

MINUTES
STATE BUILDING COMMISSION
June 13, 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 10:57 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
Stuart McWhorter, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Glen Casada, Speaker of the House of Representatives
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

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

PRESENTER

Chief of Staff and Deputy Commissioner Chuck Taylor
Interim Executive Director Michelle Crowder
Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Wes Landers, Deputy Commissioner
Stuart Smith, TCAT President
Sara Butler, Goodwyn Mills Cawood, Inc.
Senator Mike Bell
Representative Mark Cochran

CONSENT AGENDA

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

1. Agency: **University of Tennessee - Chattanooga**
Project Title: West Campus Housing and Garage
SBC Project No: 540/005-01-2014
Requested Action: Approval of a revision in funding

2. Agency: **University of Tennessee Health Science Center**
Project Title: Hamilton Fountain & Deck
SBC Project No: 540/013-03-2018
Requested Action: Approval of a revision in project budget in order to award a contract

3. Agency: **University of Tennessee Health Science Center**
Project Title: Madison Plaza Food Court Upgrade
SBC Project No: 540/013-07-2018
Requested Action: Approval of a revision in project budget, scope, and to utilize Campus Procurement for a portion of the work

4. Agency: **University of Tennessee Health Science Center**
Project Title: Molecular Science Bldg Window Replacement & HVAC Improvement
SBC Project No: 540/013-04-2010
Requested Action: Approval to cancel the project

5. Agency: **University of Tennessee – Knoxville**
Project Title: Neyland Thompson North End Plaza (17/18)
SBC Project No: 540/009-01-2018
Requested Action: Approval of a revision in project budget

6. Agency: **University of Tennessee - Martin**
Project Title: Innovation and Product Realization Facility - Programming
SBC Project No: 540/011-02-2019
Requested Action: Approval to award a contract

7. Agency: **University of Tennessee - Martin**
Project Title: Beef Cattle Teaching and Demonstration Area
SBC Project No: 540/011-01-2017
Requested Action: Approval to cancel the project

8. Agency: **Tennessee Board of Regents / Southwest Tennessee Community College**
Project Title: Whitehaven Center Funeral Services Program
SBC Project No: 166/033-02-2018
Requested Action: Approval of a revision in project budget and funding

9. Agency: **Tennessee Board of Regents / Volunteer State Community College**
Project Title: Parking, Road, and Site Upgrades
SBC Project No: 166/025-04-2017
Requested Action: Approval of a revision in project budget and funding

10. Agency: **Austin Peay State University**
Project Title: Hayes House Renovations
SBC Project No: 373/003-03-2019
Requested Action: Approval of a project and proceeding with the process to select a designer
11. Agency: **Tennessee Technological University**
Project Title: Steam Line Replacement
SBC Project No: 364/011-03-2018
Requested Action: Approval of a revision in project budget and funding in order to award a contract
12. Agency: **Tennessee Technological University**
Project Title: Master Plan
SBC Project No: 364/000-02-2019
Requested Action: Approval of a project and to issue a Request for Qualifications for a Master Planner
13. Agency: **University of Memphis**
Project Title: Campus School Expansion
SBC Project No: 367/007-09-2019
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing campus procurement for a portion of the project.
14. Agency: **University of Memphis**
Project Title: Food Service Dining Improvements
SBC Project No: 367/007-10-2019
Requested Action: Approval of a project and to accept gift-in-place construction, with plans and specifications to be approved by the State Architect
15. Agency: **Department of Military**
Project Title: Volunteer Training Sites Fitness Shelter
SBC Project No: 361/000-01-2019
Requested Action: Approval of a revision in project budget, scope, and funding
16. Agency: **Tennessee State Veterans Homes Board**
Project Title: West TN Veterans Nursing Home
SBC Project No: 680/006-01-2014
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor
17. Agency: **Department of Treasury**
Project Title: State Architect Signage Improvements Phase 2
SBC Project No: 900/000-01-2018
Requested Action: Approval to award a contract to the best evaluated proposer for a signage consultant
18. Agency: **Department of General Services**
Project Title: Stencil House at Ames Plantation – Grant
SBC Project No: 460/000-04-2018
Requested Action: Approval of an amendment to the grant contract

19. Agency: Department of General Services
Project Title: VAR Contracts
SBC Project No: 529/000-06-2015
Requested Action: Approval to extend two master contracts for an additional twelve months
20. Agency: Department of Commerce & Insurance
Project Title: TN Fire Training Academy New Conference Center
SBC Project No: 700/001-01-2017
Requested Action: Approval of a revision in project and funding

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: Approval of a revision in project budget and funding, and an amendment to the contract

Project Title: Private Management and Operation

Project Description: A private management and operations contract for TDOC and CCA for the operations and management of South Central Corrections Facility.

SBC Number: 142/018-01-2013

Total Project Budget: \$206,997,740.14

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$205,617,210.00	\$1,380,530.14	\$206,997,740.14	TDOC Op Funds (A)
Original Project Budget:	\$205,617,210.00			
Change in Funding:		\$1,380,530.14		
Revised Project Budget:			\$206,997,740.14	

Comment: The current contract (SBC No 142/018-01-2013) with Core Civic expires June 30, 2019. The upcoming RFP is in the process of being revised to include key performance indicators (KPI's). As a result, a new contract is not anticipated to be in place by July 1, 2019 and this amendment is needed to extend the term until a new contract can be put in place.

This amends the previously approved action to address unanticipated utility rate increases; Hepatitis C medications; and modifies the contract term and maximum liability. The contract term is for a 12 month extension. There is an initial 4 month extension with a cost of \$10,526,467.92 and an additional 8 month extension with a cost of \$22,092,962.22.

State Building Commission approval is required pursuant to TCA §41-24-104 to amend the contract.

Previous Action:

02/14/2013	SBC	Referred to ESC with authority to act
03/25/2013	ESC	Approved project and issuing a RFP
05/09/2013	SBC	Referred to ESC with authority to act
05/20/2013	ESC	Deferred to next available meeting
06/13/2013	SBC	Approved contract subject to AG confirmation
05/12/2016	SBC	Referred to ESC with authority to act
06/09/2016	SBC	Approved a revision in funding and two year extension
06/14/2018	SBC	Referred to ESC with authority to act
06/27/2018	ESC	Approved a revision in funding and one year extension
04/11/2019	SBC	Approved a revision in project budget and funding, and an amendment to the contract to extend the term

Minutes: 06/13/2019 SBC Secretary Hargett asked where the department was in the process and what would be the next step. Deputy Commissioner Taylor replied that the next step was the RFP for a new contract and once the draft is completed, the department would go back through the review process as dictated by statute including the State Building Commission, the Attorney General, Fiscal Review Committee, Senate State and Local

Committee and the House State Committee. Once the reviews are complete it will be released.

State Architect McGauran asked where they are in the Legislative approvals for this amendment. Deputy Commissioner Taylor stated that they have had high levels of engagement with the chairmen of those committees and they indicated that they would provide the letters to the department regarding their review. State Architect McGauran asked if they had received all three letters in order for the Building Commission to approve the request or if this needs to be referred to the ESC. Deputy Commissioner Wes Landers stated that they did present the amendment to the Fiscal Review Committee and had received a response from that committee. He added that Chairman Keisling and Chairman Dickerson have been notified about the change in the amendment and they have agreed to have the letters from their committees by June 20. The department is asking the Building Commission to refer this to the Executive Subcommittee for approval of the amendment. Deputy Commissioner Landers stated that they will come back to the Commission in July or August to present the RFP for a new long term contract for approval and comment. This would put it on target for a September release date of the RFP.

Secretary Hargett asked if the Commission has hindered in any way the Department's efforts on the new RFP. Deputy Commissioner Landers replied that it has not. It is defined very clearly in statute what the department has to do in connection with private prison contracting. He also stated that there have been some operational issues that they needed to clarify in the RFP to provide the kind of oversight the Legislature expects and what the department expects.

Secretary Hargett asked if the department has any reason to believe that in a year the Commission would be asked to approve another amendment to this contract. Deputy Commissioner Landers replied no. The RFP is anticipated to be released after receiving approvals by late summer or early fall of this year and then come back to present the best evaluated proposer's contract for approval.

The Commission referred to the Executive Subcommittee.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project and utilizing Campus Consultant for design and a contract procured by Central Procurement and System Procurement for construction

Project Title: Emergency – Football Practice Field Renovation

Project Description: This project will replace the existing artificial turf practice field and drainage system damaged by flood waters. It will also expand the field to a regulation size practice field.

SBC Number: 540/005-02-2019

Total Project Budget: \$1,360,000.00

Source of Funding: \$1,360,000.00 Plant Funds (Non-Aux) (A)

Comment: Work on this emergency project has begun with the Statewide emergency services contract being used for remediation and System Procurement for field improvements. The Campus Consultant is providing design due to scope being limited to in-kind replacement. Consultant will be paid under the Professional Consultant project account.

A portion of the Plant Funds will be replaced with Insurance Proceeds once they become available (~\$430,000).

This is an additional FY 19/20 disclosed project to be reported by THEC in Quarter 1.

Minutes: 06/13/2019 SBC Approved a project and utilizing Campus Consultant for design and a contract procured by Central Procurement and System Procurement for construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Emergency - Laurel Hall Mold Remediation

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

SBC Number: 540/009-01-2019

Total Project Budget: \$10,920,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 8,000,000.00	\$2,920,000.00	\$10,920,000.00	Plant Funds (Aux-Housing) (A)
Original Project Budget:	\$ 8,000,000.00			
Change in Funding:		\$2,920,000.00		
Revised Project Budget:			\$10,920,000.00	

Comment: This request will cover the additional costs of equipment, ceiling tile replacement, and labor incurred by the Statewide emergency services contractor.

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

Minutes: 06/13/2019 SBC Lieutenant Governor McNally asked if the University has developed a long term plan to detect mold in their facilities. Michelle Crowder replied that the University will be doing ongoing checks and inspections to ensure there isn't any mold growing in other dorms and to ensure these humidity levels and conditions don't happen again.

The Commission approved a revision in project budget and funding.

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: Industrial Readiness Facility

Project Description: Renovate the Fulton Building at the Macon Cove campus to provide an Industrial Readiness Facility.

SBC Number: 166/033-01-2015

Total Project Budget: \$5,800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,100,000.00	\$ 0.00	\$2,100,000.00	Gifts	(O)
	1,400,000.00	2,300,000.00	3,700,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$3,500,000.00				
Change in Funding:		\$2,300,000.00			
Revised Project Budget:			\$5,800,000.00		

Comment: The campus significantly increased the areas to be renovated and additional funds are needed to complete the work.

Previous Action:

06/11/2015	SBC	Approved project
07/20/2015	ESC	Approved designer selection (Ross Witt)
09/08/2016	SBC	Approved EDP
01/11/2018	SBC	Approved a revision in scope and funding

Minutes: 06/13/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

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

Project Title: Madison Teaching Facility

Project Description: Construct a facility, including site work in Madison TN for a new teaching facility.

SBC Number: 166/034-02-2016

Total Project Budget: \$20,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$15,700,000.00	\$4,300,000.00	\$20,000,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$15,700,000.00			
Change in Funding:		\$4,300,000.00		
Revised Project Budget:			\$20,000,000.00	

Comment: Additional funds are needed due to campus requested upgrades to the exterior resulting in modified massing, increased height, higher quality materials, increased glazing, and the arrangement of materials to reflect a more "collegiate" look.

Previous Action:

12/08/2016	SBC	Approved project
01/23/2017	ESC	Approved designer selection (Gilbert McLaughlin Casella Architects)
06/19/2017	SBC	Approved utilization of CM/GC and revised funding
08/10/2017	SBC	Approved CM/GC (Hoar Construction, LLC)
09/14/2017	SBC	Approved EDP
12/14/2017	SBC	Approved a revision in project budget and funding

Minutes: 06/13/2019 SBC Lieutenant Governor McNally asked if the full amount will be coming out of the school's funds. Dick Tracy replied yes they have the money in Plant Funds. Lieutenant Governor McNally asked how the money built up to that level. Mr. Tracy replied that the balance has been growing over a long period of time and has been increased by a large growth of enrollment across the campuses in Nashville and Antioch. Lieutenant Governor McNally asked why they hadn't used the funds for maintenance. Mr. Tracy replied that they have used some for maintenance. He added that there were two or three years that Nashville State didn't request capital maintenance money because they used their local funds for completing those maintenance projects.

The Commission approved a revision in project budget and funding.

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor and approval of the Early Design Phase as presented by Goodwyn Mills and Cawood, Inc.

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: \$17,750,000.00

Current Project Funding: \$ 1,165,000.00

Source of Funding:	\$ 1,000,000.00	Gifts (McMinn County)	(O)
	165,000.00	Gifts (City of Athens)	(O)

Comment: Eight proposals were received on May 20, 2019. The Notice of Intent to award was sent on June 3, 2019 naming (Rouse Construction Company) as the best evaluated proposer. The protest period will expire on June 10, 2019. The SBC-1 has been adjusted to reflect current estimates.

Previous Action:

12/13/2018	SBC	Approved project
12/17/2018	ESC	Approved designer selection (Goodwyn Mills and Cawood, Inc.)
04/11/2019	SBC	Approved a revision in budget, scope, and funding, and use of CM/GC

Minutes: 06/13/2019 SBC Dick Tracy introduced TCAT President Stuart Smith and Sara Butler with Goodwyn Mills and Cawood, Inc. Ms. Butler gave the presentation stating that the project is on target and anticipated to start construction in September 2019. No protests of the CM/GC evaluation were received.

Lieutenant Governor stated that Senator Mike Bell and Representative Mark Cochran are in attendance and are interested in and supportive of this project.

Commissioner McWhorter asked for the total square footage of the facility. Ms. Butler replied that the total square footage is 53,300 square feet.

The Commission approved awarding a contract to the best evaluated proposer for a Construction Manager/General Contractor and approval of the EDP as presented by Goodwyn Mills and Cawood, Inc.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Middle Tennessee State University, Murfreesboro
(Parking Services Facility)
SBC Project No. 166/009-02-2017
Bid date: 05/29/2019
Bid Target: \$2,670,000
MACC: \$2,850,000
SBC Action: Referred to ESC with authority to act

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on May 9, 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 Tennessee	User Agency:	UT Chattanooga
Location:	Chattanooga, Tennessee		
Project Title:	Campus Site Improvements		
SBC Project No:	540/005-03-2015	Approval Date:	04/30/2019
Designer:	W.M. Whitaker & Assoc	Contractor:	P & C Construction
Construction Completion %:	40%	Targeted Substantial Completion:	10/14/2019
Change Order No.	3	Comment:	Hidden Conditions/Design Modifications
Change Order Amount:	\$131,882.49		This change order addresses additional work, discovered through hidden conditions, to relocate an irrigation meter/valve vault that is in conflict with required grading, underground location services to determine where a fiber optic and electrical line are which are in conflict with a proposed storm water structure, and revising manhole frames and lids to coordinate with a pavement assembly. This work also included owner imposed design modifications to delete granite benches and replace with precast benches, replacement of existing damaged steps and stoop at Brock Hall, changing the designed pour in place concrete steps with the campus standard for precast concrete, and revising existing site work at Lansing St. to match the new work under this project.
Change Order Percentage:	5.67%		
Cumulative Percentage:	13.83%		
<u>Approved Project Funding</u>			
Original Bid Target:	\$2,800,000.00	<u>After This Change Order</u>	
Base Contract Amount:	\$2,327,800.00	Revised Contract Amount:	\$2,649,834.23
Contingency:	\$280,000.00	Remaining Undedicated Funds:	\$450,000.00

- 2) **State Procurement Agency:** University of Tennessee **User Agency:** UT Chattanooga
Location: Chattanooga, Tennessee
Project Title: Retrofit State Buildings
SBC Project No: 540/005-06-2014 **Approval Date:** 04/29/2019
Designer: Derthick, Henley & Wilkerson **Contractor:** Pointe General Contractors
- Construction Completion %:** 100% **Targeted Substantial Completion:** 10/10/2018
Change Order No. 6 **Comment: Design Modifications**
Change Order Amount: \$5,251 This change order provides for changing the storefront finish from a class 1 to a class 2 finishes. This request also created a delay in delivery and extended the contract by 164 days.
Change Order Percentage: .34%
Cumulative Percentage: 13.31%
- Approved Project Funding**
Original Bid Target: \$2,025,000
Base Contract Amount: \$1,535,000 **Revised Contract Amount:** \$1,739,270
Contingency: \$202,500 **Remaining Undedicated Funds:** \$30,000
- 3) **State Procurement Agency:** University of Tennessee **User Agency:** UT Knoxville
Location: Knoxville, Tennessee
Project Title: Chiller System Improvements
SBC Project No: 540/009-10-2014 **Approval Date:** 05/07/2019
Designer: Barge Design Solutions **Contractor:** Interstate Mechanical Contractors Inc
Construction Completion %: 75% **Targeted Substantial Completion:** 06/14/2019
Change Order No. 1 **Comment: Added Scope**
Change Order Amount: \$278,989.88 This change order accommodates reintroducing the scope of a chiller at Plant Biotech.
Change Order Percentage: 49.11%
Cumulative Percentage: 49.11%
- Approved Project Funding**
Original Bid Target: \$880,000 **After This Change Order**
Base Contract Amount: \$568,064 **Revised Contract Amount:** \$847,053.88
Contingency: \$90,000 **Remaining Undedicated Funds:** \$300,000.00
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Agriculture
Location: Nashville, Tennessee
Project Title: Ellington Ag Campus Upgrades
SBC Project No: 100/000-03-2014 **Approval Date:** 04/29/2019
Designer: Goodwyn Mills Cawood **Contractor:** Dowdle Construction
Construction Completion %: 65% **Targeted Substantial Completion:** 06/11/2020
Change Order No. 8 **Comment: Added Scope**
Change Order Amount: \$20,844.48 This change order addresses additional room finishes that were not initially communicated by the owner but needed in order to provide consistency within the project.
Change Order Percentage: .95%
Cumulative Percentage: 23.06%
- Approved Project Funding**
Original Bid Target: \$2,645,000 **After This Change Order**
Base Contract Amount: \$2,196,889 **Revised Contract Amount:** \$2,703,449.29
Contingency: \$313,500 **Remaining Undedicated Funds:** \$54,858.27

- 5) State Procurement Agency: STREAM User Agency: TN Historical Commission
Location: Nashville, Tennessee
Project Title: Hotel Halbrook Window Restoration
SBC Project No: 160/023-01-2017 Approval Date: 05/22/2019
Designer: HFR Design Contractor: Joe M. Staub Building Group
Construction Completion %: 10% Targeted Substantial Completion: 11/17/2019
Change Order No. 1 Comment: Hidden Conditions
Change Order Amount: \$120,680.98 This change order addresses replacement of upper
Change Order Percentage: 57.71% window sashes that were discovered during construction
Cumulative Percentage: 57.71% to have significant deterioration. This change order also
incorporates a credit through determination that proposed
storm window units are not needed.
- Approved Project Funding**
Original Bid Target: \$330,000
Base Contract Amount: \$209,127
Contingency: \$30,000
- After This Change Order**
Revised Contract Amount: \$329,807.98
Remaining Undedicated Funds: \$150,873.00
- 6) State Procurement Agency: STREAM User Agency: Department of Military
Location: Milan, Tennessee
Project Title: VTS Milan Cantonment Exterior Repairs
SBC Project No: 368/031-01-2017 Approval Date: 05/20/2019
Designer: In House Design-Keith Murray Contractor: JM Roofing Company, LLC
Construction Completion %: 77% Targeted Substantial Completion:
Change Order No. 2 Comment: Hidden Conditions/Value Added
Change Order Amount: \$16,640.56 This change order provides additional project value by
Change Order Percentage: 2.81% substituting primed siding and additional paint in lieu of
Cumulative Percentage: 10.30% pre-painted siding along with new metal window sill caps.
Also included is removal of hidden plywood soffit boards
located behind vinyl soffits, and the relocation of a water
heater that is in conflict with construction activity.
- Approved Project Funding**
Original Bid Target: \$881,000
Base Contract Amount: \$592,600
Contingency: \$89,000
- After This Change Order**
Revised Contract Amount: \$653,609.03
Remaining Undedicated Funds: \$333,031.53
- 7) State Procurement Agency: STREAM User Agency: Department of Military
Location: Milan, Tennessee
Project Title: VTS-Milan Electrical Conversion
SBC Project No: 368/031-02-2017 Approval Date: 05/23/2019
Designer: Goodwyn Mills Cawood Contractor: Jones Electric & Automation
Construction Completion %: 93% Targeted Substantial Completion: 07/08/2019
Change Order No. 3 Comment: Added Scope
Change Order Amount: \$13,234 This change order provides for the electrical conversion
Change Order Percentage: 9.38% for building T-9.
Cumulative Percentage: 27.92%
- Approved Project Funding**
Original Bid Target: \$518,000
Base Contract Amount: \$141,150
Contingency: \$44,250
- After This Change Order**
Revised Contract Amount: \$180,554.00
Remaining Undedicated Funds: \$399,578.17

8) State Procurement Agency:	STREAM	User Agency:	Department of General Services
Location:	Nashville, Tennessee		
Project Title:	Citizens Plaza – Roof Replacement		
SBC Project No:	529/076-01-2017	Approval Date:	05/20/2019
Designer:	Smith Seckman Reid	Contractor:	Medford Roofing
Construction Completion %:	100%	Targeted Substantial Completion:	04/20/2019
Change Order No.	1	Comment:	Hidden Conditions/Unavoidable Delays
Change Order Amount:	\$79,500	This change order addresses the need to replace all of the existing roofing insulation.	
Change Order Percentage:	36.38%		
Cumulative Percentage:	36.38%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$300,000		
Base Contract Amount:	\$218,500	Revised Contract Amount:	\$298,000.00
Contingency:	\$30,000	Remaining Undedicated Funds:	\$148,137.66

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) State Procurement Agency: Middle Tennessee State University
 - Location: Murfreesboro, Tennessee
 - Project Title: President's House Ramp
 - Project Description: Install accessible ramp to the front porch of the President's house, and all related work.
 - SBC Project No. 366/009-08-2019
 - Total Project Budget: \$62,650
 - Source of Funding: Plant Funds (Non-Aux) (A)
 - Approval: Approved project utilizing Campus Consultant for design and Job Order Contract for construction
 - Approval Date: 06/13/2019

- Reported the following three capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) State Procurement Agency: Tennessee Board of Regents / Southwest Tennessee Community College
 - Location: Memphis, Tennessee
 - Project Title: Macon Cove Campus Generator Replacement
 - Project Description: Replace generator at the Macon Cove campus.
 - SBC Project No. 166/033-02-2017
 - Total Project Budget: \$395,000
 - Source of Funding: Plant Funds (Non-Aux) (A)
 - Approval: Approved a revision in project budget and funding in order to award a contract
 - Approval Date: 05/16/2019

- 2) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Food Service Facility Improvements
Project Description: Minor renovations including equipment, furnishings, and finishes for campus dining facilities.
SBC Project No. 366/009-09-2019
Total Project Budget: \$480,000
Source of Funding: Gift-in-place (Contract) (O)
Approval: Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
Approval Date: 05/16/2019
- 3) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Campus Wide Paving Repair Project
Project Description: Asphalt paving repair of selected streets and parking lots campus wide including milling, demolition, excavation, stone base, fine grading, concrete curbs, parking bumpers, and asphalt markings.
SBC Project No. 369/005-02-2019
Total Project Budget: \$475,000
Source of Funding: Plant Funds (Aux-Parking) (A)
Approval: Approved project and utilizing campus resources for design
Approval Date: 05/10/2019

Approvals of Revisions to Existing Capital Projects

- Reported the following three 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: Neyland Stadium Improvements
Project Description: This project will provide the maintenance of Neyland Stadium with such items as, but not limited to, painting, waterproofing, graphics, handrail replacement, walking surfaces improvements, deck repair, and improvements to the suites and restrooms in the East Skyboxes.
SBC Project No. 540/009-07-2015
Total Project Budget: \$6,000,000
Source of Funding: Plant Funds (Aux-Athletics) (A)
Approval: Approved utilizing Campus Consultant and System Procurement for a portion of the work.
Approval Date: 05/23/2019

2) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: STEM Classroom Building
Project Description: This project will provide a new STEM Classroom Building to serve as the home of the Engineering, Chemistry, Computer Science, Math & Statistics, and Physics departments. Also included is the demolition of the ITV Communications Building.

SBC Project No. 540/011-03-2015
Total Project Budget: \$65,000,000
Source of Funding: \$58,500,000 17/18 CurrFunds-CapImp (A)
\$ 6,500,000 Gifts (O)

Approval: Approved utilizing Best Value
Approval Date: 05/21/2019

3) **State Procurement Agency:** STREAM / Department of Education
Location: Knoxville, Tennessee
Project Title: TSD Interior Doors – Elementary & Middle Schools
Project Description: Installation of doors to each classroom, renovations to meet fire safety codes, addition of a new corridor in the elementary school, and all required related work.

SBC Project No. 168/007-03-2017
Total Project Budget: \$240,000
Source of Funding: 17/18 CurrFunds-CapImp (A)
Approval: Approved utilizing IDIQ
Approval Date: 05/17/2019

- Reported the following approval of a revision in funding for capital project in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Henderson, Tennessee
Project Title: Chickasaw State Park Sewage Treatment Plant Upgrade
Project Description: Perform upgrades to the sewage collection and treatment systems.

SBC Project No. 126/021-01-2016
Total Project Budget: \$2,123,000
Source of Funding: 16/17 CurrFunds-CapMaint (A)
Approval: Approved a revision in project funding from Administration & Miscellaneous to MACC to address an unforeseen condition
Approval Date: 05/08/2019

- Reported the following approval of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** University of Tennessee Chattanooga
Location: Chattanooga, Tennessee
Project Title: Parking Lot Improvements (12/13)
Project Description: This project will install improvements to several campus parking lots, including Lot 10 (Grote/Holt), Lot 26 (Metro) including the demolition of Frist Hall, and *Lot 36 (Challenger Field)*.
SBC Project No. 540/005-02-2014
Total Project Budget: \$800,000
Source of Funding: Plant Funds (Aux-Parking) (A)
Approval: Approved a revision in project scope
Approval Date: 05/16/2019

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:** Tennessee Board of Regents / Columbia State Community College
Transaction Description: Transaction No. 19-04-003
Location: Columbia State Community College (CoSCC)
 Williamson County – 5.33 +/- acres access easement – 1228 Liberty Pike, Franklin, TN
Grantee: City of Franklin
Estimated Sale Price: Mutual Benefit
Source of Funding: City of Franklin (REM Fee) (O)
Approval: Approved a disposal by easement with waiver of advertisement & appraisals
Approval Date: 05/28/2019

Report of Items Submitted to the SBC

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2001".

Other Business

There being no further business, the meeting adjourned at 11:17 a.m.

* * * * *

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

Requested Action:	Approval of a revision in funding		
Project Title:	West Campus Housing and Garage		
Project Description:	The project provides for the planning of new housing and parking garage to be built on the west side of campus. The housing will accommodate approximately 600 beds and associated dining facilities. The garage will have approximately 650 parking spaces. The Racquet Center, built in 1976, will be demolished and the existing tennis courts will be renovated as part of this project.		
SBC Number:	540/005-01-2014		
Total Project Budget:	\$83,000,000.00		
Source of Funding:	\$ 5,912,000.00	Plant Funds (Aux-Housing/Dining/Parking)	(A)
	\$77,088,000.00	TSSBA	(A)
Comment:	This request reallocates funding from Admin. & Misc. to the MACC to allow the project to complete additional originally intended scope. This will complete the project.		
Previous Action:	04/16/2014	SBC	Approved full planning project, budget, scope, funding, process to select designer, and utilizing CM/GC delivery method
	06/23/2014	ESC	Approved designer selection (March Adams & Associates)
	08/28/2014	ESC	Approved designer selection (Derthick Henley Wilkerson)
	11/13/2014	SBC	Approved award to Hoar Construction as CM/GC for housing
	02/12/2015	SBC	Approved a revision in scope, project funding, Total Project Budget revision \$59,000,000 to \$80,000,000.
	05/13/2015	SBC	Approved proceeding with a previously approved planning project and allocation of full funding to the project.
	12/17/2015	SBC	Approved revision in scope and Early Design Phase as presented
	09/08/2016	SBC	Approved revision in project budget, funding and sources of funding
	05/10/2018	SBC	Approved revision in project funding
Minutes:	06/13/2019	SBC	Approved a revision in funding

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

Project Title: Hamilton Fountain & Deck

Project Description: The project will install a water fountain feature and wooden deck with seating, new sidewalk, stairs and lighting.

SBC Number: 540/013-03-2018

Total Project Budget: \$550,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	Gifts	(0)
	\$450,000.00	\$100,000.00	\$550,000.00		
Original Project Budget:	\$450,000.00				
Change in Funding:		\$100,000.00			
Revised Project Budget:			\$550,000.00		

Comment: Four bids were received on April 30, 2019. An increase in funding is needed to award a contract to Castle Black Construction for the base bid only. The standard design/bid/build process was used due to the intricacies of the final design. Increased bid amount was attributed to higher than usual market rate.

Previous Action: 08/20/2018 ESC Approved project and utilizing Campus Consultant for design and Campus Procurement for construction

Minutes: 06/13/2019 SBC Approved a revision in project budget in order to award a contract

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in project budget, scope, and to utilize Campus Procurement for a portion of the work

Project Title: Madison Plaza Food Court Upgrade

Project Description: This project is the build out of space in the Plaza building for a Starbucks coffee shop and Chick-fil A, replacement of dining furniture, and *accessibility improvements*.

SBC Number: 540/013-07-2018

Total Project Budget: \$1,066,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 968,000.00	\$98,000.00	\$1,066,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$ 968,000.00			
Change in Funding:		\$98,000.00		
Revised Project Budget:			\$1,066,000.00	

Comment: This request adds scope for accessibility improvements by replacing the revolving door entrance of the food court with an automatic entrance door.

Previous Action:

10/11/2018	SBC	Approved project and to select a designer and utilize Campus Resources for construction
10/29/2018	ESC	Approved designer selection (Self Tucker Architects, Inc.)
02/14/2019	SBC	Approved a revision in designer responsibility

Minutes: 06/13/2019 SBC Approved a revision in project budget, scope, and to utilize Campus Procurement for a portion of the work

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Molecular Science Bldg Window Replacement & HVAC Improvement

Project Description: This project will replace the existing single-glazed windows with low-E insulating glass windows. The existing air-handling units in the penthouse will be replaced with new air-handling units; controls specific to the air-handling units will be replaced and will be Web-based. Lab controls will not be replaced.

SBC Number: 540/013-04-2010

Original Project Budget: \$3,020,000.00

Project Expenditures: \$98,415.64

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,020,000.00	(\$2,921,584.36)	\$98,415.64	10/11	CurrFunds-CapMaint	(A)
Original Project Funding:	\$3,020,000.00					
Change in Funding:		(\$2,921,584.36)				
Revised Project Budget:			\$98,415.64			

Comment: This project is no longer a priority for the campus. The project has been on hold since 2011. The designer has been paid through the design development phase for this project.

Previous Action: 07/08/2010 SBC Approved project and to select a designer
07/23/2010 ESC Approved designer selection (Pickering Firm)

Minutes: 06/13/2019 SBC Approved cancellation of the project

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

Requested Action: Approval of a revision in project budget

Project Title: Neyland Thompson North End Plaza (17/18)

Project Description: This project will create an entry plaza at the north entrance of the Neyland-Thompson Sports Complex located at the corner of Lake Loudoun Blvd. and Johnny Majors Drive. All construction will be exterior and will be comprised of landscaping and hardscaping.

SBC Number: 540/009-01-2018

Total Project Budget: \$1,160,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,000,000.00	\$160,000.00	\$1,160,000.00	Plant Funds (Aux-Athletics) (A)
Original Project Budget:	\$1,000,000.00			
Change in Funding:		\$160,000.00		
Revised Project Budget:			\$1,160,000.00	

Comment: This request will provide construction of additional walls that honor past athletes.

Previous Action: 02/08/2018 SBC Approved project and to select a designer
03/19/2018 ESC Approved designer selection (Hedstrom Design, LLC)

Minutes: 06/13/2019 SBC Approved a revision in project budget

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

Requested Action: Approval to award a contract

Project Title: Innovation and Product Realization Facility - Programming

Project Description: This project will provide programming for the new Innovation and Product Realization Facility. This facility is a partnership with industry, TCAT, and UTM to create prototypes in product realization process.

SBC Number: 540/011-02-2019

Total Project Budget: \$50,000.00

Source of Funding: \$50,000.00 Plant Funds (Non-Aux) (A)

Comment: This request is to award a contract to the programming consultant. Four proposals were received on May 22, 2019. The Notice of Intent to award was sent on May 23, 2019 naming El Dorado, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 04/11/2019 SBC Approved project and to issue a RFQ

Minutes: 06/13/2019 SBC Approved awarding a contract (El Dorado, Inc.)

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

Requested Action: Approval to cancel the project

Project Title: Beef Cattle Teaching and Demonstration Area

Project Description: This project will develop a beef cattle teaching and demonstration area that will include a classroom, laboratory, handling facilities, beef barn, equipment and fencing, access road, parking area, and tractor-trailer turnaround.

SBC Number: 540/011-01-2017

Original Project Budget: \$1,661,000.00

Project Expenditures: \$ 119,953.98

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,661,000.00	(\$1,541,046.02)	\$119,953.98	Plant Funds (Non-Aux) (A)
Original Project Funding:	<u>\$1,661,000.00</u>			
Change in Funding:		(\$1,541,046.02)		
Revised Project Budget:			\$119,953.98	

Comment: The scope cannot be completed within approved budget. The campus will cancel the project and re-evaluate.

Previous Action:

06/19/2017	SBC	Approved project and to select a designer
08/21/2017	ESC	Approved designer selection (A2H Inc)
05/10/2018	SBC	Approved revision in funding and EDP as recommended by the State Architect
03/14/2019	SBC	Approved a revision in project budget and funding

Minutes: 06/13/2019 SBC Approved cancellation of the project

TENNESSEE BOARD OF REGENTSSouthwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: Whitehaven Center Funeral Services Program

Project Description: Renovate existing unfinished space within the Whitehaven Center for a new Funeral Services educational program, to include HVAC, plumbing, lighting, and life safety modifications, and new finishes and casework.

SBC Number: 166/033-02-2018

Total Project Budget: \$775,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$275,000.00	\$125,000.00	\$400,000.00	Plant Funds (Non-Aux)	(A)
	375,000.00	0.00	375,000.00	Plant Funds (Student Fees)	(O)
Original Project Budget:	\$650,000.00				
Change in Funding:		\$125,000.00			
Revised Project Budget:			\$775,000.00		

Comment: Additional funds are needed to meet the designer's estimate for the special ventilation and finishes included in the casket display room and embalming room, making the work more complex than originally anticipated.

Previous Action:

12/13/2018	SBC	Approved project
02/25/2019	ESC	Approved designer selection (Ross Witt)
09/08/2016	SBC	Approved EDP
01/11/2018	SBC	Approved a revision in scope and funding

Minutes: 06/13/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Parking, Road, and Site Upgrades

Project Description: Repair and replace parking lots, streets, sidewalks, signage, and lighting on campus.

SBC Number: 166/025-04-2017

Total Project Budget: \$861,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$730,000.00	\$ 0.00	\$730,000.00	17/18	CurrFunds-CapMaint	(A)
	0.00	131,000.00	\$131,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$730,000.00					
Change in Funding:		\$131,000.00				
Revised Project Budget:			\$861,000.00			

Comment: Project originally over bid and the work was reduced to include two parking lots. Additional funds are needed to complete the two remaining parking lots.

Previous Action: 07/13/2017 SBC Approved project
 08/21/2017 ESC Approved designer selection (Hethcoat & Davis, Inc.)

Minutes: 06/13/2019 SBC Approved a revision in project budget and funding

AUSTIN PEAY STATE UNIVERSITYAustin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Hayes House Renovations

Project Description: Renovation of Hayes House including, interior and exterior restoration, mechanical, electrical and plumbing updates, site improvements and related work.

SBC Number: 373/003-03-2019

Total Project Budget: \$2,000,000.00

Current Project Funding: \$ 300,000.00

Source of Funding: \$ 300,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 19/20 disclosed project in the capital budget for \$2,000,000. The first phase for \$300,000 will replace the HVAC system, and includes repairs to the building envelope. Subsequent phases will be completed upon availability of funding. Upon completion of this phase, the university will be able to use the structure's lower level for limited university events, primarily receptions. Once all renovation phases are complete, the property is planned for residential use. The Tennessee Historic Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Minutes: 06/13/2019 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 and funding in order to award a contract

Project Title: Steam Line Replacement

Project Description: Replace approximately 300 feet of steam and condensate line, and all related components.

SBC Number: 364/011-03-2018

Total Project Budget: \$596,590.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$490,000.00	\$106,590.00	\$596,590.00	Plant Funds (Aux-Dining) (A)
Original Project Funding:	\$490,000.00			
Change in Funding:		\$106,590.00		
Revised Project Funding:			\$596,590.00	

Comment: Three bids were received on May 10, 2019. The gap between bid target and overbid is attributed to material price increases and current market conditions. An increase in funding is needed to award a contract to Interstate Mechanical Inc. for the base bid and Alternate 1. There will be no additional designer fees.

Previous Action: 08/22/2018 OSA Approved project utilizing Campus Consultant for design.

Minutes: 06/13/2019 SBC Approved a revision in project budget and funding in order to award a contract

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

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

Project Title: Master Plan

Project Description: Develop master plan

SBC Number: 364/000-02-2019

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 Plant Funds (Non-Aux) (A)

Comment: Last master plan was completed in 2010, with an update in 2014. The successful proposer will serve as a Campus Consultant for master planning for the ten-year life of the master plan once the master plan has been approved.

Minutes: 06/13/2019 SBC Approved project and issuing a RFQ for a Master Planner

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

Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing campus procurement for a portion of the project

Project Title: Campus School Expansion

Project Description: Construct interior upgrades to an existing structure on the main campus for classroom use and install modular classrooms on the Park Avenue Campus.

SBC Number: 367/007-09-2019

Total Project Budget: \$2,000,000.00

Source of Funding: \$2,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an FY 19/20 disclosed project in the capital budget.

The designer will be selected for the main campus work. Campus procurement is being requested to purchase and install the modular classrooms in order to have classrooms available for the fall 2019 session.

Minutes: 06/13/2019 SBC Approved a project and to select a designer and utilizing campus procurement for a portion of the project

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

Requested Action: Approval of a project and to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

Project Title: Food Service Dining Improvements

Project Description: Renovations and improvements to dining facilities in various buildings in accordance with dining contract.

SBC Number: 367/007-10-2019

Total Project Budget: \$5,000,000.00

Source of Funding: \$5,000,000.00 Gift-in-Place (Contract) (O)

Comment: This is an FY 19/20 disclosed project in the capital budget. The Food Service Vendor (Chartwells) will provide design and construction of the improvements in accordance with SBC requirements for gift-in-place projects.

Minutes: 06/13/2019 SBC Approved a project and accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

DEPARTMENT OF MILITARY

Statewide, Tennessee and Georgia

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

Project Title: Volunteer Training Sites Fitness Shelter

Project Description: Construction of fitness shelters, *storage buildings, and latrines* at four Army National Guard Volunteer Training Sites and all required related work.

SBC Number: 361/000-01-2019

Total Project Budget: \$3,000,000.00

Current Project Funding: \$ 147,902.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 99,864.00	\$48,038.00	\$147,902.00	Federal Funds (NGB)	(F)
Original Project Funding:	\$ 99,864.00				
Change in Funding:		\$48,038.00			
Revised Project Funding:			\$147,902.00		

Comment: The increase in total project budget from \$2,250,000.00 to \$3,000,000.00 is for an additional fitness shelter at Tullahoma. The increase in scope reflects direction from the National Guard Bureau to add latrines and storage buildings for testing equipment.

This project will be 100% Federally Funded. Current funding is for the design effort and additional funding will be added when made available from the National Guard Bureau (NGB).

Previous Action: 04/11/2019 SBC Approved project and to select a designer

Minutes: 06/13/2019 SBC Approved a revision in project budget, scope, and funding

TENNESSEE STATE VETERANS HOMES BOARD

Veterans Nursing Home, Arlington, Shelby County, Tennessee

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

Project Title: West TN Veterans Nursing Home

Project Description: Construct a 126-bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include site diligence, land acquisition and all required related work.

SBC Number: 680/006-01-2014

Total Project Budget: \$54,801,061.00

Current Project Funding: \$ 3,710,000.00

Source of Funding:

\$ 600,000.00	14/15	CurrFunds-CapImp	(A)
50,000.00	14/15	TDVA Op Funds	(A)
2,980,000.00		Gift	(O)
50,000.00		Gift (City of Germantown)	(O)
30,000.00		Gift (Tipton County)	(O)

Comment: Three proposals were received on May 1, 2019. The Notice of Intent to award was sent on May 9, 2019 naming EMJ as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

08/21/2014	SBC	Approved project for preplanning
11/13/2014	SBC	Approved using consultant for site investigation
12/11/2014	SBC	Approved a revision in funding
08/09/2018	SBC	Approved a revision in project budget, scope, and funding
10/29/2018	ESC	Approved designer selection (The Orcutt Winslow LLP)
11/20/2018	OSA	Approved utilizing CM/GC
12/13/2018	SBC	Approved a revision in project budget and funding
04/11/2019	SBC	Approved a revision in scope and proceeding with a previously approved preplanning project

Minutes:

06/13/2019	SBC	Approved awarding a CM/GC contract (EMJ)
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DEPARTMENT OF TREASURYStatewide, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for a signage consultant

Project Title: State Architect Signage Improvements Phase 2

Project Description: Exterior signage improvements at statewide facilities.

SBC Number: 900/000-01-2018

Total Project Budget: \$1,500,000.00

Source of Funding: \$1,500,000.00 13/14 CurrFunds-CapImp (A)

Comment: Four proposals were received on April 17, 2019, one was disqualified. The Notice of Intent to Negotiate was sent on May 2, 2019. The Notice of Intent to award was issued on May 24, 2019 naming Kerestes-Martin Associates, Inc. (KMA Design) as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 09/13/2018 SBC Approved project and issuing RFQ for a Statewide Signage Consultant and utilizing CPO contract to perform the work.

Minutes: 06/13/2019 SBC Approved awarding a contract for a signage consultant (Kerestes-Martin Associates, Inc. (KMA Design))

DEPARTMENT OF GENERAL SERVICESStencil House at Ames Plantation, Grand Junction, Hardeman County, Tennessee

Requested Action: Approval of an amendment to the grant contract

Project Title: Stencil House at Ames Plantation - Grant

Project Description: Grant to the Hobart Ames Memorial Field Trail Club, to be used for restoration and preservation of the Stencil House at the Ames Plantation.

SBC Number: 460/000-04-2018

Total Project Budget: \$50,000.00

Source of Funding: \$50,000.00 18/19 CurrFunds-CapImp (A)

Comment: The grantee is Hobart Ames Foundation. The original grant contract was executed January 14, 2019. This amendment allows for reimbursement to the Grantee of eligible expenditures made after July 12, 2018.

Previous Action: 11/08/2018 SBC Approved grant

Minutes: 06/13/2019 SBC Approved an amendment to the grant

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval to extend two master contracts for an additional twelve months

Project Title: VAR Contracts

Project Description: VAR contracts to be assigned to related capital and maintenance projects. Scope of related projects will include installation of LED lighting, LED and HVAC control interface and metering with wireless control platform and will include incidental design.

SBC Number: 529/000-06-2015

Comment: The agreement for the current contracts will be amended to extend the contracts to include July 1, 2019 through June 30, 2020. This is the fourth year of a maximum of five years for these contracts. Below are the consultant contracts to be extended.

WESCO Services, LLC (Formerly Sylvania)
SmartWatt Energy, Inc.

Previous Action:	11/12/2015	SBC	Approved project & scope and issuing RFP for VARs
	01/14/2016	SBC	Referred to ESC with authority to act
	01/25/2016	ESC	Item pulled at Agency's request
	04/18/2016	SBC	Approved contract awards to Sylvania Lighting and Smartwatt Energy
	03/06/2018	OSA	Approved extending two master contracts for an additional twelve months. Reported at March 2018 ESC.
	4/22/2019	ESC	Approved designer name change
Minutes:	06/13/2019	SBC	Approved an amendment to contracts extending the term

DEPARTMENT OF COMMERCE & INSURANCE

TN Fire Service and Codes Enforcement Academy, Bell Buckle, Bedford County, Tennessee

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

Project Title: TN Fire Training Academy New Conference Center

Project Description: Construct a conference center which will include an auditorium, classrooms, and simulation labs including necessary infrastructure, and all required related work.

SBC Number: 700/001-01-2017

Total Project Budget: \$6,410,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$5,710,000.00	\$ 0.00	\$ 5,710,000.00	17/18	CurrFunds-CapImp	(A)
	0.00	700,000.00	700,000.00	18/19	CurrFunds-CapImp	(A)
Original Project Budget:	\$5,710,000.00					
Change in Funding:		\$ 700,000.00				
Revised Project Budget:			\$ 6,410,000.00			

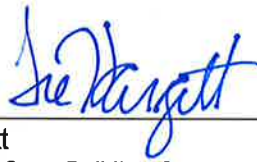
Comment: This adds FY 18/19 line-item project funds (Fire Academy New Conference Center) to the existing project. The additional funding is needed to award a contract to Southland Constructors for the base bid only. Five bids were received on March 21, 2019. There will be no additional designer fees.

Previous Action:

07/13/2017	SBC	Approve project and to select a designer
07/27/2017	ESC	Approved designer selection (The Architect Workshop)
04/12/2018	SBC	Approved EDP as recommended by the State Architect

Minutes: 06/13/2019 SBC Approved a revision in project budget and funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State