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

    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: Original Change Revised
$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, 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:  

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<td>$2,920,000.00</td>
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<td>Plant Funds (Aux-Housing) (A)</td>
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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.
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:

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Gifts (O)
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:

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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.
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.
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
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
   **Design:** W.M. Whitaker & Assoc
   **Construction Completion %:** 40%
   **Change Order No.:** 3
   **Change Order Amount:** $131,882.49
   **Change Order Percentage:** 5.67%
   **Cumulative Percentage:** 13.83%

   **Approval Date:** 04/30/2019
   **Contractor:** P & C Construction
   **Targeted Substantial Completion:** 10/14/2019
   **Comment:** Hidden Conditions/Design Modifications

   This change order addresses additional work, discovered through hidden conditions, to relocate an irrigation meter/valve vault that is in conflict with grading, underground location services to determine where a fiber optic and electrical line are which are in conflict with a 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.

   **After This Change Order**

   **Approved Project Funding**
   **Original Bid Target:** $2,800,000.00
   **Base Contract Amount:** $2,327,800.00
   **Contingency:** $280,000.00
   **Revised Contract Amount:** $2,649,834.23
   **Remaining Undedicated Funds:** $450,000.00
2) State Procurement Agency: University of Tennessee
Location: Chattanooga, Tennessee
Project Title: Retrofit State Buildings
SBC Project No: 540/005-06-2014
Designer: Derthick, Henley & Wilkerson
User Agency: UT Chattanooga

Approval Date: 04/29/2019
Contractor: Pointe General Contractors
Targeted Substantial Completion: 10/10/2018
Comment: Design Modifications

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.

After This Change Order

Change Order No. 6
Change Order Amount: $5,251
Change Order Percentage: 0.34%
Cumulative Percentage: 13.31%

Approved Project Funding
Original Bid Target: $2,025,000
Base Contract Amount: $1,535,000
Contingency: $202,500

Revised Contract Amount: $1,739,270
Remaining Undedicated Funds: $30,000

3) State Procurement Agency: University of Tennessee
Location: Knoxville, Tennessee
Project Title: Chiller System Improvements
SBC Project No: 540/009-10-2014
Designer: Barge Design Solutions
User Agency: UT Knoxville

Approval Date: 05/07/2019
Contractor: Interstate Mechanical Contractors Inc
Targeted Substantial Completion: 06/14/2019
Comment: Added Scope

This change order accommodates reintroducing the scope of a chiller at Plant Biotech.

After This Change Order

Change Order No. 1
Change Order Amount: $278,989.88
Change Order Percentage: 49.11%
Cumulative Percentage: 49.11%

Approved Project Funding
Original Bid Target: $880,000
Base Contract Amount: $568,064
Contingency: $90,000

Revised Contract Amount: $847,053.88
Remaining Undedicated Funds: $300,000.00

4) State Procurement Agency: STREAM
Location: Nashville, Tennessee
Project Title: Ellington Ag Campus Upgrades
SBC Project No: 100/000-03-2014
Designer: Goodwyn Mills Cawood
User Agency: Department of Agriculture

Approval Date: 04/29/2019
Contractor: Dowdle Construction
Targeted Substantial Completion: 06/11/2020
Comment: Added Scope

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.

After This Change Order

Change Order No. 8
Change Order Amount: $20,844.48
Change Order Percentage: 0.95%
Cumulative Percentage: 23.06%

Approved Project Funding
Original Bid Target: $2,645,000
Base Contract Amount: $2,196,889
Contingency: $313,500

Revised Contract Amount: $2,703,449.29
Remaining Undedicated Funds: $54,858.27
5) State Procurement Agency: STREAM
Location: Nashville, Tennessee
Project Title: Hotel Halbrook Window Restoration
SBC Project No: 160/023-01-2017
Designer: HFR Design
Construction Completion %: 10%
Change Order No: 1
Change Order Amount: $120,680.98
Change Order Percentage: 57.71%
Cumulative Percentage: 57.71%

User Agency: TN Historical Commission
Approval Date: 05/22/2019
Contractor: Joe M. Staub Building Group
Targeted Substantial Completion: 11/17/2019
Comment: Hidden Conditions

This change order addresses replacement of upper window sashes that were discovered during construction to have significant deterioration. This change order also incorporates a credit through determination that proposed storm window units are not needed.

After This Change Order

Change Order Amount: $120,680.98
Change Order Percentage: 57.71%
Cumulative Percentage: 57.71%

Approved Project Funding
Original Bid Target: $330,000
Base Contract Amount: $209,127
Contingency: $30,000
Revised Contract Amount: $329,807.98
Remaining Undedicated Funds: $150,873.00

6) State Procurement Agency: STREAM
Location: Milan, Tennessee
Project Title: VTS Milan Cantonment Exterior Repairs
SBC Project No: 368/031-01-2017
Designer: In House Design-Keith Murray
Change Order No: 2
Change Order Amount: $16,640.56
Change Order Percentage: 2.81%
Cumulative Percentage: 10.30%

User Agency: Department of Military
Approval Date: 05/20/2019
Contractor: JM Roofing Company, LLC
Targeted Substantial Completion:
Comment: Hidden Conditions/Value Added

This change order provides additional project value by substituting primed siding and additional paint in lieu of 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.

After This Change Order

Change Order Amount: $16,640.56
Change Order Percentage: 2.81%
Cumulative Percentage: 10.30%

Approved Project Funding
Original Bid Target: $881,000
Base Contract Amount: $592,600
Contingency: $89,000
Revised Contract Amount: $653,609.03
Remaining Undedicated Funds: $333,031.53

7) State Procurement Agency: STREAM
Location: Milan, Tennessee
Project Title: VTS Milan Electrical Conversion
SBC Project No: 368/031-02-2017
Designer: Goodwyn Mills Cawood
Construction Completion %: 93%
Change Order No: 3
Change Order Amount: $13,234
Change Order Percentage: 9.38%
Cumulative Percentage: 27.92%

User Agency: Department of Military
Approval Date: 05/23/2019
Contractor: Jones Electric & Automation
Targeted Substantial Completion: 07/08/2019
Comment: Added Scope

This change order provides for the electrical conversion for building T-9.

After This Change Order

Change Order Amount: $13,234
Change Order Percentage: 9.38%
Cumulative Percentage: 27.92%

Approved Project Funding
Original Bid Target: $518,000
Base Contract Amount: $141,150
Contingency: $44,250
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  
Change Order Amount: $79,500  
Change Order Percentage: 36.38%  
Cumulative Percentage: 36.38%  
Comment: Hidden Conditions/Unavoidable Delays  
This change order addresses the need to replace all of the existing roofing insulation.  
Change Order After This Change Order:  
Original Bid Target: $300,000  
Base Contract Amount: $218,500  
Contingency: $30,000  
Revised Contract Amount: $298,000.00  
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.

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

University 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 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:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
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</tr>
</thead>
<tbody>
<tr>
<td>$450,000.00</td>
<td>$100,000.00</td>
<td>$550,000.00</td>
</tr>
</tbody>
</table>

Gifts (O)

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
3.

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:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 968,000.00</td>
<td>$98,000.00</td>
<td>$1,066,000.00</td>
</tr>
</tbody>
</table>

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 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:

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<tr>
<th>Original</th>
<th>Change</th>
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<tbody>
<tr>
<td>$3,020,000.00</td>
<td>($2,921,584.36)</td>
<td>$98,415.64</td>
</tr>
</tbody>
</table>

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 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

<table>
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<th>Source of Funding</th>
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<td>Plant Funds (Aux-Athletics) (A)</td>
<td>$1,000,000.00</td>
<td>$160,000.00</td>
<td>$1,160,000.00</td>
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</tbody>
</table>

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 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 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:

<table>
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<tr>
<th></th>
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<th>Change</th>
<th>Revised</th>
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<tr>
<td>Original Project Fund</td>
<td>$1,661,000.00</td>
<td>($1,541,046.02)</td>
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<td>($1,541,046.02)</td>
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<tr>
<td>Revised Project Fund</td>
<td></td>
<td></td>
<td>$119,953.98</td>
</tr>
</tbody>
</table>

Source of Funding: Plant Funds (Non-Aux) (A)

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
- 09/11/2017 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 REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of a revision in project budget and funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Whitehaven Center Funeral Services Program</td>
</tr>
<tr>
<td>Project Description:</td>
<td>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.</td>
</tr>
<tr>
<td>SBC Number:</td>
<td>166/033-02-2018</td>
</tr>
<tr>
<td>Total Project Budget:</td>
<td>$775,000.00</td>
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<td>Source of Funding:</td>
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<tr>
<td></td>
<td><strong>Original</strong></td>
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<tr>
<td></td>
<td>$275,000.00</td>
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<td>375,000.00</td>
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<td>Original Project Budget:</td>
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<tr>
<td>Change in Funding:</td>
<td>$125,000.00</td>
</tr>
<tr>
<td>Revised Project Budget:</td>
<td><strong>$775,000.00</strong></td>
</tr>
<tr>
<td>Comment:</td>
<td>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.</td>
</tr>
<tr>
<td>Previous Action:</td>
<td>12/13/2018 SBC Approved project</td>
</tr>
<tr>
<td></td>
<td>02/25/2019 ESC Approved designer selection (Ross Witt)</td>
</tr>
<tr>
<td></td>
<td>09/08/2016 SBC Approved EDP</td>
</tr>
<tr>
<td></td>
<td>01/11/2018 SBC Approved a revision in scope and funding</td>
</tr>
<tr>
<td>Minutes:</td>
<td>06/13/2019 SBC Approved a revision in project budget and funding</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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<tbody>
<tr>
<td>$730,000.00</td>
<td>$0.00</td>
<td>$861,000.00</td>
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<tr>
<td>0.00</td>
<td>131,000.00</td>
<td>17/18 CurrFunds-CapMaint</td>
</tr>
<tr>
<td>(A)</td>
<td>Plant Funds (Non-Aux)</td>
<td></td>
</tr>
</tbody>
</table>

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 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, 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:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$490,000.00</td>
<td>$106,590.00</td>
<td>$596,590.00</td>
</tr>
</tbody>
</table>

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
<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of a project and to issue a Request for Qualifications for a Master Planner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Master Plan</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Develop master plan</td>
</tr>
<tr>
<td>SBC Number:</td>
<td>364/000-02-2019</td>
</tr>
<tr>
<td>Total Project Budget:</td>
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</tr>
<tr>
<td>Source of Funding:</td>
<td>$500,000.00  Plant Funds (Non-Aux)  (A)</td>
</tr>
<tr>
<td>Comment:</td>
<td>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.</td>
</tr>
<tr>
<td>Minutes:</td>
<td>06/13/2019  SBC  Approved project and issuing a RFQ for a Master Planner</td>
</tr>
</tbody>
</table>
University 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 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
State Building Commission – June 13, 2019

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: Original Change Revised

<table>
<thead>
<tr>
<th></th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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</thead>
<tbody>
<tr>
<td>Federal Funds (NGB)</td>
<td>$ 99,864.00</td>
<td>$48,038.00</td>
<td>$147,902.00</td>
</tr>
</tbody>
</table>

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
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:

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<thead>
<tr>
<th>Amount</th>
<th>Date</th>
<th>Source Description</th>
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</thead>
<tbody>
<tr>
<td>$600,000.00</td>
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<td>CurrFunds-CapImp (A)</td>
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<td>$50,000.00</td>
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<tr>
<td>$30,000.00</td>
<td></td>
<td>Gift (Tipton County) (O)</td>
</tr>
</tbody>
</table>

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)
**Statewide, 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))
Stencil 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 SERVICES

Statewide, 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
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:

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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:

[Signature]

Tre Hargett
Secretary, State Building Commission
Secretary of State