nashville Government

CONSENT AGENDA

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

1. Agency: **University of Tennessee – Chattanooga**
Project Title: Fletcher Hall Addition – Programming
SBC Project No: 540/005-03-2019
Requested Action: Approval of a project utilizing System Programming Consultant

2. Agency: **University of Tennessee – Chattanooga**
Project Title: Fletcher Hall Renovations
SBC Project No: 540/005-09-2018
Requested Action: Approval of a revision in funding

3. Agency: **University of Tennessee – Knoxville**
Project Title: Neyland Stadium South Renovations
SBC Project No: 540/009-02-2017
Requested Action: Approval of a revision in funding

4. Agency: **University of Tennessee**
Project Title: Statewide Facilities Assessment
SBC Project No: 540/000-02-2019
Requested Action: Approval of a project and to issue a Request of Qualifications

5. Agency: **University of Tennessee**
Project Title: Professional Consultants
SBC Project No: 540/001-04-2015 UTIA
540/005-06-2015 UTC
540/009-10-2015 UTK
540/011-06-2015 UTM
540/013-03-2018 UTHSC
Requested Action: Approval of a revision in project budget and funding

6. Agency: **University of Tennessee Institute of Agriculture**
Project Title: Ridley 4-H Center Improvements
SBC Project No: 540/001-02-2017
Requested Action: Approval of a revision in project budget, scope and funding

7. Agency: **University of Tennessee Institute of Agriculture**
Project Title: Energy & Enviro. Science Research Bldg. (Ellington)
SBC Project No: 540/001-04-2013
Requested Action: Approval of a revision in project budget and funding, and the Early Design Phase as recommended by the State Architect

8. Agency: **Tennessee Board of Regents / TCAT Athens/Cleveland State Community College**
Project Title: McMinn County Higher Education Training Facility
SBC Project No: 166/040-01-2018
Requested Action: Approval of a revision in project budget and funding

9. Agency: Tennessee Board of Regents / Tennessee State University
 Project Title: ADA Compliance
 SBC Project No: 166/001-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
10. Agency: Tennessee Board of Regents / Tennessee State University
 Project Title: Boswell Door Replacements
 SBC Project No: 166/001-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
11. Agency: Tennessee Board of Regents / Tennessee State University
 Project Title: Multiple Buildings Electrical Upgrades
 SBC Project No: 166/001-03-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
12. Agency: Tennessee Board of Regents / Tennessee State University
 Project Title: Multiple Buildings Fire Alarm Upgrades
 SBC Project No: 166/001-04-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
13. Agency: Tennessee Board of Regents / Tennessee State University
 Project Title: Power Plant Equipment & Lighting Upgrades
 SBC Project No: 166/001-05-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
14. Agency: Tennessee Board of Regents / Chattanooga State Community College
 Project Title: Gym Roof System Replacement
 SBC Project No: 166/012-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
15. Agency: Tennessee Board of Regents / Dyersburg State Community College
 Project Title: Multiple Building Boiler Systems Updates
 SBC Project No: 166/017-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
16. Agency: Tennessee Board of Regents / Jackson State Community College
 Project Title: McWherter HVAC Updates
 SBC Project No: 166/019-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
17. Agency: Tennessee Board of Regents / Motlow State Community College
 Project Title: Fayetteville Campus HVAC Modernization
 SBC Project No: 166/021-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
18. Agency: Tennessee Board of Regents / Nashville State Community College
 Project Title: Interior Lighting Updates
 SBC Project No: 166/034-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer

19. Agency: Tennessee Board of Regents / Northeast State Community College
 Project Title: Network and Communications Modernization
 SBC Project No: 166/038-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
20. Agency: Tennessee Board of Regents / Pellissippi State Community College
 Project Title: Exterior Lighting Upgrades
 SBC Project No: 166/032-01-2109
 Requested Action: Approval of a project and proceeding with the process to select a designer
21. Agency: Tennessee Board of Regents / Roane State Community College
 Project Title: HVAC Corrections
 SBC Project No: 166/027-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
22. Agency: Tennessee Board of Regents / Volunteer State Community College
 Project Title: Chiller Replacement
 SBC Project No: 166/025-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
23. Agency: Tennessee Board of Regents / Volunteer State Community College
 Project Title: Cookeville Higher Education Parking Expansion
 SBC Project No: 166/025-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
24. Agency: Tennessee Board of Regents / Walters State Community College
 Project Title: Sevier County Mechanical Upgrades
 SBC Project No: 166/023-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
25. Agency: Tennessee Board of Regents
 Project Title: Statewide TCAT MPE and Infrastructure Updates
 SBC Project No: 166/000-01-2015
 Requested Action: Approval of a revision in project budget and funding
26. Agency: Tennessee Board of Regents
 Project Title: Statewide ADA and Accessibility Adaptation
 SBC Project No: 166/000-01-2016
 Requested Action: Approval of a revision in project budget and funding
27. Agency: Tennessee Board of Regents
 Project Title: Statewide TCAT Building System Updates
 SBC Project No: 166/000-01-2017
 Requested Action: Approval of a revision in project budget and funding
28. Agency: Tennessee Board of Regents
 Project Title: Statewide TCAT Roof Repairs/Replacements
 SBC Project No: 166/000-02-2017
 Requested Action: Approval of a revision in project budget and funding

29. Agency: Tennessee Board of Regents / Tennessee State University
 Project Title: Safety Upgrades and Improvements Phase 1
 SBC Project No: 166/001-11-2018
 Requested Action: Approval of a revision in project budget and funding

30. Agency: Tennessee Board of Regents / Chattanooga State Community College
 Project Title: CETAS Interior Modernizations
 SBC Project No: 166/012-01-2016
 Requested Action: Approval of a revision in project budget and funding

31. Agency: Tennessee Board of Regents / Columbia State Community College
 Project Title: Multiple Buildings Roof Replacements
 SBC Project No: 166/015-01-2016
 Requested Action: Approval of a revision in project budget, scope and funding

32. Agency: Tennessee Board of Regents / Southwest Tennessee Community College
 Project Title: Roof Replacement and Envelope Repairs
 SBC Project No: 166/033-02-2015
 Requested Action: Approval of a revision in project budget and funding

33. Agency: Tennessee Board of Regents
 Project Title: Statewide Consultants
 SBC Project No: 166/000-03-2017
 Requested Action: Approval of a revision in project budget and funding, and proceeding with the process to select consultants

34. Agency: Tennessee Board of Regents / Middle Tennessee State University
 Project Title: Parking Services Facility
 SBC Project No: 166/009-02-2017
 Requested Action: Approval of a revision in project budget and funding in order to award a contract

35. Agency: Tennessee Board of Regents / Dyersburg State Community College
 Project Title: BMHC Building Nursing Renovations
 SBC Project No: 166/017-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer

36. Agency: University of Memphis
 Project Title: Lambuth Campus Classroom Conversion
 SBC Project No: 367/071-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer

37. Agency: University of Memphis
 Project Title: Field House Improvements
 SBC Project No: 367/007-11-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer

38. Agency: University of Memphis
 Project Title: Multiple Buildings Roof Replacements
 SBC Project No: 367/007-12-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer

39. Agency: **University of Memphis**
 Project Title: Multiple Buildings Interior Repairs
 SBC Project No: 367/007-13-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
40. Agency: **Tennessee Technological University**
 Project Title: Hooper Eblen Center Roof Replacement & Exterior Repairs
 SBC Project No: 364/011-03-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
41. Agency: **Tennessee Technological University**
 Project Title: Multiple Building Upgrades
 SBC Project No: 364/011-02-2018
 Requested Action: Approval of a revision in project budget, scope, and funding
42. Agency: **Austin Peay State University**
 Project Title: Fire Alarm Upgrades
 SBC Project No: 373/003-04-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
43. Agency: **Austin Peay State University**
 Project Title: Campus Boiler Installation
 SBC Project No: 373/003-05-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
44. Agency: **Middle Tennessee State University**
 Project Title: School of Concrete and Construction Management
 SBC Project No: 366/009-07-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method for a portion of the work
45. Agency: **Middle Tennessee State University**
 Project Title: Campus Stormwater BMP Phase I
 SBC Project No: 366/009-10-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
46. Agency: **Middle Tennessee State University**
 Project Title: Miller Education Center Boiler Replacement
 SBC Project No: 366/009-11-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
47. Agency: **Middle Tennessee State University**
 Project Title: Multiple Buildings Roof Replacement
 SBC Project No: 366/009-12-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
48. Agency: **Middle Tennessee State University**
 Project Title: Stark Ag/Police State Mechanical & HVAC Upgrades
 SBC Project No: 366/009-13-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer

49. Agency: **Middle Tennessee State University**
 Project Title: KOM Mechanical Upgrades
 SBC Project No: 366/009-14-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
50. Agency: **Department of Military**
 Project Title: Elizabethton RC Re-Roof and Facility Update
 SBC Project No: 361/025-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
51. Agency: **Department of Military**
 Project Title: Humboldt RC Re-Roof and Facility Update
 SBC Project No: 361/036-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
52. Agency: **Department of Military**
 Project Title: Joint Force Headquarters Hugh Mott Building Lighting Upgrade
 SBC Project No: 361/067-01-2019
 Requested Action: Approval of a project utilizing the Value Added Reseller Contract to perform the work
53. Agency: **Department of Military**
 Project Title: Lexington RC HVAC and Energy Updates
 SBC Project No: 361/053-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
54. Agency: **Department of Military**
 Project Title: Lobelville RC Re-Roof and Facility Update
 SBC Project No: 361/045-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
55. Agency: **Department of Military**
 Project Title: Ripley RC HVAC and Energy Updates
 SBC Project No: 361/077-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
56. Agency: **Department of Military**
 Project Title: Statewide Paving
 SBC Project No: 361/000-02-2019
 Requested Action: Approval of a project utilizing Agency Resources for design and utilizing the Central Procurement Office for construction
57. Agency: **Department of Military**
 Project Title: TEMA Building 130 Re-Roof and Facility Updates
 SBC Project No: 361/067-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
58. Agency: **Department of Military**
 Project Title: VTS Smyrna Civil Support Training Maintenance Bay
 SBC Project No: 361/079-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer

59. Agency: **Department of Military**
 Project Title: Architectural, Civil and Structural Consultant
 SBC Project No: 361/000-03-2019
 Requested Action: Approval of a procurement and proceeding with the process to select a consultant
60. Agency: **Department of Military**
 Project Title: Mechanical, Electrical & Plumbing Consultant
 SBC Project No: 361/000-04-2019
 Requested Action: Approval of a procurement and proceeding with the process to select a consultant
61. Agency: **Department of Military**
 Project Title: Roofing Consultant
 SBC Project No: 361/000-05-2019
 Requested Action: Approval of a procurement and proceeding with the process to select a consultant
62. Agency: **Department of Correction**
 Project Title: RMSI Smoke Evacuation and BAS Upgrades
 SBC Project No: 142/020-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
63. Agency: **Department of Correction**
 Project Title: West Tennessee State Penitentiary Water Treatment Plant Renovations
 SBC Project No: 142/022-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
64. Agency: **Department of Correction**
 Project Title: WTSP HVAC/BAS/Smoke Evacuation Upgrades
 SBC Project No: 142/022-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
65. Agency: **Department of Correction**
 Project Title: High-Security Cells Prototypical Compliance
 SBC Project No: 140/001-01-2018
 Requested Action: Approval of a revision in project budget and funding
66. Agency: **Department of Correction**
 Project Title: Upgrade Fire Alarm Systems
 SBC Project No: 140/001-01-2012
 Requested Action: Approval of a revision in project budget, scope and funding
67. Agency: **Department of Correction**
 Project Title: Turney Center Electrical Infrastructure Upgrades
 SBC Project No: 142/005-01-2017
 Requested Action: Approval of a revision in project budget and funding
68. Agency: **Department of Education**
 Project Title: TSD Buildings 420 and 421 Windows and HVAC Upgrades
 SBC Project No: 168/007-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer

69. Agency: Department of Human Services
 Project Title: TRC Smyrna Campus System Upgrades
 SBC Project No: 442/006-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
70. Agency: Department of General Services
 Project Title: Foster Avenue Campus TPS Roof Replacements
 SBC Project No: 502/021-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer
71. Agency: Department of General Services
 Project Title: THP District 5 HQ Fall Branch Roof Replacement
 SBC Project No: 502/048-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Best Value alternative delivery method
72. Agency: Department of General Services
 Project Title: TN Tower Plaza Waterproofing
 SBC Project No: 529/079-01-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Best Value alternative delivery method
73. Agency: Department of General Services
 Project Title: Women's Suffrage Monument
 SBC Project No: 529/000-01-2015
 Requested Action: Approval to cancel the project
74. Agency: Department of General Services
 Project Title: TN Tower Equipment Removal and Roof Replacement
 SBC Project No: 529/079-02-2019
 Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Best Value alternative delivery method
75. Agency: Department of General Services
 Project Title: Statewide Interior Renovation Upgrades Phase II
 SBC Project No: 529/000-09-2017
 Requested Action: Approval of a revision in scope and to amend the Consultant contract
76. Agency: Department of General Services
 Project Title: STREAM Consultants
 SBC Project No: 529/000-02-2019
 Requested Action: Approval of a procurement and proceeding with the process to select multiple consultants
77. Agency: Department of General Services
 Project Title: N/A
 SBC Project No: N/A
 Requested Action: Approval of a proposed rate change for the Facilities Revolving Fund (FRF)

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Cleveland, Bradley County, Tennessee

Requested Action: Approval of a revision in funding and to proceed with a previously approved planning project

Project Title: TN Veterans Home - Cleveland

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

SBC Number: 680/001-01-2012

Total Project Budget: \$47,729,558.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 4,020,020.00	\$ 0.00	\$ 4,020,020.00		City & County Funds (O)
	60,111.00	0.00	60,111.00		Gift-in-Place (O)
	3,100,000.00	0.00	3,100,000.00	2012	GOBonds-CapImp (A)
	25,000.00	0.00	25,000.00	2012	TSVHB Op Funds (O)
	3,000,000.00	0.00	3,000,000.00		Gift (O)
	4,000,000.00	0.00	4,000,000.00	14/15	CurrFunds-CapImp (A)
	3,000,000.00	0.00	3,000,000.00	18/19	CurrFunds-CapImp (A)
	0.00	30,524,427.00	30,524,427.00		Federal Funds (F)
Original Project Funding:	\$17,205,131.00				
Change in Funding:		\$30,524,427.00			
Revised Project Funding:			\$47,729,558.00		

Comment: This request will approve the project to proceed through completion and recognizes the Federal VA State Home Construction grant funds.

Previous Action:

10/11/2012	SBC	Approved full planning; gift in place, RFP for CM/GC
11/19/2012	ESC	Approved designer selection (The Lewis Group)
01/10/2013	SBC	Approved recognized bond proceeds
06/13/2013	SBC	Approved a revision in budget, scope, and funding
12/12/2013	SBC	Approved a revision in funding
07/10/2014	SBC	Approved a revision in project budget and funding
04/09/2015	SBC	Approved the EDP and award to Rentenbach as CMGC
08/09/2018	SBC	Approved revision in project budget and funding
02/14/2019	SBC	Approved a revision in project budget funding and revised EDP as recommended by the State Architect

Minutes: 07/11/2019 SBC Commissioner Rogers stated that this facility is in an area that is rural in nature, but the twelve surrounding counties do support ten percent of Tennessee's veterans and the Home will provide access to three distressed counties. Lieutenant Governor McNally stated that Senator Bell and the two representatives in the Cleveland area are very interested in this.

The Commission approved a revision in funding and proceeding with a previously approved planning project.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Fall Creek Falls State Park, Spencer, Van Buren County, Tennessee

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

Project Title: Fall Creek Falls Inn Replacement

Project Description: Demolish existing inn, construct new inn to include guestrooms, conference and meeting space, restaurant, and all required related work.

SBC Number: 126/036-01-2017

Total Project Budget: \$40,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 57,883.98	\$ 0.00	\$ 57,883.98	03/04	CurrFunds-CapImp	(R)
	1,282,858.61	0.00	1,282,858.61	2004	GOBonds-CapImp	(R)
	506,345.72	0.00	506,345.72	04/05	CurrFunds-CapImp	(R)
	8,909,041.39	0.00	8,909,041.39	2006	GOBonds-CapImp	(R)
	791,356.48	0.00	791,356.48	06/07	CurrFunds-CapImp	(R)
	100,224.32	0.00	100,224.32	07/08	CurrFunds-CapImp	(R)
	66,776.21	0.00	66,776.21	09/10	CurrFunds-CapImp	(R)
	477,413.29	0.00	477,413.29	10/11	CurrFunds-CapImp	(R)
	17,208,100.00	0.00	17,208,100.00	16/17	CurrFunds-CapImp	(A)
	0.00	11,000,000.00	11,000,000.00	19/20	CurrFunds-CapImp	(A)
Original Project Budget:	\$29,400,000.00					
Change in Funding:		\$11,000,000.00				
Revised Project Budget:			\$40,400,000.00			

Comment: This adds funding from the FY 19/20 line-item project in the capital budget (Fall Creek Falls State Park Inn Replacement). The project description for this existing project has been modified for continuity.

Additional funding is needed to meet the designer's and contractor's estimate for the project. The increase in the project budget is attributed to market inflation, the remote location of the site and its capacity to draw skilled labor forces in a competitive construction industry.

Previous Action:

11/09/2017	SBC	Approved project and to select designer utilizing CM/GC
11/20/2017	ESC	Approved designer selection (Earl Swensson Associates, Inc.)
03/08/2018	SBC	Approved a revision in funding and CM/GC selection (Bell & Associates)
06/14/2018	SBC	Approved Early Design Phase as presented by Earl Swensson Associates, Inc.

Minutes:

07/11/2019	SBC	Lieutenant Governor McNally asked if the fact that this is in a rural area and it would be harder to get bidders was taken into consideration when the project was planned. Commissioner Salyers replied that the construction cost escalated more than was anticipated and that he felt that it was not estimated with the recognition that the project would be competing with three major metropolitan areas for contractors.
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Lieutenant Governor McNally stated that this is going up significantly, by about a third, and asked if projects such as this one are preplanned. Commissioner Branscom replied that the project was preplanned. They had an expert architect provide a project cost estimate and the bids came in higher than their estimate. Commissioner Branscom stated that the rate of construction cost inflation increased over the last several years due to the demand in the market across the state. Commissioner Branscom stated that they had planned for a 4% increase but it was actually an 8% increase. In addition, they added a standing seam metal roof back into the project because it was important for long term maintenance. Commissioner Branscom stated that these are the reasons that the project required more money than originally estimated.

Comptroller Wilson stated that over the past several years there have been a large number of projects with cost increases. He asked what efforts are being undertaken to estimate more accurately in the future. Commissioner Branscom stated that they are increasing the annual inflation rate of construction because of the extraordinary demands in this market. Secondly, they have decided to bring in construction estimators because they work in the market every day and they should give a better idea of what the numbers should be when they go out to bid. Commissioner Branscom stated that they are also trying to expand their preplanning time in order to have more time in order to get their numbers tighter. The original estimates have been based on concepts and narrative information to describe the scope. They are trying to get more programming information to inform the process.

Lieutenant Governor McNally stated that these projects were budgeted under the previous administration and he appreciates the changes being made to address the problem. Comptroller Wilson concurred. Commissioner Branscom stated that they will do everything they can going forward to get these numbers as tight as they possibly can and the Department is committed to make that happen; they don't want to miss the budgets either.

Secretary Hargett stated that he recognized this happened under the previous administration and asked when they figured this out and what role the contractor played and when they knew they were going to be significantly over budget like this. Commissioner Branscom stated that this was before her time but her understanding is that once the CM/GC came on board they were aware pretty quickly that there was a problem with the budget. Deputy Commissioner John Hull stated that it was early last summer, about August of last year, when the Department realized the project was significantly over budget. In July there was an early design presentation, and then about one month later the contractor, Bell Construction, estimated a much higher figure than what the architect had given in their estimate. Deputy Commissioner Hull stated that was when they started to understand the total cost and considering all the things they might be able to do to save money against that cost but in the end in order to keep the building and the structure as it had originally been planned, there was a need to add this \$11,000,000.

Commissioner McWhorter asked what the timeline is with this additional funding and when it is expected to be completed. Commissioner Salyers stated that it is expected to be complete late summer or early fall of 2021. Lieutenant Governor McNally asked for confirmation that the timeline is still about the same. Commissioner Salyers replied "yes".

The Commission approved a revision in project budget and funding.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

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

Project Title: Paris Landing State Park Inn Replacement

Project Description: Demolish existing inn, construct new inn to include guestrooms, conference and meeting space, restaurant, and all required related work.

SBC Number: 126/075-01-2017

Total Project Budget: \$34,545,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 590,958.61	\$ 0.00	\$ 590,958.61	2006	GOBonds-CapImp	(R)
	686,491.55	0.00	686,491.55	2007	GOBonds-CapImp	(R)
	282,878.01	0.00	282,878.01	2011	GOBonds-CapImp	(R)
	1,444,671.83	0.00	1,444,671.83	2012	GOBonds-CapImp	(R)
	23,070,000.00	0.00	23,070,000.00	17/18	CurrFunds-CapImp	(A)
	0.00	8,470,000.00	8,470,000.00	19/20	CurrFunds-CapImp	(A)
Original Project Funding:	\$26,075,000.00					
Change in Funding:		\$8,470,000.00				
Revised Project Funding:			\$34,545,000.00			

Comment: This adds the FY 19/20 line-item project in the capital budget.

Additional funding is needed to add 25-30 rooms to the new inn, which is currently being designed. The project description for this existing project has been modified for continuity.

Previous Action:

09/14/2017	SBC	Approved project and to select a designer utilizing CM/GC
10/23/2017	ESC	Approved designer selection (Goodwyn Mills & Cawood, Inc.)
02/08/2018	SBC	Approved revision in funding and award CM/GC (Doster)
07/12/2018	SBC	Approved the EDP as Presented by Goodwyn Mills and Cawood, Inc.

Minutes: 07/11/2019 SBC

Comptroller Wilson asked if the addition of the rooms changed the schedule or not. Commissioner Salyers replied that the schedule has not been changed. He stated that the demolition phase started later than expected and PCBs were found at the site causing this to take longer to complete and the expected completion date is spring 2021. Comptroller Wilson asked for confirmation that adding the rooms did not extend the time needed to complete the project. Commissioner Salyers stated that they are still going to hit the schedule because the demolition delay moved the completion date back.

Secretary Hargett asked if making the addition of the rooms a second phase would they be able to make the original target date. Commissioner Salyers stated that these rooms are a part of the original structure and not a separate unit and phasing would cause delays and may end up with different contractors and the cost may go up. Commissioner Branscom replied that trying to phase the project

would result in an increase in cost. Secretary Hargett stated that he appreciated the information but the question was if you could finish the original project, pre addition of rooms, on the original schedule. Commissioner Branscom stated that there would still be delays due to the PCBs found in the concrete. This delayed the project about 90-120 days. Secretary Hargett confirmed the expected completion is now spring of 2021. He thought originally it was talked about as being summer or fall of 2020. Deputy Commissioner John Hull stated that the original plan was to have the Inn complete by Memorial Day 2020. The PCBs are what delayed the entire schedule. Then, while working on this issue it was decided to add the additional rooms. These two things together have made the new completion date of spring 2021. Secretary Hargett asked if they took those two items separately and take out the addition of the rooms would there be a way get back closer to the original time of Memorial Day 2020, not talking cost, just time. Deputy Commissioner Hull replied that they would have to get back to the Commission with an exact answer. He stated that they are meeting with the contractor next week to discuss the schedule. Deputy Commissioner Hull stated they would not be able to get it back to the original schedule because of the PCB issue which took an inordinate amount of time to remediate. He stated they would be able to find out their options and will be able to present those soon. Secretary Hargett asked what they consider spring to be, end of March, start of June. Deputy Commissioner Hull replied end of April. Secretary Hargett confirmed that those two factors together have cost the project eleven months. Deputy Commissioner Hull stated that was correct.

Treasurer Lillard asked if the projected April 2021 date includes delays due to weather, supply of materials, or anything that could delay any normal construction project. Deputy Commissioner Hull replied that they have thirty weather days in the schedule and if it goes beyond thirty days it could cause additional delay. Treasurer Lillard stated that he was talking about weather would be in excess of that. Deputy Commissioner Hull replied that unanticipated weather is a contingency but they are comfortable with the thirty days.

Lieutenant Governor McNally asked when the PCBs were found. Deputy Commissioner Hull replied that he doesn't remember the exact time but thinks it was early fall of last year. He stated that they didn't know how long it was going to take to remediate it. They had to go through the entire site and find out how much, how deep, where to take the materials. Lieutenant Governor McNally asked if they would get back with the Commission if it was not early fall of last year.

The Commission approved a revision in project budget and funding.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

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

Project Title: Civilian Conservation Corps Cabin Renovations

Project Description: Renovate cabins at three State parks. Upgrade to include HVAC, plumbing and electrical systems.

SBC Number: 126/000-03-2015

Total Project Budget: \$10,570,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 5,900,000.00	\$ 0.00	\$ 5,900,000.00	15/16	CurrFunds-CapMaint	(A)
	0.00	2,925,500.00	2,925,500.00	19/20	CurrFunds-CapMaint	(A)
	0.00	1,744,500.00	1,744,500.00	19/20	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	\$ 5,900,000.00					
Change in Funding:		\$4,670,000.00				
Revised Project Budget:			\$10,570,000.00			

Comment: This adds a portion of the funding from the FY 19/20 line-item project in the capital budget. The project description for this existing project has been modified for continuity.

The existing project budget did not support complete renovation at all three parks. This will complete the renovation of the historic Civilian Conservation Corps Cabins at Cumberland, Chickasaw, and Pickett State Parks. There will be no additional designer fees.

Previous Action: 07/09/2015 SBC Approved project
 03/21/2016 ESC Approved designer selection (Sparkman & Associates)
 08/10/2017 SBC Approved utilizing Best Value alternative delivery method

Minutes: 07/11/2019 SBC Comptroller Wilson asked if the earlier discussion on cost estimating with contractors is applicable to this request. Commissioner Branscom stated that there are similar issues, but this project is in three separate parks and is a little more challenging and less cost effective for contractors to go to these locations to work. Commissioner Branscom stated that these are historical cabins and are expected to be renovated to historical standards. Comptroller Wilson asked for confirmation that they will be using professional contractors for estimates going forward. Commissioner Branscom replied "yes".

The Commission approved a revision in project budget and funding.

DEPARTMENT OF GENERAL SERVICES

Regional Consolidated Facility, Jackson, Madison County, Tennessee

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

Project Title: New Jackson Crime Lab Consolidated Facility

Project Description: The project will design and construct a Consolidated Regional TBI Headquarters

SBC Number: 500/004-01-2016

Total Project Budget: \$30,105,400.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$24,505,400.00	\$ 0.00	\$24,505,400.00	16/17	FRF CurrFunds-CapImp	(A)
	0.00	5,600,000.00	5,600,000.00	19/20	FRF CurrFunds-CapImp	(A)
Original Project Budget:	<u>\$24,505,400.00</u>					
Change in Funding:		\$5,600,000.00				
Revised Project Budget:			\$30,105,400.00			

Comment: This adds the FY 19/20 line-item project in the capital budget to complete the project. Additional funding is needed to meet the designer's and contractor's estimates for the project. The increase in the project budget is attributed to market inflation and the capacity to draw skilled labor forces in a competitive construction industry.

Previous Action:

08/11/2016	SBC	Approved project and to select designer utilizing CM/GC
04/24/2017	ESC	Approved designer selection (The Lewis Group Architects, Inc.)
09/14/2017	SBC	Referred to ESC with authority to act
09/28/2017	ESC	Approved CM/GC selection (Turner Construction Co.)
10/12/2017	SBC	Approved Utility Grant
03/08/2018	SBC	Approved EDP presentation

Minutes: 07/11/2019 SBC Lieutenant Governor McNally stated that Senator Ed Jackson mentioned this project today. Commissioner Branscom replied they updated Senator Jackson yesterday.

The Commission approved a revision in project budget and funding.

DEPARTMENT OF GENERAL SERVICES

THP District 1 Headquarters, Knoxville, Knox County, Tennessee

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

Project Title: THP District 1 HQ Knoxville – New Facility

Project Description: Construct a new district headquarters building in Knoxville and all required related work.

SBC Number: 502/009-01-2017

Total Project Budget: \$12,490,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 8,500,000.00	\$ 0.00	\$ 8,500,000.00	17/18	FRF CurrFunds-CapImp	(A)
	0.00	3,990,000.00	3,990,000.00	19/20	FRF CurrFunds-CapImp	(A)
Original Project Budget:	\$ 8,500,000.00					
Change in Funding:		\$3,990,000.00				
Revised Project Budget:			\$12,490,000.00			

Comment: This adds the FY 19/20 line-item project in the capital budget to complete the project. Funds are added to reimburse the land purchase, relocate the legal department from leased space, and add an impound lot. The project description for this existing project has been modified for continuity.

Previous Action: 07/13/2017 SBC Approved project and to select designer
 07/27/2017 ESC Approved designer selection (Community Tectonics Arch)
 04/23/2018 ESC Approved reallocation of budget revising MACC per ESC action

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

DEPARTMENT OF GENERAL SERVICES

Warehouse @ Old Tennessee State Prison, Nashville, Davidson County, Tennessee

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

Project Title: State Museum Storage Building Renovation

Project Description: Renovate existing warehouse facility to provide storage for museum artifacts. Project includes office areas, storage, new mechanical system, site modifications, and all required related work.

SBC Number: 529/010-02-2017

Total Project Budget: \$6,750,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,750,000.00	\$ 0.00	\$3,750,000.00	17/18	FRF CurrFunds-CapImp	(A)
	0.00	3,000,000.00	3,000,000.00		FRF Reserves	(R)
Original Project Budget:	\$3,750,000.00					
Change in Funding:		\$3,000,000.00				
Revised Project Budget:			\$6,750,000.00			

Comment: This fully funds the project but does not include any costs related to artifact relocation. The additional funds are needed to complete the renovation in order to house the museum's collection not on display.

Previous Action: 08/10/2017 SBC Referred to ESC with authority to act
 08/21/2017 ESC Approved project and designer (Gobbell Hayes Partners, Inc.)

Minutes: 07/11/2019 SBC Lieutenant Governor McNally asked if the cost of relocating artifacts is included. Commissioner Branscom replied that the relocation cost is not included and they are working with the Tennessee State Museum staff to engage a consultant to help them to determine the best process for moving the artifacts and what the costs would be.

The Commission approved a revision in project budget and funding.

DEPARTMENT OF GENERAL SERVICES

Downtown Energy Service District, Nashville, Davidson County, Tennessee

Requested Action: **Approval of contract consent and amendment**

Project Title: Energy System Contract

Comment: Existing 2002 contract is for steam and chilled water services to state buildings in the downtown area to run through April 18, 2032.

Metro Nashville Government recently made an award to ENGIE Development, LLC relating to the procurement of a purchase for the District Energy Systems (DES), allowing ENGIE until July 11 to obtain written consent from all DES customers to the assignment of their Metro contracts to ENGIE.

This amendment will address the disposal of the State's excess capacity of steam and chilled water and potential savings from planned plant upgrades.

Staff recommends approval contingent upon the actual closing and satisfaction of all contingencies related to the purchase and sale of Metro's District Energy System and related assets to ENGIE Development, LLC or an affiliate.

Minutes: 07/11/2019 SBC Secretary Hargett asked what the next steps would be if this is approved and what other actions need to happen either through this body or elsewhere to make the transaction complete. Mr. Tom Cross with Metro legal stated that ENGIE's proposal was conditioned on receiving a favorable ruling from the Tennessee Public Utilities Commission. In addition, the contract to sell the facility and the system would require Metro Council approval.

Secretary Hargett asked what type of savings Metro Nashville hopes to realize. Mr. Cross replied that they have not negotiated the sales contract yet and are not expecting a lot of savings on the utility rates. They do expect being able to avoid subsidizing the system. Secretary Hargett asked what the dollar amount is for the subsidy. Mr. Cross replied that it is in the hundreds of thousands of dollars a year range.

Secretary Hargett asked State Architect Ann McGauran about the savings the State will have. State Architect McGauran stated that the initial savings with the sale will be \$175,000 annually and then as the excess capacity is resold there is opportunity for the State to save additional money. Secretary Hargett asked if we currently pay a flat rate. State Architect McGauran replied that the State pays a mixed fee with a large portion of the bill based on a capacity charge, which is a flat rate, and a small amount on a variable rate, which is based on consumables and actual utilization. The sale and proposed amendment do not change this structure, but rather allow the State to adjust the large flat rate to be more reflective of what is actually being used.

The Commission approved the contract consent and amendment.

DEPARTMENT OF CORRECTION

Statewide, Tennessee

Requested Action: Approval of a revision in project budget and funding and utilizing DLR Group for design

Project Title: Upgrade Locking Systems

Project Description: Replace aging and failing locking systems in prisons statewide by a specialty security contractor. Facilitate the purchase and installation, by staff of specialty locking systems for unique emergency needs.

SBC Number: 140/001-04-2013

Total Project Budget: \$32,000,000.00

Current Project Funding: \$18,147,853.84

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 1,647,853.84	\$ 0.00	\$ 1,647,853.84	07/08	CurrFunds–CapMaint (SA)	(R)
	2,500,000.00	0.00	2,500,000.00	12/13	CurrFunds–CapMaint (SA)	(A)
	4,000,000.00	0.00	4,000,000.00	17/18	CurrFunds–CapMaint (SA)	(A)
	6,000,000.00	0.00	6,000,000.00	18/19	CurrFunds–CapMaint (SA)	(A)
	0.00	4,000,000.00	4,000,000.00	19/20	CurrFunds–CapMaint (SA)	(A)
Original Project Budget:	\$14,147,853.84					
Change in Funding:		\$4,000,000.00				
Revised Project Funding:			\$18,147,853.84			

Comment: The additional funding is a FY 19/20 line-item in the capital budget (Upgrade Locking Systems Phase 3). Future funding will be requested in subsequent budgets to complete the program in its entirety. The project description for this existing project has been modified for continuity.

The designer has requested that their contract be terminated. The architect of record for this project has been hired by DLR Group. This request is to utilize DLR Group to complete the design work on the project in order to maintain continuity and reduce delays.

Previous Action:

07/11/2013	SBC	Approved a project budget, scope and source(s) of funding utilizing the Statewide Detention Hardware consultant for design (Rosser International)
10/12/2017	SBC	Approved revision in project budget, funding and sources of funding
07/12/2018	SBC	Approved a revision in funding
03/14/2019	SBC	Approved issuing an RFP for construction

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding and utilizing DLR Group for design

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on June 14, 2019.

Report of Items Approved by Office of the State Architect

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

1) State Procurement Agency:	University of TN	User Agency:	UT Knoxville
Location:	Knoxville, Tennessee		
Project Title:	Window Replacements and Masonry Repairs		
SBC Project No:	540/009-11-2016	Approval Date:	06/05/2019
Designer:	Lindsay & Maples Arch.	Contractor:	Williams Restoration & Waterproofing
Construction Completion %:	100%	Targeted Substantial Completion:	05/03/2019
Change Order No.	3	Comment:	Hidden Conditions/Added Scope
Change Order Amount:	\$95,095.36		This change order addresses the replacement of stone and precast concrete window surrounds where existing ones were found to be deteriorated, as well as incorporating additional scope that was anticipated but not realized due to early budget concerns for work in alternate no. 3 to tuck point, caulk, and clean the brick veneer at Perkins Hall. This work also added 68 additional days to the schedule.
Change Order Percentage:	9.08%		
Cumulative Percentage:	20.77%		

Approved Project Funding

Original Bid Target:	\$1,129,600.00
Base Contract Amount:	\$1,047,321.00
Contingency:	\$112,960.00

After This Change Order

Revised Contract Amount:	\$1,264,914.57
Remaining Undedicated Funds:	\$1,105,000.00

2) State Procurement Agency:	TN Board of Regents	User Agency:	Tennessee Technological University
Location:	Cookeville, Tennessee		
Project Title:	Volpe Library First Floor Expansion		
SBC Project No:	166/011-03-2016	Approval Date:	06/03/2019
Designer:	Maffett Loftis Eng. LLC	Contractor:	Rock City Construction, LLC
Construction Completion %:	100%	Targeted Substantial Completion:	03/28/2019
Change Order No.	9	Comment:	Hidden Conditions
Change Order Amount:	\$9,279.10		This change order accommodates work to correct an underground storm water line found to be broken.
Change Order Percentage:	0.58%		
Cumulative Percentage:	10.35%		

Approved Project Funding

Original Bid Target:	\$1,606,000.00
Base Contract Amount:	\$1,589,000.00
Contingency:	\$170,000.00

After This Change Order

Revised Contract Amount:	\$1,753,607.06
Remaining Undedicated Funds:	\$22,392.94

<p>3) State Procurement Agency: STREAM Location: Knoxville, Tennessee Project Title: ETRHO Lab HVAC SBC Project No: 408/001-03-2016 Designer: Smith Seckman Reid Construction Completion %: 99% Change Order No. 5 Change Order Amount: \$5,000.00 Change Order Percentage: 0.69% Cumulative Percentage: 11.99%</p> <p><u>Approved Project Funding</u> Original Bid Target: \$730,000.00 Base Contract Amount: \$717,000.00 Contingency: \$73,000.00</p>	<p>User Agency: Department of Health</p> <p>Approval Date: 06/12/2019 Contractor: Interstate Mechanical Targeted Substantial Completion: 02/15/2019 Comment: Added Scope This change directive provides for the installation of additional air flow components in order to provide the required air balancing for the labs. Additional days were added to the contract for this additional work as well as for the required investigations by the engineer to determine the air flow issues and resolutions.</p> <p><u>After This Change Order</u> Revised Contract Amount: \$797,998.26 Remaining Undedicated Funds: \$43,281.63</p>
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Initial and Revised Approvals of Capital Projects

- 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 Institute of Agriculture
Location: Jackson, Tennessee
Project Title: West TN REC Bridge Replacement
Project Description: This project will demolish the existing culvert, riprap, and wooden span bridge and replace it with a single span prefabricated concrete bridge.
SBC Project No. 540/001-02-2019
Total Project Budget: \$315,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Resources for design and System Procurement for construction
Approval Date: 06/21/2019

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Campus Beautification (JW Mall Extension)
Project Description: This project will extend the Johnson-Ward Pedestrian Mall to 20th Street with extensions on Pat Head Summit Street and Melrose Place. New green space and amenities will be provided within the new Housing and Dining footprints.

SBC Project No. 540/009-08-2017
Total Project Budget: \$9,000,000.00
Source of Funding: \$8,000,000.00 TSSBA (A)
\$1,000,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved utilizing Best Value alternative delivery method
Approval Date: 06/19/2019
 - 2) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Dentistry Faculty Practice/Research Building
Project Description: This project will construct a new College of Dentistry building comprised of approximately 66,000 GSF. The building will connect to the existing Dunn Dental Building (1975) which will require some renovations to the existing building as well as creating a connector. The building will contain the offices of the Dean of the College of Dentistry, the College of Dentistry Faculty Practice, the Dental Hygiene Clinic, and all clinical simulators that are currently located in the General Education Building. In FY 2015-16 \$2M was approved for planning this project.

SBC Project No. 540/013-01-2016
Total Project Budget: \$41,000,000
Source of Funding: \$34,700,000 16/17 CurrFunds-CapImp (A)
\$ 6,300,000 Gifts (O)
Approval: Approved utilizing Best Value alternative delivery method
Approval Date: 06/19/2019

Approvals of Contract Amendments

- Reported the following two approvals 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 / Tennessee Wildlife Resources Agency
Location: Statewide, Tennessee
Project Title: Architectural Consultant
Project Description: Consultant to support the Agency for project development and associated facility needs.
SBC Project No. 220/000-01-2016
Total Project Budget: \$150,000.00
Source of Funding:

\$ 50,000.00	16/17	TWRA Op Funds
\$ 50,000.00	17/18	TWRA Op Funds
\$ 50,000.00	18/19	TWRA Op Funds

Approval: Approved an amendment to contract extending the term
Approval Date: 06/21/2019
 - 2) **State Procurement Agency:** STREAM / Department of General Services
Location: Statewide, Tennessee
Project Title: General Government Commissioning Contract
Project Description: Provide commissioning services statewide.
SBC Project No. 460/000-02-2017
Total Project Budget: \$150,000.00
Source of Funding: 16/17 Agency Op Funds (A)
Approval: Approved an amendment to contract extending the term
Approval Date: 06/21/2019
- Reported the following approval of a capital grant amendment in accordance with Item 2.04(C)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Dayton, Tennessee
Project Title: Rhea County Courthouse Renovations – Grant
Project Description: Grant for various renovation activities at the Rhea County Courthouse, and all required related work.
SBC Project No. 460/000-04-2017
Total Project Budget: \$700,000.00
Source of Funding:

\$200,000.00	17/18	CurrFunds-CapImp	(A)
\$500,000.00	18/19	CurrFunds-CapImp	(A)

Approval: Approved an amendment to the grant
Approval Date: 06/21/2019

Approvals of Acquisitions and Disposals of State Property

- 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 / Department of Agriculture
Transaction Description: Transaction No. 19-04-015
Location: Bledsoe State Forest (BSF)
Cumberland County – 7,185 feet (0.16 ± acre) – 0 Newton Lane, Crossville, TN
Grantee: Middle Tennessee Natural Gas Utility District (MTNG)
Estimated Sale Price: Fair Market Value
Source of Funding: MTNG (O)
Approval: Approved disposal by easement with waiver of advertisement and appraisals
Approval Date: 06/19/2019

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
Project Title: Thornton Student Life Center Renovation (17/18)
SBC Project No. 540/009-06-2017
Designer: Brewer Ingram Fuller Architects, Inc.
Amount: \$13,200.00
Explanation: This ASR no. 2 is for additional Furniture/Fixtures/Equipment design for areas of the building that were not originally included.
Approval Date: 06/12/2019
OSA Receipt Date: 06/12/2019
 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Project Title: Meeman Shelby Forest State Park Group Camp
SBC Project No. 126/089-01-2017
Designer: Sparkman & Associates Architects, Inc.
Amount: \$5,191.00
Explanation: This ASR no. 5 provides for additional designer services for a splash pad at the existing pool location that is being covered by a grant and that was not designed for within the current documents.
Approval Date: 05/21/2019
OSA Receipt Date: 05/21/2019
 - 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Project Title: Meeman Shelby Forest State Park Group Camp
SBC Project No. 126/089-01-2017
Designer: Sparkman & Associates Architects, Inc.
Amount: \$2,146.00
Explanation: This ASR no. 6 provides for detailed field measurements of the existing pool area to accommodate the new scope for a splash pad within ASR no. 5.
Approval Date: 05/21/2019
OSA Receipt Date: 05/21/2019

- 4) **State Procurement Agency:** STREAM / Department of Health
Project Title: ETRHO Lab HVAC
SBC Project No. 408/001-03-2016
Designer: Smith Seckman Reid, Inc.
Amount: \$8,176.14
Explanation: This ASR no. 2 allows the designer to perform agency requested review of the current humidifier to determine capacity and current space relative humidity and make recommendations. This includes any modifications to design documents to meet space relative humidity requests by agency.
Approval Date: 05/30/2019
OSA Receipt Date: 06/10/2019
- 5) **State Procurement Agency:** STREAM / Department of Health
Project Title: ETRHO Lab HVAC
SBC Project No. 408/001-03-2016
Designer: Smith Seckman Reid, Inc.
Amount: \$1,172.00
Explanation: This ASR no. 3 is for work to provide the Bio Safety Lab no. 3 the ability to shut off all airflow upon a power loss and to isolate the BSL lab spaces until power is restored.
Approval Date: 06/05/2019
OSA Receipt Date: 06/10/2019

Other Business

There being no further business, the meeting adjourned at 11:29 a.m.

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UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project utilizing System Programming Consultant

Project Title: Fletcher Hall Addition – Programming

Project Description: This project will provide programming for the Fletcher Hall Addition.

SBC Number: 540/005-03-2019

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Gifts (O)

Comment: The System procured a consultant pool for programming these types of projects. This consultant will be selected from the "classroom" pool.

Minutes: 07/11/2019 SBC Approved project utilizing System Programming Consultant

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Fletcher Hall Renovations

Project Description: This project will provide interior finishes, fixed and movable furnishings, lighting improvements, A/V and technology upgrades, restroom improvements, ADA improvements, elevator upgrades, and stairwell improvements as well as associated HVAC, mechanical and fire protection upgrades, and space reconfiguration for faculty offices. The exterior entrance steps will be upgraded.

SBC Number: 540/005-09-2018

Total Project Budget: \$10,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 7,000,000.00	\$0.00	\$7,000,000.00	Gifts	(O)
	0.00	3,000,000.00	3,000,000.00	Plant Funds (Non-Aux)	(A)
Original Project Funding:	\$ 7,000,000.00				
Change in Funding:		\$3,000,000.00			
Revised Project Funding:			\$10,000,000.00		

Comment: This is a FY 19/20 disclosed project in the capital budget. This request provides full funding of the project.

Previous Action:

08/09/2018	SBC	Approved project and proceeding with the process to select a designer and utilizing CM/GC alternative delivery method
08/20/2018	ESC	Approved designer selection (Derthick Henley & Wilkerson Architects)
12/13/2018	SBC	Approved CM/GC contract award to Hoar Construction
03/14/2019	SBC	Approved a revision in project budget

Minutes: 07/11/2019 SBC Approved a revision in funding

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

Requested Action: Approval of a revision in funding

Project Title: Neyland Stadium South Renovations

Project Description: This project will provide renovations of the south ground and concourse levels and include relocating visitor locker room, addressing life safety issues in the seating areas, correcting safety regulations at the field level, and demolition of the south concourse area. This is a phased project with planning for the total project included in this first phase.

SBC Number: 540/009-02-2017

Total Project Budget: \$180,000,000.00

Source of Funding:	\$109,000,000.00	TSSBA	(A)
	\$37,400,000.00	Plant Funds (Aux-Athletics)	(A)
	\$33,600,000.00	Gifts	(O)

Comment: This request reallocates funding from the MACC to other soft costs of the project in order to align the funding with the recommendations of the program.

Previous Action:	02/09/2017	SBC	Referred to ESC with authority to act
	02/27/2017	ESC	Approved project and proceeding with the process to select a programmer and consultant throughout design and construction phases.
	08/10/2017	SBC	Approved project and proceeding with the process to select a designer
	11/20/2017	ESC	Approved designer selection (Cope Associates Architecture)
	12/14/2017	SBC	Approved revision in project budget, funding, and to utilize CM/GC alternative delivery method
	06/14/2018	SBC	Approved CM/GC award to The Christman Company
	Minutes:	07/11/2019	SBC

UNIVERSITY OF TENNESSEEStatewide, Tennessee

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

Project Title: Statewide Facilities Assessment

Project Description: This project will provide professional consulting services to assist the University of Tennessee in conducting facilities evaluations at each campus in order to better document and prioritize needed capital maintenance improvements.

SBC Number: 540/000-02-2019

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This is a FY 19/20 line-item project in the capital budget.

Minutes: 07/11/2019 SBC Approved project and issuing a RFQ

UNIVERSITY OF TENNESSEEStatewide, Tennessee

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

Project Title: Professional Consultants

Project Description: Provides for system-wide architectural, civil, electrical, environmental, landscape, mechanical and structural professional services.

SBC Number:

540/001-04-2015	UTIA	\$ 295,000.00
540/005-06-2015	UTC	\$1,770,000.00
540/009-10-2015	UTK	\$6,375,000.00
540/011-06-2015	UTM	\$ 350,000.00
540/013-03-2015	UTHSC	\$1,230,000.00

Total Project Budget: \$10,020,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 9,845,000.00	\$175,000.00	\$10,020,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$ 9,845,000.00			
Change in Funding:		\$175,000.00		
Revised Project Budget:			\$10,020,000.00	

Comment: This request will increase the UTC Environmental Consultant (\$100,000) and the UTK Structural Consultant (\$75,000), allowing continuity of services for the various maintenance projects across campus.

Previous Action:

07/09/2015	SBC	Approved project
09/21/2015	ESC	Approved designer selection
10/24/2016	ESC	Approved designer selection
07/13/2017	SBC	Approved a revision in project budget and funding and an amendment extending the term
10/11/2018	SBC	Approved a revision in project budget and funding and an amendment extending the term and to select a consultant

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

Professional Consultant Contract Dates

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

UTC	Firm	Start Date	Current End Date	Anticipated Maturity Date
Architectural	Derthick Henley & Wilkerson	11/01/2015	10/31/2019	10/31/2020
Bldg. Env./Roofing	Hixson Consultants, Inc.	11/01/2018	10/31/2019	10/31/2020
Civil	Asa Engineering & Consulting, Inc.	11/01/2015	10/31/2019	10/31/2020
Electrical	Advanced Energy Engineering and Design, Inc.	11/01/2015	10/31/2019	10/31/2020
Electrical-Power Dist.	West Welch Reed Engineers, Inc.	11/01/2016	10/31/2019	10/31/2020
Environmental	Professional Environmental Consulting, Inc.	11/01/2015	10/31/2019	10/31/2020
Landscape	W.M. Whitaker & Associates	11/01/2015	10/31/2018	10/31/2018
Landscape	Ross/Fowler PC	11/01/2018	10/31/2019	10/31/2020
Mechanical	March Adams & Associates, Inc.	11/01/2015	10/31/2019	10/31/2020
Structural	CTI Engineers, Inc.	11/01/2015	10/31/2018	10/31/2018
Structural	Bennett & Pless, Inc.	11/01/2018	10/31/2019	10/31/2020
UTHSC				
Architectural	Haizlip Studio, PLLC	11/01/2015	10/31/2019	10/31/2020
Electrical	Allen & Hoshall, Inc.	11/01/2015	10/31/2019	10/31/2020
Environmental	Ensafe	11/01/2015	10/31/2019	10/31/2020
Landscape	A2H, Inc.	11/01/2015	10/31/2019	10/31/2020
Mechanical	Barham/Cain/Mynatt, Inc.	11/01/2015	10/31/2019	10/31/2020
Structural	Burr & Cole, Inc.	11/01/2015	10/31/2019	10/31/2020
UTIA				
Architectural	Community Tectonics Architects, Inc.	11/01/2015	10/31/2019	10/31/2020
Electrical/Mechanical	Facility Systems Consultants, LLC	11/01/2015	10/31/2019	10/31/2020
UTK				
Architectural	Architects Weeks Ambrose McDonald, Inc.	11/01/2015	10/31/2018	10/31/2018
Architectural	Dollar & Ewers Architecture, Inc.	11/01/2018	10/31/2019	10/31/2020
Bldg. Envelope	Roof Design & Consulting Services	11/01/2018	10/31/2019	10/31/2020
Civil	Gresham, Smith, and Partners	11/01/2015	10/31/2018	10/31/2018
Civil	Fulghum Macindoe & Associates, Inc.	11/01/2018	10/31/2019	10/31/2020
Electrical	West Welch Reed Engineers, Inc.	11/01/2015	10/31/2019	10/31/2020
Environmental	Quantum Environmental & Engineering Services, LLC	11/01/2015	10/31/2019	10/31/2020
Geotechnical	Professional Engineers	11/01/2015	10/31/2019	10/31/2020
Landscape	CRJA – IBI Group	11/01/2015	10/31/2019	10/31/2020
Mechanical	Engineering Services Group, Inc.	11/01/2015	10/31/2018	10/31/2018
Mechanical	Engineering Services Group, Inc.	11/01/2018	10/31/2019	10/31/2020
Structural	Ross Bryan Associates, Inc.	11/01/2015	10/31/2019	10/31/2020

UTM

Architectural	TLM Associates	11/01/2015	10/31/2019	10/31/2020
Civil	Pickering Firm, Inc.	11/01/2018	10/31/2019	10/31/2020
Electrical/Mechanical	Pickering Firm, Inc.	11/01/2015	10/31/2019	10/31/2020
Structural	KSI Structural Engineers	11/01/2018	10/31/2019	10/31/2020

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Columbia, Maury County, and Greeneville, Greene County, Tennessee

Requested Action:	Approval of a revision in project budget, scope, and funding					
Project Title:	Ridley 4-H Center Improvements					
Project Description:	This project will replace roofs, windows, soffits, fascia, siding, drywall, ceilings, lighting, attic insulation, perimeter fencing, and additional security measures around the property. It will upgrade bathrooms (ADA Compliant) and HVAC components in (10) dormitories. Interior improvements to the Dining/Recreation Hall are also included. <i>This project will also include correcting ADA, life-safety and building code violations to the Wildlife Building at the 4-H Center in Greeneville.</i>					
SBC Number:	540/001-02-2017					
Total Project Budget:	\$9,950,000.00					
Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$4,950,000.00	\$0.00	\$4,950,000.00	17/18	CurrFunds-CapMaint	(A)
	0.00	5,000,000.00	5,000,000.00	19/20	CurrFunds-CapMaint(MP)	(A)
Original Project Funding:	<u>\$4,950,000.00</u>					
Change in Funding:	\$5,000,000.00					
Revised Project Funding:	\$9,950,000.00					
Comment:	This request adds the FY 19/20 <u>line-item</u> project from the capital budget (4-H Center Multiple Buildings Improvements) to cover the additional cost to complete all ten dormitories, and adds scope for the <i>ADA, life-safety and building code violations to the Wildlife Building at the 4-H Center in Greeneville</i> . The total project budget has been increased from \$9,375,000 to accommodate the Greeneville project.					
Previous Action:	08/10/2017	SBC	Approved project and proceeding to select a designer			
	10/23/2017	ESC	Approved designer selection (Lyle Cook Martin Associates)			
	02/25/2019	ESC	Approved a revision in scope			
	05/09/2019	SBC	Approved a revision in project budget and funding			
Minutes:	07/11/2019	SBC	Approved a revision in project budget, scope, and funding			

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

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

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

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

SBC Number: 540/001-04-2013

Total Project Budget: \$95,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 4,000,000.00	\$0.00	\$4,000,000.00	18/19	CurrFunds-CapImp	(A)
	0.00	81,500,000.00	81,500,000.00	19/20	CurrFunds-CapImp	(A)
	2,000,000.00	4,650,000.00	6,650,000.00		Plant Funds (Non-Aux)	(A)
	0.00	2,850,000.00	2,850,000.00		Gifts	(O)
Original Project Funding:	\$ 6,000,000.00					
Change in Funding:		\$89,000,000.00				
Revised Project Funding:			\$95,000,000.00			

Comment: This request adds the FY 19/20 line-item project in the capital budget (Energy & Environmental Science Edu. Research Ctr.), providing full funding for the project. The project description has been modified from the capital budget for clarity. The project budget increase is due the time lapse of the program, escalation factors, and changes in teaching environments. The EDP is only for the surge building and not the research building, which will be brought forward at a later date.

Previous Action:

12/12/2013	SBC	Approved project and to select a designer and utilizing CM/GC
10/11/2018	SBC	Approved revision in project budget and funding
10/29/2018	ESC	Approved designer selection (Barber McMurry Architects, LLC)
02/14/2019	SBC	Approved CM/GC selection (The Christman Company)

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding, and the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

TCAT Athens/Cleveland State Community College, Athens, McMinn County, Tennessee

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

Project Title: McMinn County Higher Education Training Facility

Project Description: Construct a facility to allow collaboration between TCAT Athens, CISCC, UT Extension, Adult Education, local industry. Project will relocate current CISCC leased space, expand programs as identified in the TCAT Master Plan, relocate both UT Extension and Adult Education, and create a space for local industry workforce training to upgrade the existing workforce

SBC Number: 166/040-01-2018

Total Project Budget: \$17,975,050.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 1,000,000.00	\$ 0.00	\$1,000,000.00	Gifts (McMinn County)	(O)
	165,000.00	335,000.00	500,000.00	Gifts (City of Athens)	(O)
	0.00	2,000,000.00	2,000,000.00	ECD Grant (Endowment)	(O)
	0.00	243,750.00	243,750.00	Land donation	(O)
	0.00	14,231,300.00	14,231,300.00	19/20 CurrFunds-CapImp	(A)
Original Project Budget:	\$ 1,165,000.00				
Change in Funding:		\$16,810,050.00			
Revised Project Budget:			\$17,975,050.00		

Comment: This adds funding from the FY 19/20 line-item in the capital budget. The total project budget has increased to include the land donation. Project description for this existing project is modified for continuity-

Previous Action:

12/13/2018	SBC	Approved project
12/17/2018	ESC	Approved designer selection (Goodwyn, Mills & Cawood, Inc.)
04/11/2019	SBC	Approved a revision in budget, scope, and funding, and use of CMGC
06/13/2019	SBC	Awarded CM/GC (Rouse Construction Company) and approved EDP

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: ADA Compliance
Project Description: Make ADA adaptations for accessibility across the campus.
SBC Number: 166/001-01-2019
Total Project Budget: \$190,000.00
Source of Funding: \$190,000.00 19/20 CurrFunds-CapMaint (A)
Comment: This is a FY 19/20 line-item in the capital budget. Project description is modified for clarification.
Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: Boswell Door Replacements
Project Description: Replace doors and locking systems to Boswell Building.
SBC Number: 166/001-02-2019
Total Project Budget: \$230,000.00
Source of Funding: \$230,000.00 19/20 CurrFunds-CapMaint (A)
Comment: This is a FY 19/20 line-item in the capital budget. This project's priorities are the exterior and egress doors.
Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Multiple Buildings Electrical Upgrades

Project Description: Upgrade electrical systems in Humphries Hall, Love Student Success Center, Crouch Hall, Brown-Daniel, Library, Clay Hall, Goodwill Manor, and Holland-Torrence.

SBC Number: 166/001-03-2019

Total Project Budget: \$1,205,000.00

Source of Funding: \$1,205,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This is a FY 19/20 line-item in the capital budget. Project description modified for clarification.

Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Multiple Buildings Fire Alarm Upgrades

Project Description: Upgrade fire alarm systems in Boswell, Love Student Success Center, Crouch Hall, and Campus Center-Kean Hall.

SBC Number: 166/001-04-2019

Total Project Budget: \$705,000.00

Source of Funding: \$705,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This is a FY 19/20 line-item in the capital budget. Project description modified for clarification.

Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: Power Plant Equipment and Lighting Upgrades
Project Description: Upgrade mechanical/electrical equipment and lighting. Demolish the baghouse and construct an air-conditioned enclosure for the variable frequency drives units.
SBC Number: 166/001-05-2019
Total Project Budget: \$1,111,000.00
Source of Funding: \$1,111,000.00 19/20 CurrFunds-CapMaint (A)
Comment: This is a FY 19/20 line-item in the capital budget.
Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSChattanooga State Community College, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: Gym Roof System Replacement
Project Description: Replace roof system on the upper and lower gym.
SBC Number: 166/012-02-2019
Total Project Budget: \$660,000.00
Source of Funding: \$660,000.00 19/20 CurrFunds-CapMaint (MP) (A)
Comment: This is a FY 19/20 line-item in the capital budget. The roof is 18 and 22 years old. Project description modified for clarification.
Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSDyersburg State Community College, Dyersburg, Dyer County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: Multiple Building Boiler Systems Updates
Project Description: Replace boilers and associated equipment.
SBC Number: 166/017-01-2019
Total Project Budget: \$440,000.00
Source of Funding: \$440,000.00 19/20 CurrFunds-CapMaint (MP) (A)
Comment: This is a FY 19/20 line-item in the capital budget. Updates are for the Glover Building, the Eller Building, and the Gym. Project description modified for clarification.
Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSJackson State Community College, Jackson, Madison County, Tennessee

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

Project Title: McWherter HVAC Updates

Project Description: Replace the HVAC system and associated controls serving the McWherter Center.

SBC Number: 166/019-01-2019

Total Project Budget: \$2,170,000.00

Current Project Funding: \$ 910,000.00

Source of Funding: \$ 910,000.00 19/20 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 19/20 line-item in the capital budget (JSCC McWherter HVAC Updates Phase 1). Project description modified for clarification.

Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSMotlow State Community College, Lynchburg, Moore County, Tennessee **

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

Project Title: Fayetteville Campus HVAC Modernization

Project Description: Replace HVAC system and modernize controls. Update ceiling tile, lights, ceiling grid, and light fixtures.

SBC Number: 166/021-01-2019

Total Project Budget: \$680,000.00

Source of Funding: \$680,000.00 19/20 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 19/20 line-item in the capital budget. Project description modified for clarification.

Minutes: 07/11/2019 SBC Approved project and to select a designer

** Work will be done in Lincoln County

TENNESSEE BOARD OF REGENTSNashville State Community College, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: Interior Lighting Updates
Project Description: Update interior lighting at the main campus.
SBC Number: 166/034-02-2019
Total Project Budget: \$750,000.00
Source of Funding: \$750,000.00 19/20 CurrFunds-CapMaint (MP) (A)
Comment: This is a FY 19/20 line-item in the capital budget. Project description modified for clarification.
Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSNortheast State Community College, Blountville, Sullivan County, Tennessee

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

Project Title: Network and Communications Modernization

Project Description: Modernize the campus network infrastructure and phone notification system.

SBC Number: 166/038-01-2019

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 19/20 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 19/20 line-item in the capital budget.

Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSPellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Exterior Lighting Upgrades

Project Description: Upgrade exterior lighting for the Hardin Valley, Blount, Division Street, and Strawberry Plains campuses.

SBC Number: 166/032-01-2019

Total Project Budget: \$390,000.00

Source of Funding: \$390,000.00 19/20 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 19/20 line-item in the capital budget. Project description modified for clarification.

Minutes: 07/11/2019 SBC Approved project and to select a designer

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

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

Project Title: HVAC Corrections

Project Description: Replace HVAC system components in the Dunbar Building and Gym.

SBC Number: 166/027-02-2019

Total Project Budget: \$1,100,000.00

Source of Funding: \$1,100,000.00 19/20 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 19/20 line-item in the capital budget.

Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSVolunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Chiller Replacement

Project Description: Replace one 400-ton chiller and associated equipment.

SBC Number: 166/025-01-2019

Total Project Budget: \$380,000.00

Source of Funding:	\$328,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
	52,000.00	2006	GO Bonds-CapMaint	(R)

Comment: This is a partially funded line-item in the FY 19/20 capital budget. Project description modified for clarification. Project is for 1 of 2 chillers serving multiple buildings.

Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSVolunteer State Community College, Gallatin, Sumner County, Tennessee **

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

Project Title: Cookeville Higher Education Parking Expansion

Project Description: Construct an additional parking lot as well as make repairs to the existing parking areas at the Cookeville Higher Education Center.

SBC Number: 166/025-02-2019

Total Project Budget: \$360,000.00

Source of Funding: \$360,000.00 19/20 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 19/20 line-item in the capital budget. Project description modified for clarification.

Minutes: 07/11/2019 SBC Approved project and to select a designer

** Work will be done in Putnam County

TENNESSEE BOARD OF REGENTSWalters State Community College, Morristown, Hamblen County, Tennessee **

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: Sevier County Mechanical Upgrades
Project Description: Replace chillers and boilers and associated equipment, and upgrade exterior lighting.
SBC Number: 166/023-01-2019
Total Project Budget: \$800,000.00
Source of Funding: \$800,000.00 19/20 CurrFunds-CapMaint (MP) (A)
Comment: This is a FY 19/20 line-item in the capital budget. Project description modified for clarification.
Minutes: 07/11/2019 SBC Approved project and to select a designer

** Work will be done in Sevier County

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

Project Title: TCAT MPE and Infrastructure Updates

Project Description: Update infrastructure including mechanical, electrical, plumbing, and control systems at TCATs statewide.

SBC Number: 166/000-01-2015

Total Project Budget: \$9,550,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,500,000.00	\$ 0.00	\$1,500,000.00	2015	GO-Bonds CapMaint	(A)
	420,000.00	0.00	420,000.00	15/16	CurrFunds-CapMaint	(A)
	1,880,000.00	0.00	1,880,000.00	16/17	Current Funds-CapMaint	(A)
	2,660,000.00	0.00	2,660,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	2,040,000.00	0.00	2,040,000.00	18/19	CurrFunds-CapMaint (MP)	(A)
	0.00	1,050,000.00	1,050,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	\$8,500,000.00					
Change in Funding:		\$1,050,000.00				
Revised Project Budget:			\$9,550,000.00			

Comment: This adds funding from the FY 19/20 line-item in the capital budget. TCAT priorities include Memphis, Morristown, Harriman, and Livingston. This funding will complete the project. Project description for this existing project modified for continuity.

Previous Action:

07/09/2015	SBC	Approved project
07/20/2015	ESC	Approved designer selection (IC Thomasson & Eng. Services Group)
07/14/2016	SBC	Approved a revision in budget and funding
07/25/2016	ESC	Approved designer selection (Allen & Hoshall)
07/13/2017	SBC	Approved a revision in budget and funding
07/12/2018	SBC	Approved a revision in budget and funding

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

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: \$2,732,657.67

Source of Funding:	<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)
	353,000.00	0.00	353,000.00	15/16	CurrFunds-CapMaint	(R)
	0.00	720,000.00	720,000.00	19/20	CurrFunds-CapMaint	(A)
Original Project Budget:	\$2,012,657.67					
Change in Funding:		\$720,000.00				
Revised Project Budget:			\$2,732,657.67			

Comment: This adds funding from the FY 19/20 line-item in the capital budget (ADA Compliance). Additional funds will be used to continue to address ADA issues at Community Colleges and TCATS. Project description for this existing project modified for continuity.

Previous Action:

10/13/2016	SBC	Approved project
07/13/2017	ESC	Approved a revision in budget and funding
07/27/2017	ESC	Approved designer selections (various)
12/14/2017	SBC	Approved a revision in budget and funding
01/10/2019	SBC	Approved a revision in budget and funding

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

Project Title: TCAT Building System Updates

Project Description: Update building systems including fire alarms, telephones, mass notification, audible/video alerts, and related equipment.

SBC Number: 166/000-01-2017

Total Project Budget: \$3,450,000.00

Current Project Funding: \$2,470,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 850,000.00	\$ 0.00	\$850,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	570,000.00	0.00	570,000.00	18/19	CurrFunds-CapMaint (MP)	(A)
	0.00	1,050,000.00	1,050,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	\$1,420,000.00					
Change in Funding:		\$1,050,000.00				
Revised Project Budget:			\$2,470,000.00			

Comment: This adds funding from the FY 19/20 line-item in the capital budget. TCAT priorities include Whiteville, Hartsville, and Nashville. Project description for this existing project modified for continuity.

Previous Action:

07/13/2017	SBC	Approved project
11/20/2017	ESC	Selected Middle & East designers (Lyle Cook Martin and Campbell & Associates)
07/12/2018	SBC	Approved a revision in budget and funding

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

Project Title: TCAT Roof Repairs/Replacements

Project Description: Repair and/or replace roofing systems at TCATs statewide.

SBC Number: 166/000-02-2017

Total Project Budget: \$6,287,480.00

Current Project Funding: \$4,558,843.14

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,150,000.00	\$ 0.00	\$1,150,000.00	17/18	Current Funds-CapMaint	(A)
	1,050,000.00	0.00	1,050,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	790,000.00	0.00	790,000.00	18/19	CurrFunds-CapMaint (MP)	(A)
	124,113.63	0.00	124,113.63	08/09	CurrFunds-CapMaint	(R)
	284,729.51	0.00	284,729.51	15/16	CurrFunds-CapMaint	(R)
	0.00	1,160,000.00	1,160,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	\$3,398,843.14					
Change in Funding:		\$1,160,000.00				
Revised Project Budget:			\$4,558,843.14			

Comment: This adds funding from the FY 19/20 line-item in the capital budget. TCAT priorities include McKenzie, Chattanooga, and Hohenwald. Project description for this existing project modified for continuity.

Previous Action:

07/13/2017	SBC	Approved project
09/28/2017	ESC	Selected Middle and West designers (Adkisson & Associates and Horrell Group)
07/12/2018	SBC	Approved a revision in budget and funding
08/09/2018	SBC	Approved a revision in budget and funding

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Safety Upgrades and Improvements Phase 1

Project Description: Replace tunnel lighting system, electrical distribution equipment, and other required components.

SBC Number: 166/001-11-2018

Total Project Budget: \$575,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$200,000.00	\$ 0.00	\$200,000.00	18/19	CurrFunds-CapMaint (MP)	(A)
	0.00	375,000.00	375,000.00	19/20	CurrFunds-CapMaint	(A)
Original Project Budget:	\$200,000.00					
Change in Funding:		\$375,000.00				
Revised Project Budget:			\$575,000.00			

Comment: This adds funding from the FY 19/20 line-item in the capital budget (Utility Tunnel Upgrades). Project description for this existing project modified for continuity. This funding will complete the project.

Previous Action: 08/09/2018 SBC Approved project
 11/19/2018 ESC Approved designer selection (IC Thomasson Associates)

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

Project Title: CETAS Interior Modernizations

Project Description: Modernize the CETAS Building.

SBC Number: 166/012-01-2016

Total Project Budget: \$7,030,000.00

Current Project Funding: \$7,030,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,000,000.00	\$ 0.00	\$2,000,000.00	16/17	CurrFunds-CapImp	(A)
	3,140,000.00	0.00	3,140,000.00	18/19	CurrFunds-CapMaint	(A)
	0.00	1,890,000.00	1,890,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	\$5,140,000.00					
Change in Funding:		\$1,890,000.00				
Revised Project Budget:			\$7,030,000.00			

Comment: This adds funding from the FY 19/20 line-item in the capital budget (CETAS Building Modernization). This funding will complete the project. Project description for this existing project modified for continuity.

Previous Action:

07/14/2016	SBC	Approved project
11/21/2016	ESC	Approved designer selection (TWH Architects, Inc.)
07/12/2018	SBC	Approved a revision in budget and funding

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee **

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

Project Title: Multiple Buildings Roof Replacements

Project Description: Replace roofs on Webster Athletic Center, Walter Nursing Building, Pryor Administration Building, Jones Student Center, and Waymon L. Hickman Building. *Replace roofs on the Clifton, and Health Science Buildings.*

SBC Number: 166/015-01-2016

Total Project Budget: \$1,170,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 700,000.00	\$ 0.00	\$ 700,000.00	16/17	CurrFunds-CapMaint	(A)
	0.00	470,000.00	470,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	\$ 700,000.00					
Change in Funding:		\$470,000.00				
Revised Project Budget:			\$1,170,000.00			

Comment: This adds funding from the FY 19/20 line-item in the capital budget. Project description for this existing project modified for continuity. The Clifton Building roof is 22 years old, and the Health Sciences Building roof is 17 years old. This will complete the project.

Previous Action: 07/14/2016 SBC Approved project
 07/25/2016 ESC Approved designer selection (Kaatz Binkley Jones Morris Architects)

Minutes: 07/11/2019 SBC Approved a revision in project budget, scope and funding

** Part of the work will be done in Wayne County

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: Roof Replacement and Envelope Repairs

Project Description: Replace roofs on Fulton Building at Macon campus, and Parrish, Nursing/Procurement, Nursing Annex, and west wing of M Building at Union campus. Make exterior repairs on Academic Building and Bornblum Library at Macon campus. Repair elevated walkway connectors at Union campus. Replace/Repair exterior windows and masonry at Union and Macon campus buildings.

SBC Number: 166/033-02-2015

Total Project Budget: \$4,040,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 770,000.00	\$ 0.00	\$ 770,000.00	15/16	CurrFunds-CapMaint	(A)
	1,110,000.00	0.00	1,110,000.00	16/17	CurrFunds-CapMaint	(A)
	1,550,000.00	0.00	1,550,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	0.00	610,000.00	610,000.00	19/20	CurrFunds-CapMaint (MP)	(A)

Original Project Budget: \$3,430,000.00

Change in Funding: \$610,000.00

Revised Project Budget: \$4,040,000.00

Comment: This adds funding from the FY 19/20 line-item in the capital budget. This funding will complete the project. Project description for this existing project modified for continuity.

Previous Action:

07/09/2015	SBC	Approved project
07/20/2015	ESC	Approved designer selection (Braganza Associates)
07/14/2016	SBC	Approved a revision in budget and funding
07/13/2017	SBC	Approved a revision in budget and funding

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSStatewide, Tennessee

Requested Action: Approval of a revision in project budget and funding, and proceeding with the process to select consultants

Project Title: Statewide Consultants

Project Description: System-wide professional services with consultants for Architecture, Engineering, and other specialty consultants. Funding will be allocated from appropriate sources for specific services.

SBC Number: 166/000-03-2017

Total Project Budget: \$1,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,300,000.00	\$75,000.00	\$1,375,000.00		Plant Funds (Non-Aux) (A)
	100,000.00	25,000.00	125,000.00	05/06	CurrFunds-CapMaint (R)
Original Project Budget:	\$1,400,000.00				
Change in Funding:		\$100,000.00			
Revised Project Budget:			\$1,500,000.00		

Comment: This action is to replace former consultants to provide statewide programming, ADA, and miscellaneous services. Residual funds will be used when applicable expenditures cannot be billed to specific institutions.

Previous Action:

07/13/2017	SBC	Approved project and process to select 5 consultants
07/27/2017	ESC	Approved 4 consultant selections
09/28/2017	ESC	Approved Geotechnical consultant
11/09/2017	SBC	Approved a revision in budget and selected Architectural consultant
12/18/2017	ESC	Approved Architect consultant
04/12/2018	SBC	Approved a revision in scope and budget
08/20/2018	ESC	Seven designers selected
11/19/2018	ESC	Approved ADA designer selection (Jensen Hughes, Inc.)

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding, and selecting consultants

TENNESSEE BOARD OF REGENTS

Continued

Firm	Discipline	Current Term	Out years
Jensen Hughes, Inc.	ADA	9/30/2020	9/30/2023
Adams Craft Herz Walker, Inc.	Architect	9/30/2020	9/30/2022
Bauer Askew Architecture, PLLC	Architect	9/30/2020	9/30/2022
J Holmes Architecture PLLC	Architect	Cancelled	
Ross Witt PLLC	Architect	9/30/2021	9/30/2023
Facility Systems Consultants, LLC	Engineer	9/30/2021	9/30/2023
I.C. Thomasson Associates, Inc.	Engineer	9/30/2020	9/30/2022
HNA Engineering, pllc	Engineer	9/30/2021	9/30/2023
Stantec	Geo-Tech	9/30/2020	9/30/2022
Terracon Consultants, Inc.	Environmental	9/30/2021	9/30/2023
Gould Turner Group, P.C.	Interior Design	9/30/2020	9/30/2022
Self Tucker Architects, Inc.	Life Safety	9/30/2021	9/30/2023
Roof Design & Consulting Service	Building Envelope	9/30/2021	9/30/2023
Burr and Cole Consulting Engineers	Structural	9/30/2021	9/30/2023
Wood Environ. & Infrast. Solutions	Storm Water	9/30/2021	9/30/2023

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Parking Services Facility

Project Description: Construct a Parking Services Facility to include facilities for Parking Services, bus maintenance spaces, roadway, parking lot, and other related site improvements.

SBC Number: 166/009-02-2017

Total Project Budget: \$4,250,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,400,000.00	\$ 0.00	\$1,400,000.00	Plant Funds (Aux-Parking) (A)
	2,000,000.00	850,000.00	2,850,000.00	TSSBA (Parking) (O)
Original Project Budget:	\$3,400,000.00			
Change in Funding:		\$850,000.00		
Revised Project Budget:			\$4,250,000.00	

Comment: Six bids were received on May 22, 2019. Several items came in over estimate in both labor and materials, including the metal panel roof, HVAC, electrical, and asphalt paving. An increase in funding is needed to award a contract to Nex-Gen Construction, LLC for the base bid plus 2 alternates. Funds are from a completed project at MTSU, Parking and Transportation Improvements. There will be no additional designer fees.

Previous Action: 06/19/2017 SBC Approved project and use of BV
 08/21/2017 ESC Approved designer selection (Johnson + Associates Architects)
 06/14/2018 SBC Approved EDP

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTSDyersburg State Community College, Dyersburg, Dyer County, Tennessee **

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

Project Title: BMHC Building Nursing Renovations

Project Description: Renovate the Baptist Memorial Healthcare Building at the Jimmy Naifeh Center for the Nursing and EMS fields. Modify existing space to accommodate equipment and furnishings.

SBC Number: 166/017-02-2019

Total Project Budget: \$631,800.00

Source of Funding: \$631,800.00 Federal Grant (Delta Healthcare) (F)

Comment: This is an additional FY 19/20 disclosed project reported by THEC for Quarter 1 for \$651,000. Budget was decreased to account for program funding outside of the construction funding.

Minutes: 07/11/2019 SBC Approved project and to select a designer

** Work will be done in Tipton County

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

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

Project Title: Lambuth Campus Classroom Conversion

Project Description: This project will replace and install HVAC systems, rehab restrooms and plumbing systems including domestic hot water, modernize electrical distribution and lighting, replace interior finish components including flooring, ceilings, painting, replace doors and hardware, ADA elevator and entry, fire alarm replacement, and upgrade stairwells exit to meet codes. The building will accommodate the Nursing program at Lambuth.

SBC Number: 367/071-02-2019

Total Project Budget: \$6,000,000.00

Current Project Funding: \$6,000,000.00

Source of Funding: \$5,760,000.00 19/20 CurrFunds-CapImp (A)
\$ 240,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 19/20 line-item project in the capital budget. The Tennessee Historical Commission requests to review the design drawings of this alteration, prior to issuing for construction, to insure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Minutes: 07/11/2019 SBC Approved project and to select a designer

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

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

Project Title: Field House Improvements

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

SBC Number: 367/007-11-2019

Total Project Budget: \$2,800,000.00

Current Project Funding: \$ 125,000.00

Source of Funding: \$ 125,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 19/20 **disclosed** project in the capital budget. This initial funding will allow for the design to be completed through schematic design. The Tennessee Historical Commission has determined that this project will **not** adversely affect this State-owned resource and no further action is necessary.

Minutes: 07/11/2019 SBC Approved project and to select a designer

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

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

Project Title: Multiple Buildings Roof Replacements

Project Description: This project will replace deteriorated roof systems for several buildings and all related work.

SBC Number: 367/007-12-2019

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This is a FY 19/20 line-item project in the capital budget. Roofs to be replaced in this project include: Engineering (19 years old), Engineering Administration (20 years old), Herzog Building (19 years old), Mitchell Auditorium (24 years old), Honors Hall (21 years old), and Building 1 Park Avenue (20 years old).

Minutes: 07/11/2019 SBC Approved project and to select a designer

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

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

Project Title: Multiple Buildings Interior Repairs

Project Description: This project will complete repairs of building interiors including bathroom renovations, floor finishes, doors and hardware, HVAC, and elevators. Project includes all related work.

SBC Number: 367/007-13-2019

Total Project Budget: \$5,645,000.00

Source of Funding:

\$3,325,000.00	19/20	CurrFunds-CapMaint	(A)
2,320,000.00	19/20	CurrFunds-CapMaint (MP)	(A)

Comment: This is a FY 19/20 line-item project in the capital budget. Interior repairs will be for McCord Hall (62 years old), and Browning Hall (56 years old). The Tennessee Historical Commission requests to review the design drawings of this alteration, prior to issuing for construction, to insure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Minutes: 07/11/2019 SBC Approved project and to select a designer

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

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

Project Title: Hooper Eblen Center Roof Replacement & Exterior Repairs

Project Description: Replace the roof on Hooper Eblen Center, repair or replace flashing, decking, coping and other roof components as needed. Repair masonry above the roof if required. Complete exterior repairs to prevent water intrusion into the building.

SBC Number: 364/011-03-2019

Total Project Budget: \$2,990,000.00

Current Project Funding: \$1,550,000.00

Source of Funding \$1,550,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a combination of two disclosed projects. Hooper Eblen Center Roof Replacement (\$1,550,000) is an additional FY 18/19 disclosed project reported by THEC in Quarter 2. The roof was completed in 1995. Hooper Eblen Center Building Envelope Repairs (\$1,440,000) is an additional FY 19/20 disclosed project reported by THEC in Quarter 1. The two scopes of work are related and will be best if coordinated with a single designer and as a single project. The work will occur in phases. Initial funding will address the roof replacement.

Minutes: 07/11/2019 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Multiple Building Upgrades

Project Description: Update systems and spaces in Bruner Hall that were a part of the Master Plan follow-up assessment study. Abate asbestos materials as required.

SBC Number: 364/011-02-2018

Total Project Budget: \$9,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$6,290,000.00	\$ 0.00	\$6,290,000.00	18/19 CurrFunds-CapMaint (A)
	0.00	3,110,000.00	3,110,000.00	19/20 CurrFunds-CapMaint (A)
Original Project Funding:	\$6,290,000.00			
Change in Funding:		\$3,110,000.00		
Revised Project Funding:			\$9,400,000.00	

Comment: This request adds funding from a 19/20 line-item in the capital budget. This project will complete work only in Bruner Hall, the first priority building in this project. The total project budget is being reduced from \$18,800,000 to \$9,400,000 because Brown Hall will no longer be included in the project. Project description for this existing project modified to accurately describe the anticipated scope.

Previous Action: 08/09/2018 SBC Approved project utilizing a previously selected designer

Minutes: 07/11/2019 SBC Approved a revision in project budget, scope, and funding

AUSTIN PEAY STATE UNIVERSITYStatewide, Tennessee

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

Project Title: Fire Alarm Upgrades

Project Description: Replacement of fire alarm systems in Winfield Dunn Center, Music/Mass Communication, Felix G. Woodward Library, and Memorial Health.

SBC Number: 373/003-04-2019

Total Project Budget: \$920,000.00

Source of Funding: \$920,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This is a FY 19/20 line-item project in the capital budget.

Minutes: 07/11/2019 SBC Approved project and to select a designer

AUSTIN PEAY STATE UNIVERSITYStatewide, Tennessee

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

Project Title: Campus Boiler Installation

Project Description: Abandon portions of underground steam distribution piping serving Clement, Browning, Claxton, Memorial Health, Music/Mass Communication, and Dunn Center. Install modular heating water boilers to serve each building.

SBC Number: 373/003-05-2019

Total Project Budget: \$2,420,000.00

Current Project Funding: \$1,219,000.00

Source of Funding: \$1,219,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This is a FY 19/20 line-item project in the capital budget. This funding will address the first phase of the project.

Minutes: 07/11/2019 SBC Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a project, proceeding with the process to select designers, and utilizing Construction Manager/General Contractor alternative delivery method for a portion of the work

Project Title: School of Concrete and Construction Management

Project Description: Construction of a facility for the School of Concrete and Construction Management. Project includes relocation of current functions and demolition of Abernathy and Ezell buildings, along with an addition to the satellite chiller plant, and all related work.

SBC Number: 366/009-07-2019

Total Project Budget: \$40,100,000.00

Current Project Budget: \$ 2,470,000.00

Source of Funding:	\$ 800,000.00	Plant Funds (Non-Aux)	(A)
	\$ 1,670,000.00	Gifts	(O)

Comment: This is a portion of a FY 19/20 line-item project in the capital budget. Current funding is for design only. Future funding for construction will be added when additional gift funding is in hand and remaining line-item funding is added.

Design-Bid-Build to be utilized for renovation portion of work only; CM/GC requested for remainder of project scope to assure quality construction, efficient budgeting, and a minimum of disruption and inconvenience to the campus and users.

Abernathy and Ezell buildings are less than 50 years old and at the end of their useful life and do not require review by the Tennessee Historical Commission.

Minutes: 07/11/2019 SBC Approved project and to select a designer, and utilizing CM/GC for a portion of the work

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Campus Stormwater BMP Phase I

Project Description: Plan and construct infrastructure improvements for campus stormwater system.

SBC Number: 366/009-10-2019

Total Project Budget: \$ 450,000.00

Source of Funding: \$ 450,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This is a FY 19/20 line-item project in the capital budget.

Minutes: 07/11/2019 SBC Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: Miller Education Center Boiler Replacement
Project Description: Removal and replacement of two hot water boilers at the Miller Education Center and all related work.
SBC Number: 366/009-11-2019
Total Project Budget: \$400,000.00
Source of Funding: \$400,000.00 19/20 CurrFunds-CapMaint (A)
Comment: This is a FY 19/20 line-item project in the capital budget.
Minutes: 07/11/2019 SBC Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Multiple Buildings Roof Replacement

Project Description: Replacement of roof systems for multiple buildings and all related work.

SBC Number: 366/009-12-2019

Total Project Budget: \$600,000.00

Source of Funding: \$600,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This is a FY 19/20 line-item project in the capital budget.

Priority items include roof at Wiser Patten Science Hall (19 years old), Central Utility Plant (21 years old), and Chiller Plant (22 years old).

Minutes: 07/11/2019 SBC Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Stark Ag/Police Station Mechanical & HVAC Upgrades

Project Description: Removal and replacement of the HVAC and controls equipment and installation of a new fire sprinkler system in the Police Station and Stark Ag, and all related work.

SBC Number: 366/009-13-2019

Total Project Budget: \$ 1,965,000.00

Source of Funding: \$ 1,965,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This is a FY 19/20 line-item project in the capital budget.

Minutes: 07/11/2019 SBC Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: KOM Mechanical Upgrades
Project Description: Replacement of the mechanical system in the Kirskey Old Main Building and all related work.
SBC Number: 366/009-14-2019
Total Project Budget: \$1,317,000.00
Source of Funding: \$1,317,000.00 19/20 CurrFunds-CapMaint (A)
Comment: This is a FY 19/20 line-item project in the capital budget (KOM Mechanical, HVAC, Fire Protection, Lighting & Ceiling Upgrades), but only mechanical upgrades will be addressed in this project.
Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYElizabethton Readiness Center, Elizabethton, Carter County, Tennessee

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

Project Title: Elizabethton RC Re-Roof and Facility Update

Project Description: Replace roof system, doors, and windows; perform repairs to masonry, exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/025-01-2019

Total Project Budget: \$880,000.00

Source of Funding: \$440,000.00 19/20 CurrFunds-CapMaint (MP) (A)
440,000.00 Federal Funds (NGB) (F)

Comment: This is a FY 19/20 line-item project in the capital budget. This roof is 33 years old and has reached the end of its useful life.

Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYHumboldt Readiness Center, Humboldt, Gibson County, Tennessee

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

Project Title: Humboldt RC Re-Roof and Facility Update

Project Description: Replace roof system, doors, and windows; perform repairs to masonry, exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/036-01-2019

Total Project Budget: \$1,320,000.00

Source of Funding: \$ 660,000.00 19/20 CurrFunds-CapMaint(MP) (A)
660,000.00 Federal Funds (NGB) (F)

Comment: This is a FY 19/20 line-item project in the capital budget. The roof is 26 years old and has reached the end of its useful life.

Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYNashville Joint Forces HQ, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project utilizing the Value Added Reseller Contract to perform the work

Project Title: Joint Force Headquarters Hugh Mott Building Lighting Upgrade

Project Description: Replace lighting, associated control systems, and all required related work.

SBC Number: 361/067-01-2019

Total Project Budget: \$810,000.00

Source of Funding:	\$405,000.00	19/20	CurrFunds-CapMaint(MP)	(A)
	405,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 19/20 line-item project in the capital budget.

The Value Added Reseller Contract is requested because it is better aligned with project scope.

Minutes: 07/11/2019 SBC Approved project utilizing VAR contract to perform the work

DEPARTMENT OF MILITARYLexington Readiness Center, Lexington, Henderson County, Tennessee

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

Project Title: Lexington RC HVAC and Energy Updates

Project Description: Replacement of the HVAC, energy management, and fire alarm systems; modification to power systems; repairs to finishes and equipment; and all related work.

SBC Number: 361/053-02-2019

Total Project Budget: \$950,000.00

Source of Funding: \$475,000.00 19/20 CurrFunds-CapMaint(MP) (A)
475,000.00 Federal Funds (NGB) (F)

Comment: This is a FY 19/20 line-item project in the capital budget.

Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYLobelville Readiness Center, Lobelville, Perry County, Tennessee

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

Project Title: Lobelville RC Re-Roof and Facility Update

Project Description: Replace roof system, doors, and windows; perform repairs to masonry, exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/045-01-2019

Total Project Budget: \$985,000.00

Source of Funding: \$492,500.00 19/20 CurrFunds-CapMaint(MP) (A)
492,500.00 Federal Funds (NGB) (F)

Comment: This is a FY 19/20 line-item project in the capital budget. The roof is years old 21 years old and has reached the end of its useful life.

Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYRipley Readiness Center, Ripley, Lauderdale County, Tennessee

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

Project Title: Ripley RC HVAC and Energy Updates

Project Description: Replacement of the HVAC, energy management, and fire alarm systems; modification to power systems; repairs to finishes and equipment; and all related work.

SBC Number: 361/077-01-2019

Total Project Budget: \$830,000.00

Source of Funding: \$415,000.00 19/20 CurrFunds-CapMaint(MP) (A)
415,000.00 Federal Funds (NGB) (F)

Comment: This is a FY 19/20 line-item project in the capital budget.

Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYStatewide, Tennessee

Requested Action: Approval of a project utilizing Agency Resources for design and utilizing the Central Procurement Office for construction

Project Title: Statewide Paving

Project Description: Repair parking areas at five readiness centers statewide including restriping, site drainage, and all required related work.

SBC Number: 361/000-02-2019

Total Project Budget: \$750,000.00

Source of Funding:

\$375,000.00	19/20	CurrFunds-CapMaint(MP)	(A)
375,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 19/20 line-item project in the capital budget.

The use of a CPO statewide contract is requested as this is single trade work and that contracting methodology is the most efficient for this type of work. The use of in house resources for design is requested as this work is within the capabilities of the agency.

Minutes: 07/11/2019 SBC Approved project utilizing Agency Resources for design and utilizing the Central Procurement Office for construction

DEPARTMENT OF MILITARYNashville Joint Forces HQ, Nashville, Davidson County, Tennessee

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

Project Title: TEMA Building 130 Re-Roof and Facility Update

Project Description: Replace roof system, doors, windows and masonry; exterior and interior facility updates; and all required related work.

SBC Number: 361/067-02-2019

Total Project Budget: \$2,180,000.00

Source of Funding: \$2,180,000.00 19/20 CurrFunds-CapMaint(MP) (A)

Comment: This is a FY 19/20 line-item project in the capital budget. The roof is 31 years old and has reached the end of its useful life.

Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYSmyrna Volunteer Training Site, Smyrna, Rutherford County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: VTS Smyrna Civil Support Training Maintenance Bay
Project Description: Construction of a new maintenance training bay and all required related work.
SBC Number: 361/079-01-2019
Total Project Budget: \$1,901,000.00
Current Project Funding: \$ 141,028.00
Source of Funding: \$ 141,028.00 Federal Funds (NGB) (F)
Comment: This project will be 100% federally funded. The current funding is for the design effort and additional funding will be added when made available from the National Guard Bureau (NGB).
Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYStatewide, Tennessee

Requested Action: Approval of a procurement and proceeding with the process to select a consultant

Project Title: Architectural, Civil & Structural Consultant

Project Description: Consultant to support the agency for project development and associated facility needs including limited designer services.

SBC Number: 361/000-03-2019

Total Project Budget: \$100,000.00

Source of Funding: \$100,000.00 Federal Funds (NGB) (F)

Comment: The agreement for the current consultant will expire on September 30, 2019 and a new consultant will be selected. The contract term will be from October 1, 2019 through September 30, 2020.

Minutes: 07/11/2019 SBC Approved procurement and to select a consultant

DEPARTMENT OF MILITARYStatewide, Tennessee

Requested Action: Approval of a procurement and proceeding with the process to select a consultant

Project Title: Mechanical, Electrical & Plumbing Consultant

Project Description: Consultant to support the agency for project development and associated facility needs including limited designer services.

SBC Number: 361/000-04-2019

Total Project Budget: \$75,000.00

Source of Funding: \$75,000.00 Federal Funds (NGB) (F)

Comment: The agreement for the current consultant will expire on September 30, 2019 and a new consultant will be selected. The contract term will be from October 1, 2019 through September 30, 2020.

Minutes: 07/11/2019 SBC Approved procurement and to select a consultant

DEPARTMENT OF MILITARYStatewide, Tennessee

Requested Action: Approval of a procurement and proceeding with the process to select a consultant

Project Title: Roofing Consultant

Project Description: Consultant to support the agency for project development and associated facility needs including limited designer services.

SBC Number: 361/000-05-2019

Total Project Budget: \$75,000.00

Source of Funding: \$75,000.00 Federal Funds (NGB) (F)

Comment: The agreement for the current consultant will expire on September 30, 2019 and a new consultant will be selected. The contract term will be from October 1, 2019 through September 30, 2020.

Minutes: 07/11/2019 SBC Approved procurement and to select a consultant

DEPARTMENT OF CORRECTIONRiverbend Maximum Security Institution, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: RMSI Smoke Evacuation and BAS Upgrades
Project Description: Replace or upgrade building automation system (BAS) and smoke evacuation system, and all required related work.
SBC Number: 142/020-01-2019
Total Project Budget: \$6,700,000.00
Source of Funding: \$6,700,000.00 19/20 CurrFunds-CapMaint (SA) (A)
Comment: This is a FY 19/20 line-item project in the capital budget.
Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONWest TN State Penitentiary, Henning, Lauderdale County, Tennessee

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

Project Title: West Tennessee State Penitentiary Water Treatment Plant Renovations

Project Description: Upgrades to the existing water and waste water treatment plants and all required related work.

SBC Number: 142/022-01-2019

Total Project Budget: \$2,000,000.00

Source of Funding: \$2,000,000.00 19/20 CurrFunds-CapMaint (SA) (A)

Comment: This is a FY 19/20 line-item project in the capital budget.

Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONWest TN State Penitentiary, Henning, Lauderdale County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: WTSP HVAC/BAS/Smoke Evacuation Upgrades
Project Description: Replacement or upgrades of the HVAC, building automation, smoke evacuation, and fire alarm systems, including all required related work.
SBC Number: 142/022-02-2019
Total Project Budget: \$5,200,000.00
Source of Funding: \$5,200,000.00 19/20 CurrFunds-CapMaint (SA) (A)
Comment: This is a FY 19/20 line-item project in the capital budget.
Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONStatewide, Tennessee

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

Project Title: High-Security Cells Prototypical Compliance

Project Description: Fabrication, installation and procurement of material and small tools for use in the repair of high-security facilities to meet current department standards for secure areas and all required related work.

SBC Number: 140/001-01-2018

Total Project Budget: \$2,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,000,000.00	\$ 0.00	\$1,000,000.00	18/19	CurrFunds-CapMaint (SA)	(A/R)
	0.00	1,000,000.00	1,000,000.00	19/20	CurrFunds-CapMaint (SA)	(A)
Original Project Budget:	\$1,000,000.00					
Change in Funding:		\$1,000,000.00				
Revised Project Budget:			\$2,000,000.00			

Comment: This adds funding from the FY 19/20 line-item project in the capital budget and will complete the project. The project description for this existing project has been modified for continuity.

Previous Action: 07/12/2018 SBC Approved project and utilizing Agency Resources to perform the work

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

DEPARTMENT OF CORRECTIONStatewide, Tennessee

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

Project Title: Upgrade Fire Alarm Systems

Project Description: This project will facilitate the upgrading of the fire alarm systems at some TDOC facilities. The pre-planning work shall include the investigation of existing systems in order to determine the required scope of work to upgrade the fire alarm systems for code compliance. Project will implement upgrades to fire alarm and kitchen hood systems to meet current fire codes.

SBC Number: 140/001-01-2012

Total Project Budget: \$9,220,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 220,000.00	\$ 0.00	\$ 220,000.00	11/12	CurrFunds-CapMaint (SA)	(A)
	7,000,000.00	0.00	7,000,000.00	13/14	CurrFunds-CapMaint (SA)	(A)
	0.00	2,000,000.00	2,000,000.00	19/20	CurrFunds-CapMaint (SA)	(A)
Original Project Budget:	\$7,220,000.00					
Change in Funding:		\$2,000,000.00				
Revised Project Budget:			\$9,220,000.00			

Comment: The additional funding is a FY 19/20 line-item in the capital budget (Upgrade Fire Alarm Systems Phase 3). Additional funding was requested to complete the work at Riverbend Maximum Security Institution completing the scope of this project. The project description for this existing project has been modified for continuity.

Previous Action:

01/12/2012	SBC	Approved project
04/23/2012	ESC	Approved designer selection (WIN Engineering)
08/08/2013	SBC	Approved a revision in funding
11/14/2013	SBC	Approved utilizing CM/GC
11/23/2015	ESC	Approved designer selection (Smith Seckman Reid)

Minutes: 07/11/2019 SBC Approved a revision in project budget, scope and funding

DEPARTMENT OF CORRECTION

Turney Center Industrial Complex, Only, Hickman County, Tennessee

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

Project Title: Turney Center Electrical Infrastructure Upgrades

Project Description: Review of current electrical system and, based on study, upgrades of distribution panels and associated electrical wiring along with all required related work. The project includes emergency power sources, secondary electrical systems and all required related work.

SBC Number: 142/005-01-2017

Total Project Budget: \$7,300,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,000,000.00	\$ 0.00	\$2,000,000.00	17/18	CurrFunds-CapMaint (SA)	(A)
	1,600,000.00	0.00	1,600,000.00	18/19	CurrFunds-CapMaint (SA)	(A)
	0.00	3,700,000.00	3,700,000.00	19/20	CurrFunds-CapMaint (SA)	(A)
Original Project Funding:	\$3,600,000.00					
Change in Funding:		\$3,700,000.00				
Revised Project Funding:			\$7,300,000.00			

Comment: This adds funding from the FY 19/20 line-item project (TCIX Electrical Infrastructure Upgrades Phase 3) in the capital budget to fully fund the project. The project description for this existing project has been modified for continuity.

Previous Action:

07/13/2017	SBC	Approved project and to select designer
07/27/2017	ESC	Approved designer selection (Michael Brady, Inc.)
09/13/2018	SBC	Approved a revision in project budget, scope and funding

Minutes: 07/11/2019 SBC Approved a revision in project budget and funding

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

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

Project Title: TSD Buildings 420 and 421 Windows and HVAC Upgrades

Project Description: Replacement of existing HVAC equipment and conversion to a 4-pipe system, upgrade of related electrical panels, installation of new windows, and all required related work.

SBC Number: 168/007-01-2019

Total Project Budget: \$2,070,000.00

Source of Funding: \$2,070,000.00 19/20 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 19/20 line-item project in the capital budget.

Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF HUMAN SERVICESTennessee Rehabilitation Center, Smyrna, Rutherford County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer
Project Title: TRC Smyrna Campus System Upgrades
Project Description: Upgrades to various systems including mechanical, lighting, accessibility, compliance, technology, security systems, and all required related work.
SBC Number: 442/006-01-2019
Total Project Budget: \$5,330,000.00
Source of Funding: \$5,330,000.00 19/20 CurrFunds-CapMaint (MP) (A)
Comment: This is a FY 19/20 line-item project in the capital budget.
Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESFoster Avenue Campus, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, proceeding with the process to select a designer
Project Title: Foster Avenue Campus TPS Roof Replacements
Project Description: Roof replacements and all required related work.
SBC Number: 502/021-01-2019
Total Project Budget: \$1,110,000.00
Source of Funding: \$1,110,000.00 19/20 FRF CurrFunds-CapMaint (MP) (A)
Comment: This is a FY 19/20 line-item project in the capital budget for roof replacements for four buildings including Menzler Nix (24 years old), Cooper, (25 years old), McCord (30 years old), and Browning (15 years old). The existing asphalt shingle roofs are beyond their useful lives and will be replaced in-kind.
Minutes: 07/11/2019 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICESTHP District 5 Headquarters, Fall Branch, Washington County, Tennessee

Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method

Project Title: THP District 5 HQ Fall Branch Roof Replacement

Project Description: Replacement of the roof and all required related work.

SBC Number: 502/048-01-2019

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 19/20 FRF CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 19/20 line-item project in the capital budget.

Best Value is being requested to obtain a contractor experienced in commercial roofing projects. Existing roof is 25 years old and has reached the end of its useful life.

Minutes: 07/11/2019 SBC Approved project and to select a designer, and utilizing Best Value

DEPARTMENT OF GENERAL SERVICESWilliam R. Snodgrass TN Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method

Project Title: TN Tower Plaza Waterproofing

Project Description: Waterproofing of the 4th floor exterior entrance plaza, monumental stair, and all required related work.

SBC Number: 529/079-01-2019

Total Project Budget: \$2,400,000.00

Source of Funding: \$2,400,000.00 19/20 FRF CurrFunds-CapMaint(MP) (A)

Comment: This is a FY 19/20 line-item project in the capital budget.
Best Value is being requested to obtain a contractor experienced in waterproofing systems.

Minutes: 07/11/2019 SBC Approved project and to select a designer, and utilizing Best Value

DEPARTMENT OF GENERAL SERVICESSixth Avenue Pedestrian Bridge, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Women's Suffrage Monument

Project Description: Erect a monument to commemorate the passage of the 19th Amendment to the US Constitution giving women the right to vote.

SBC Number: 529/000-01-2015

Original Project Budget: \$900,000.00

Project Expenditures: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$900,000.00	(\$900,000.00)	\$0.00	Gift-in-Place	(0)
Original Project Funding:	\$900,000.00				
Change in Funding:		(\$900,000.00)			
Revised Project Budget:			\$0.00		

Comment: Project cancellation is requested because the donor did not choose to place the monument on State property and elected to do so at a different location. The State received no benefit from this project and no funds were expended by the State.

Previous Action: 01/08/2015 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

Minutes: 07/11/2019 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICESWilliam R. Snodgrass TN Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method

Project Title: TN Tower Equipment Removal and Roof Replacement

Project Description: Removal of rooftop equipment, replacement of roof sections, and all required related work.

SBC Number: 529/079-02-2019

Total Project Budget: \$1,790,000.00

Source of Funding: \$1,790,000.00 19/20 FRF CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 19/20 line-item project in the capital budget.

The roofs on levels 31 and 32 are over 20 years old and have reached the end of their useful lives.

Best Value is being requested to obtain the services of a contractor experienced in commercial roofing and skilled in performing demolition and equipment removal on top of a high-rise building in an urban setting.

Minutes: 07/11/2019 SBC Approved project and to select a designer, and utilizing Best Value

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval of a revision in scope and to amend the Consultant contract

Project Title: Statewide Interior Renovation Upgrades Phase II

Project Description: Interior renovations to bring spaces in-line with Alternative Workspace Solutions (AWS) standards including AWS office furnishings, associated data, and all required related work.

SBC Number: 529/000-09-2017

Total Project Budget: \$15,830,000.00

Source of Funding: \$15,830,000.00 17/18 FRF CurrFunds-CapImp (A)

Comment: The renovation work previously approved in the Davy Crockett Tower realized cost savings. *This request adds scope for the relocation of an additional state entity from an expiring lease into Davy Crockett Tower.* This work is anticipated to be accomplished within the existing project funding.

The agreement for the current contract will be amended to extend the contract to include 10/31/19 through 10/31/20. This is the second year of a maximum of five years for this contract.

Previous Action:

09/14/2017	SBC	Approved project and to select a designer
09/28/2017	ESC	Approved designer selection (Johnson & Associates Arch)
11/09/2017	SBC	Approved revision in funding
06/27/2018	ESC	Approved utilizing the Job Order Contract to perform the work
06/14/2018	SBC	Approved revision in funding
03/11/2019	ESC	Approved a revision in scope

Minutes: 07/11/2019 SBC Approved a revision in scope and amending the Consultant contract

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval of a procurement and proceeding with the process to select multiple consultants

Project Title: STREAM Consultants

Project Description: The selection of various consultants to provide professional services to STREAM and various agencies through STREAM.

SBC Number: 529/000-02-2019

Total Project Budget: \$5,000,000.00

Source of Funding: \$1,000,000.00 19/20 CurrFunds-CapMaint (A)

Comment: This is a FY 19/20 line-item project (Management Support Services) in the capital budget.

Qualified consultants will be established in each of the following disciplines;

PROFESSIONAL DISCIPLINE	NUMBER TO BE PROCURED
Architectural	6
Civil Engineering	4
Structural Engineering	4
Cost Estimator	2
Detention Security	1
Healthcare	2
Historical	2
Mechanical, Electrical, & Plumbing	5
Roofing & Envelope	3
Security	1
TOTAL	30

Consultants will be eligible to remain in the pool for one (1) year with four (4) - one (1) year renewal options so long as they comply with participation and other contractual requirements. The State has the right to replenish the pool, as needed, to maintain a minimum number of consultants in the pool upon approval by the State Architect. Use of the consultant pool will be approved in accordance with SBC policy on a project by project basis.

Individual project contracts only require the signature of the Deputy Commissioner of STREAM, the consultant, and the State Architect. The total cost of the projects utilizing the consultant contracts will not exceed \$1 million per year without prior SBC approval.

Minutes: 07/11/2019 SBC Approved procurement and to select a multiple consultants

DEPARTMENT OF GENERAL SERVICESDavidson County, Tennessee

Requested Action: Approval of a proposed rate change for the Facilities Revolving Fund (FRF)

Comment: Pursuant to SBC Policy 14.01 (E)(1), the lease rates to be charged State Agencies will be developed pursuant to SBC Policy 14.01(A) and submitted to SBC for approval. The Commissioner of Finance and Administration has analyzed current market and lease rate factors supplied by STREAM for office and related spaces in Davidson County, and supports this rate increase for approval by the State Building Commission. Funding for this increase was included in the FY 19/20 budget in Miscellaneous Appropriations. Effective July 1, 2019 the following increases within Davidson County include:

- The FRF rate for office space with a current rate of \$21.00 will increase to \$22.50 per square foot.

Previous Action:

08/20/2007	ESC	Approved rate changes for the FRF
06/09/2016	SBC	Approved rate changes for the FRF for Davidson County
08/10/2017	SBC	Approved rate changes for the FRF for Davidson County
09/31/2018	SBC	Approved rate changes for the FRF for Davidson County office space

Minutes: 07/11/2019 SBC Approved rate changes for the FRF for Davidson County

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State