

MINUTES
STATE BUILDING COMMISSION
June 10, 2021

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

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- University of Tennessee
- Department of Correction
- Department of General Services
- State Building Commission

PRESENTER

President Randy Boyd
Inspector General Kelly Young
Commissioner Christi Branscom
State Architect Ann McGauran

OTHER PARTICIPANTS

Lanny Cope, Cope Associates Architecture

CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**
Project Title: Football Offices
SBC Project No: 364/011-06-2020
Requested Action: Approval of a revision in project budget and funding

2. Agency: **University of Memphis**
Project Title: Multiple Buildings Interior Repairs
SBC Project No: 367/007-13-2019
Requested Action: Approval of a revision in project budget and funding in order to award a contract

3. Agency: **Tennessee Board of Regents**
Project Title: Commissioning Services
SBC Project No: 166/000-01-2021
Requested Action: Approval to award a contract to the best evaluated proposer

4. Agency: **Tennessee Board of Regents / Tennessee Technological University**
Project Title: Innovation Center Residence Hall
SBC Project No: 166/011-01-2020
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

5. Agency: **University of Tennessee Health Science Center**
Project Title: 910 Madison Ave Renovation
SBC Project No: 540/013-01-2020
Requested Action: Approval of a revision in project scope, budget, and funding

6. Agency: **University of Tennessee – Knoxville**
Project Title: Campus Beautification (JW Mall Extension)
SBC Project No: 540/009-08-2017
Requested Action: Approval to award a contract for a portion of the work to the best evaluated proposer

7. Agency: **University of Tennessee – Knoxville**
Project Title: Laurel Hall Lintel Replacement
SBC Project No: 540/009-14-2021
Requested Action: Approval of a project and proceeding with the process to select a designer

8. Agency: **University of Tennessee – Knoxville**
Project Title: Roof Replacements (18/19)
SBC Project No: 540/009-03-2019
Requested Action: Approval of a revision in project scope

9. Agency: **University of Tennessee – Knoxville**
Project Title: Student Recreational Facilities Improvements
SBC Project No: 540/009-14-2019
Requested Action: Approval of a revision in project budget and funding

10. Agency: **University of Tennessee – Knoxville**
Project Title: Neyland Stadium Improvements
SBC Project No: 540/009-07-2015
Requested Action: Approval of a revision to project scope
11. 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 funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in project scope and the Early Design Phase** as presented by Cope Associates Architecture

Project Title: Neyland Stadium South Renovations

Project Description: This project will provide renovations of the south ground and concourse levels and include ~~relocating visitor locker room, addressing life safety issues, in the seating areas, correcting safety regulations at the field level,~~ *improvements to the west bowl seating, and demolition of the south concourse area hall, along with updating utilities. New amenities will include gates, a north videoboard, and specialty patron features.* This is a phased project with planning for the total project included in the first phase.

SBC Number: 540/009-02-2017

Total Project Budget: \$180,000,000.00

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

Comment: The project description has been modified for clarity, and the request adds scope for the north videoboard and the west bowl seating. At the time of construction, the current field met NCAA safety requirements; therefore, no changes are required. The work is anticipated to be accomplished within the existing project funding. The project will be completed in multiple phases. This EDP is for a portion of the work.

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

Minutes:	06/10/2021	SBC	President Randy Boyd introduced Mr. Lanny Cope with Cope Associates Architects to give the presentation. Mr. Cope stated that they anticipate a construction start immediately after the upcoming football season. Mr. Cope stated that the seating, video boards and the club shell will be complete before the start of the 2022 season and the finish out of the club space underneath will be completed toward the end of the season. Mr. Cope stated that the bid package is significantly below the bid target for the project since this is just a portion of the work being performed by the project.
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Lieutenant Governor McNally asked if there will be a seating loss in the stadium due to the renovations. Mr. Cope stated that there would be a loss of seats and reviewed the presentation that showed concourse 2 would have 236 fewer seats, the north upper plaza will have 1,351 fewer seats and the west lower bowl would have 1,744 fewer seats. The new seats are significantly wider and more comfortable than what the stadium currently has in those same locations. Lieutenant Governor estimated that there will be about 3,200 less seats. Mr. Cope replied that was correct.

The Commission approved a revision in project scope and the EDP as presented by Cope Associates Architecture.

DEPARTMENT OF CORRECTION

West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

Requested Action: **Approval of a revision in project scope**

Project Title: West Tennessee State Penitentiary Electrical Infrastructure Upgrades

Project Description: Review of current electrical systems and, based on study, upgrades to distribution panels and associated electrical wiring along with all required related work. The project includes *Site 1* emergency power sources, secondary electrical systems and all required related work.

SBC Number: 142/022-02-2017

Total Project Budget: \$8,700,000.00

Source of Funding: \$6,000,000.00 17/18 CurrFunds-CapMaint (SA) (A)
 2,700,000.00 18/19 CurrFunds-CapMaint (SA) (A)

Comment: A revision in project scope is requested to remove Sites 2 and 3 because after the initial project bid it became apparent the current funding was only enough for one site. At that time, the designer revisited its initial estimate of the construction cost and determined that it had not taken into account the full scope of the project or the increased costs resulting from a small bidder market and COVID-19 pandemic. The Site 1 scope was rebid and the one bid that was received will use the majority of the construction funding in this project. The designer has confirmed that the bid received for Site 1 reflects fair and reasonable pricing for the work. The scope for Sites 2 and 3 will be included as part of a future budget request. The designer fee will be reduced as a result of this scope change.

Previous Action: 07/13/2017 SBC Approved project and to select a designer
 07/27/2017 ESC Approved designer selection (Smith Seckman Reid)
 07/12/2018 SBC Approved a revision in project budget, scope and funding

Minutes: 06/10/2021 SBC Approved a revision in project scope

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

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

Project Title: Office Space Consolidation Designers

Project Description: Selection of two designers for multiple FRF interior renovation projects in Middle Tennessee.

SBC Number: 529/000-02-2021

Comment: Two qualified designers will be established to allow for consistent design services for multiple office space consolidation projects utilizing Alternative Workplace Solutions (AWS) standards. It is anticipated there will be 15-25 separate office space consolidation projects having a cumulative fee potential up to \$900,000 and consisting of interior renovation elements such as new finishes; restroom upgrades; lighting upgrades; furniture; reconfiguration of space within current moveable furniture guidelines; and modification of all associated electrical, mechanical, plumbing, fire protection; access control, and communication systems. Designers will be selected for individual SBC office space consolidation projects in State-owned and leased office space throughout the Middle Tennessee Region based on workload and their experience within a specific facility to ensure continuity.

All future projects utilizing this procurement will commence within the next five years. It is anticipated that the majority of the future projects will be approved and commence within the next year and have concurrent schedules.

Minutes: 06/10/2021 SBC Lieutenant Governor McNally asked when the project is scheduled to be completed. Commissioner Branscom stated that most of the work would occur in the first year but some locations are in leases and those could take up to five years. DGS has some options to get out of leases with fees. She said the timeline may get a little faster but the longest would be five years.

Lieutenant Governor McNally asked what agencies would be affected. Commissioner Branscom stated that there are twenty-two agencies and gave examples of some of the agencies but stated that most departments are involved and other governmental entities like THDA and THEC are also involved.

Lieutenant Governor McNally asked what the goal was in terms of the amount of space to be vacated. Commissioner Branscom stated that 84% of the state portfolio of space is in Davidson County. Downtown and Metro Center have 4 million square feet and the goal is to reduce a million square feet from the state portfolio.

Comptroller Mumpower stated that the reduction is in square feet and not the number of employees and asked if the plan is based on initiatives to either move employees to a permanent work from home status or to a rotation of work from home and in the office. Comptroller

Mumpower also asked what the plan was for accommodating our important state personnel while reducing the space. Commissioner Branscom stated that those are all factors and that it is a combination of factors. There will be people working in an AWS scenario. AWS, alternative workplace solutions, is an initiative successfully employed by the state since 2015/2016. There will be more people moving into the AWS scenario which typically involves, working in the office 2 or 3 days per week and on site or from home the remainder of the week. Commissioner Branscom stated that they will be reducing square footage by selling a couple of properties like the Citizen Plaza property that was approved for sale by the commission. The state also has the ability to consolidate into other buildings. For example, the multi-agency law enforcement training academy (MLETA) combines some law enforcement type agencies; THP, Homeland Security, Department of Corrections and others; at the new MLETA which will allow DGS to reduce square footage at the locations where they are currently located. Some of those properties are at Foster Avenue and Clover Bottom. It is a combination of all those factors that will allow DGS to reduce the state portfolio by a million square feet.

Comptroller Mumpower asked if DGS is working with the Commissioners to ensure that services provided by our great state employees to Tennessee citizens are not reduced with the change in work environment. Commissioner Branscom confirmed and stated that they are making sure that productivity is maintained or increased with this process. DOHR has done some surveys and reviewed data showing that productivity has increased and improved during the time in which the state has been employing AWS and during this past year with many working from home.

Commissioner Eley asked for confirmation that the long-term goal will be to vacate all leased space in Nashville and Metro Center. Commissioner Branscom confirmed that the goal is to be out of all the leases for office space by 2027, with one exception. The exception is a Federally funded lease for the Department of Disability Determination. The Federal government has said that they want to remain in that lease.

The Commission approved a procurement and to select two designers.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on May 13, 2021.

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 Knoxville
Location: Knoxville, Tennessee
Project Title: Residence Hall Improvements
SBC Project No: 540/009-04-2018 **Approval Date:** 05/17/2021
Designer: Design Innovation Arch **Contractor:** Merit Construction, Inc.
Construction Completion %: 99% **Targeted Substantial Completion:** 06/07/2021
Change Order No. 5 **Comment: Hidden Conditions/Unavoidable Delays**
Change Order Amount: \$16,321.20 This change order provides for extended general
Change Order Percentage: 1.74% conditions to add structural components to the roof
Cumulative Percentage: 39.25% structure identified as a hidden condition. This change
order also addresses an unavoidable delay in structural
design and fabrication which added 84 days to the
project.
Approved Project Funding **After This Change Order**
Original Bid Target: \$1,375,188.00
Base Contract Amount: \$938,000.00 **Revised Contract Amount:** \$1,306,179.03
Contingency: \$137,518.00 **Remaining Undedicated Funds:** \$7,094,000.00
- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville, Tennessee
Project Title: Landscape Improvements Phase 1
SBC Project No: 166/001-08-2018 **Approval Date:** 05/06/2021
Designer: Heibert Ball Land **Contractor:** CD Steger Construction, Inc.
Design, LLC
Construction Completion %: 90% **Targeted Substantial Completion:** 03/30/2021
Change Order No. 5 **Comment: Added Scope**
Change Order Amount: \$33,627.57 This change order addresses the demolition and
Change Order Percentage: 24.91% replacement of a new brick seat wall and cap stone as
Cumulative Percentage: 28.09% added scope. This change order adds 120 days to the
project.
Approved Project Funding **After This Change Order**
Original Bid Target: \$165,000.00
Base Contract Amount: \$135,000.00 **Revised Contract Amount:** \$172,916.74
Contingency: \$10,000.00 **Remaining Undedicated Funds:** \$2,083.26

3) State Procurement Agency:	TN Board of Regents	User Agency:	Tennessee State University
Location:	Nashville, Tennessee		
Project Title:	Perimeter Road Design & Construction		
SBC Project No:	166/001-10-2018	Approval Date:	05/14/2021
Designer:	Hethcoat & Davis Inc.	Contractor:	Sessions Paving Co. Inc.
Construction Completion %:	0%	Targeted Substantial Completion:	06/04/2021
Change Order No.	1	Comment: Hidden Conditions	
Change Order Amount:	\$151,029.18	This change order addresses the need to remediate a high voltage power line that was damaged during demo related to repaving which was identified as a hidden condition.	
Change Order Percentage:	121.42%		
Cumulative Percentage:	121.42%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$165,000.00	Revised Contract Amount:	\$275,414.18
Base Contract Amount:	\$124,385.00	Remaining Undedicated Funds:	\$164,585.82
Contingency:	\$10,000.00		

Secretary Hargett asked for more information on the TSU Perimeter Road change order with a 121% increase. Secretary Hargett asked what happened and what we do internally as a result. State Architect McGauran replied that this is the first subproject of the larger Perimeter Road project and they hit a major electrical line at the beginning of the project. She added that TBR was taking some money from a future subproject for this project to address this unforeseen expense. Mr. Alex Smart with TSU stated that when the contractor started digging the line was not located where it was thought to be. The line was three feet higher than it should have been and did not have the required warning tape 12" above the line and it did not have the expected concrete enclosure so there was no resistance to the excavator. There was no way of knowing that the line was danger prior to the line being cut. State Architect McGauran asked Mr. Smart to confirm that once the line was repaired those items were fixed. Mr. Smart replied yes, that TSU installed the power line four feet deeper and encased it in concrete the way it is supposed to be and included the warning tape. Secretary Hargett asked whose responsibility would that have been to know the location of the line. State Architect McGauran stated that they rely on a number of pieces of information to locate underground utilities including historical documentation and utility locator services. In this particular case, they all said the line was in a place that it wasn't. This is not something that happens very often and the conditions at this location were a unique case. Secretary Hargett confirmed there was no negligence on the part of the contractor. State Architect McGauran replied that there was no negligence on the part of the contractor.

4) State Procurement Agency:	Middle TN State Univ.	User Agency:	Middle Tennessee State University
Location:	Murfreesboro, Tennessee		
Project Title:	Floyd Stadium Stair Repair		
SBC Project No:	366/009-17-2019	Approval Date:	05/20/2021
Designer:	TMPartners PLLC	Contractor:	Beech Construction Services
Construction Completion %:	60%	Targeted Substantial Completion:	08/16/2021
Change Order No.	3	Comment: Hidden Conditions	
Change Order Amount:	\$3,896.11	This change order addresses the need to provide new structural cross bracing and the application of epoxy water proofing identified as hidden conditions.	
Change Order Percentage:	.49%		
Cumulative Percentage:	32.53%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$796,632.31	Revised Contract Amount:	\$1,055,850.19
Base Contract Amount:	\$796,632.31	Remaining Undedicated Funds:	\$214,149.12
Contingency:	\$473,367.00		

- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Tiptonville, Tennessee
Project Title: NWCX Replace Emergency Backup Power Systems Phase 2
SBC Project No: 140/001-03-2015 **Approval Date:** 05/21/2021
Designer: Allen & Hoshall, Inc. **Contractor:** Wade Electric Co.
Construction Completion %: 85% **Targeted Substantial Completion:** 08/30/2021
Change Order No. 10 **Comment: Omission**
Change Order Amount: \$332,198.46 This change order addresses a designer omission identifying the need to move building 16 electrical service to the existing switchboard. This change order adds 112 days to the project schedule.
Change Order Percentage: 5.94%
Cumulative Percentage: 10.07%
Approved Project Funding
Original Bid Target: \$5,820,667.93 **After This Change Order**
Base Contract Amount: \$5,589,980.00 **Revised Contract Amount:** \$6,152,866.39
Contingency: \$428,312.07 **Remaining Undedicated Funds:** \$2,028,303.92
- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Clifton, Tennessee
Project Title: SCCF Heating System Replacement
SBC Project No: 142/018-01-2010 **Approval Date:** 05/05/2021
Designer: SSR, Inc. **Contractor:** BESCO
Construction Completion %: 97% **Targeted Substantial Completion:** 05/14/2021
Change Order No. 13 **Comment: Hidden Conditions**
Change Order Amount: \$46,320.80 This change order addresses the need to replace a failed heat exchanger and storage tank identified as hidden conditions.
Change Order Percentage: .55%
Cumulative Percentage: 11.43%
Approved Project Funding
Original Bid Target: \$7,725,000.00 **After This Change Order**
Base Contract Amount: \$6,067,973.00 **Revised Contract Amount:** \$6,761,403.69
Contingency: \$775,300.00 **Remaining Undedicated Funds:** \$1,882,291.09
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Lobelville, Tennessee
Project Title: Lobelville RC Reroof & Facility Update
SBC Project No: 361/045-01-2019 **Approval Date:** 05/05/2021
Designer: Lyle Cook Martin **Contractor:** Eskola LLC
Construction Completion %: 90% **Targeted Substantial Completion:** 07/07/2021
Change Order No. 3 **Comment: Added Scope/Value Added**
Change Order Amount: \$38,173.00 This change order is for removal and replacement of flooring/base and the painting of existing wainscot. The change order also addresses the installation of snow guards and the replacement of toilet partitions as added scope.
Change Order Percentage: 5.80%
Cumulative Percentage: 28.38%
Approved Project Funding
Original Bid Target: \$812,350.00 **After This Change Order**
Base Contract Amount: \$658,250.00 **Revised Contract Amount:** \$845,045.58
Contingency: \$81,235.00 **Remaining Undedicated Funds:** \$96,585.42

8) State Procurement Agency:	STREAM	User Agency:	Department of Military
Location:	Smyrna, Tennessee		
Project Title:	Smyrna Open Bay Barracks		
SBC Project No:	361/079-03-2018	Approval Date:	05/05/2021
Designer:	Gilbert McLaughlin Architects	Contractor:	Taheri Construction LLC
Construction Completion %:	95%	Targeted Substantial Completion:	07/14/2021
Change Order No.	3	Comment: Codes / Design Modifications / Value Added	
Change Order Amount:	\$25,630.66	This change order provides a credit to the owner for design modifications including material changes and deletions for cabling and drywall. The change order also addresses the addition of breakers and sprinkler modifications required by code and the State Fire Marshall's office. The change order addresses the value-added substitution of floor stain in lieu of concrete floor sealer and the addition of hail guards for HVAC units.	
Change Order Percentage:	2.22%		
Cumulative Percentage:	17.43%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$1,090,000.00	Revised Contract Amount:	\$1,356,061.05
Base Contract Amount:	\$1,154,800.00	Remaining Undedicated Funds:	\$33,923.50
Contingency:	\$54,500.00		

Initial and Revised Approvals of Capital Projects

- Reported the following two 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 / Jackson State Community College
Location: Jackson, Tennessee
Project Title: Emergency Administration Building HVAC Replacement
Project Description: Emergency replacement of a Trane 40-ton HVAC unit (rooftop condenser and interior air handler) serving approximately 15,000 SF of office space in the administration Building at main campus.
SBC Project No. 166/019-01-2021
Total Project Budget: \$265,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a campus consultant for design
Approval Date: 05/12/2021

 - 2) **State Procurement Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: Theater Mold Remediation
Project Description: Remediate mold from costumes, stage area and costume storage area in existing theater building and replace stage area floor.
SBC Project No. 367/007-02-2021
Total Project Budget: \$400,000.00
Source of Funding: Plant Funds (Non-Aux) (A) (insurance proceeds are anticipated to replace Plant Funds)
Approval: Approved project utilizing a campus consultant for design and a central procurement office and campus procurement for the work
Approval Date: 05/14/2021

Approvals of Revisions to Existing Capital Projects

- Reported the following approval 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 Health Science Center
Location: Memphis, Tennessee
Project Title: 930 Madison Ave Renovations
Project Description: This project will renovate portions of the 930 Madison Building for the Hamilton Eye Surgery Center (3rd floor) and a new COVID-19 testing lab (5th floor). Renovations will accommodate new layouts as well as new specialized equipment. Buildings systems, finishes, and millwork will also be upgraded with these changes.
SBC Project No. 540/013-03-2021
Total Project Budget: \$185,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Resources and System Procurement for construction
Approval Date: 05/18/2021

- Reported the following two approvals of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Burns, Tennessee
Project Title: Montgomery Bell State Park Inn Renovation
Project Description: Renovate the inn, conference center, kitchen, and restaurant; replace mechanical, plumbing and electrical systems, repair parking lots and swimming facilities and all required related work.
SBC Project No. 126/054-01-2017
Total Project Budget: \$12,125,000.00
Source of Funding: 16/17 CurrFunds-CapImp (A)
Approval: Approved a revision in project funding (increase MACC \$60,000, multiple revisions to soft costs)
Approval Date: 05/13/2021

 - 2) **State Procurement Agency:** STREAM / Department of Correction
Location: Statewide, Tennessee
Project Title: Replace Emergency Power Backup System Phase 2
Project Description: Upgrade the emergency power backup systems at various facilities, including all related work.
SBC Project No. 140/001-03-2015
Total Project Budget: \$8,200,000.00
Source of Funding: 14/15 CurrFunds-CapMaint SA (A)
Approval: Approved a revision in project funding (increase MACC \$100,000, decrease Moveable Equipment \$100,00)
Approval Date: 05/17/2021

Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 21-05-011
Location: North Cumberland Wildlife Management Area (NCWMA)
Campbell County – 13.63 acres – 0 Tipple Lane, Jellico, TN
Owner(s): Hinkle Contracting Company, LLC f/k/a Hinkle Contracting Corporation
Estimated Purchase Price: Fair Market Value
Source of Funding: 20/21 Wetlands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 05/20/2021

- Reported the following two disposal easements in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Agriculture
Transaction Description: Transaction No. 20-02-016
Location: Bledsoe State Forest (BSF)
Bledsoe County – 99,317 s.f. (2.28 ± acres) – 1045 Horsehead Road, Pikeville, TN
Sequachee Valley
Grantee: Electric Coop (SVEC)
Estimated Sale Price: Fair Market Value
Source of Funding: SVEC (O)
Approval: Approved disposal by easement with waiver of advertisement and one appraisal
Approval Date: 05/20/2021

 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 21-03-008
Location: Sycamore Shoals State Historic Park (SSSHP)
Carter County – additional 16'x55' (880 s.f. or 0.020 ± acre) permanent easement
– 0 W. Elk Avenue, Elizabethton, TN
Grantee: East Tennessee Natural Gas, LLC (ETNG)
Term: Permanent
Area / Costs: No Cost – Mutual Benefit
Approval: Approved an easement amendment
Approval Date: 05/12/2021

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Walters Life Science Improvements
SBC Project No. 540/009-15-2019
Designer: Sparkman & Associates Architects, Inc.
Amount: \$2,915.00
Explanation: This ASR is for work relating to the preparation of documents for a subproject that is being re-bid.
Approval Date: 04/30/2021
OSA Receipt Date: 05/03/2021
- **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

State Architect McGauran stated that this is the last SBC meeting for Mr. Bruce Davis and that he has served the Commission well and thanked him for attending. Secretary Hargett stated that he has enjoyed working with Mr. Davis and always appreciated his professionalism and his sharp wit. Mr. Davis has truly served Tennesseans well in multiple capacities and the State Building Commission is no exception to that. Secretary Hargett added his thanks. Speaker Sexton thanked Mr. Davis. He stated that he has appreciated him watching out for the State's best interest and he will be missed and is always welcome back anytime.

There being no further business, the meeting adjourned at 11:24 a.m.

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Football Offices

Project Description: Purchase and installation of a prefabricated portable office building for the Football program.

SBC Number: 364/011-06-2020

Total Project Budget: \$400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$400,000.00	\$175,000.00	\$575,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$400,000.00				
Change in Funding:		\$175,000.00			
Revised Project Budget:			\$575,000.00		

Comment: This request for additional funding is needed due to price increases and revised delineation of work responsibilities between manufacturer and campus facilities personnel.

Previous Action: 08/13/2020 SBC Approved project utilizing Campus Procurement and Campus Resources for the work

Minutes: 06/10/2021 SBC Approved a revision in project budget and funding

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

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

Project Title: Multiple Buildings Interior Repairs

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

SBC Number: 367/007-13-2019

Total Project Budget: \$6,136,800.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$3,325,000.00	\$ 0.00	\$3,325,000.00	19/20	CurrFunds-CapMaint (A)
	2,320,000.00	0.00	2,320,000.00	19/20	CurrFunds-CapMaint (MP) (A)
	0.00	491,800.00	491,800.00	18/19	CurrFunds-CapMaint (R)
Original Project Budget:	\$5,645,000.00				
Change in Funding:		\$491,800.00			
Revised Project Budget:			\$6,136,800.00		

Comment: Twelve bids were received on March 10, 2021. This request is to increase the project budget to award a contract for the base bid only to the low bidder, Standard Builders, Inc. The low bid was over budget due to the reduced subcontractor market resulting from Covid-19. There will be no additional designer fees.

Previous Action: 07/11/2019 SBC Approved project and to select a designer
07/22/2019 SBC Approved designer selection (Allen & Hoshall Inc.)

Minutes: 06/10/2021 SBC Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTSStatewide, Tennessee

Requested Action: Approval to award contract to the best evaluated proposer

Project Title: Commissioning Services

Project Description: Provide commissioning services statewide.

SBC Number: 166/000-01-2021

Comment: Nine proposals were received on March 26, 2021. The Notice of Intent to award was sent on May 13, 2021 naming Working Buildings, LLC as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 01/14/2021 SBC Approved issuance of RFQ for Commissioning

Minutes: 06/10/2021 SBC Approved awarding contract to the best evaluated proposer (Working Buildings, LLC)

TENNESSEE BOARD OF REGENTSTennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Innovation Center Residence Hall

Project Description: Construct a new residence hall that will provide up to 400 beds and 15-20,000 square feet of ground level space dedicated to a learning community for entrepreneurship and technology. A food service facility will be included along with space for other support operations contributing to the living and learning community.

SBC Number: 166/011-01-2020

Total Project Budget: \$29,500,000.00

Current Project Funding: \$ 1,000,000.00 Plant Funds (Aux-Housing) (A)

Comment: Ten proposals were received on April 9, 2021. The Notice of Intent to award was sent on May 17, 2021, naming Denark Construction, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 12/10/2020 SBC Approved project and use of CM/GC
12/18/2020 ESC Approved designer selection (Earl Swensson Associates)

Minutes: 06/10/2021 SBC Approved awarding a contract to the best evaluated proposer for a CM/GC (Denark Construction, Inc.)

UNIVERSITY OF TENNESSEE

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

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

Project Title: 910 Madison Ave Renovation

Project Description: This project will renovate the 5th floor including abatement of flooring material, new carpet and furniture, replace ceiling grid, tile, and light fixtures, and HVAC maintenance for the *ground level*, 1st, and 5th floors. Also includes renovations for 4th floor carpeting, 10th floor buildout of two offices.

SBC Number: 540/013-01-2020

Total Project Budget: \$675,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$475,000.00	\$200,000.00	\$675,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$475,000.00			
Change in Funding:		\$200,000.00		
Revised Project Budget:			\$675,000.00	

Comment: This request adds scope and funding for upgrading the One-Stop Shop on the ground floor. The additional scope and funding is an additional FY 20/21 **disclosed** project reported by THEC in Quarter 4. The Quarter 4 request was disclosed for \$130,000; however, due to more HVAC work needed than originally planned, a \$200,000 increase is requested.

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

Previous Action: 01/25/2020 ESC Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

 02/22/2021 ESC Approved a revision in project scope

Minutes: 06/10/2021 SBC Approved a revision in project scope, budget, and funding

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

Requested Action: Approval to award a contract for a portion of the work to the best evaluated proposer

Project Title: Campus Beautification (JW Mall Extension)

Project Description: This project will extend the Johnson-Ward Pedestrian Mall to UT Drive with extensions on Pat Head Summit Street and Melrose Place. New greenspace and amenities will be provided within the new Housing and Dining footprints.

SBC Number: 540/009-08-2017

Total Project Budget: \$9,000,000.00

Source of Funding:	\$8,000,000.00	TSSBA	(A)
	1,000,000.00	Plant Funds (Non-Aux)	(A)

Comment: Three proposals were received on April 29, 2021. The best evaluated proposer is Merit Construction Inc.

Previous Action:	07/13/2017	SBC	Approved project budget, scope, funding and source(s) of funding and proceeding with the process to select a designer
	09/28/2017	ESC	Approved designer selection (Carol R Johnson Associates, Inc.)
	07/11/2019	SBC	Approved utilizing Best Value alternative delivery method
	03/11/2021	SBC	Approved a revision in project scope

Minutes:	06/10/2021	SBC	Approved awarding a contract for a portion of the work to the best evaluated proposer (Merit Construction, Inc.)
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UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Laurel Hall Lintel Replacement

Project Description: This project will replace and repair lintels, and repair flashing, waterproofing, and weep holes.

SBC Number: 540/009-14-2021

Total Project Budget: \$1,570,000.00

Source of Funding: \$1,570,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is a FY 20/21 **disclosed** project in the capital budget.

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

Minutes: 06/10/2021 SBC Approved project and to select a designer

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

Requested Action: Approval of a revision in project scope

Project Title: Roof Replacements (18/19)

Project Description: This project will replace roofing and all related work on the Fleming Warehouse (1995), 1525 (2012) and 1610 (2002) University Avenue, Early Learning Center (2011) on Lake Avenue, 525 N. Gay Street (Unknown – purchased in 2017), 711 Concord (1961), 2000 Sutherland Avenue (1951), Tyson Alumni Center (1901), *Hesler Building (1995)*, *Kingston Pike Bldg (1985)*, and *Nielsen Physics Bldg (2004)*.

SBC Number: 540/009-03-2019

Total Project Budget: \$5,800,000.00

Source of Funding: \$5,800,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This request adds scope for the Hesler Building, Kingston Pike Building, and Nielsen Physics Building. The work is anticipated to be accomplished within the existing project funding.

The Tennessee Historical Commission has determined that this project will not adversely affect the State-owned resource (Nielsen Physics Building) and no further action is necessary.

The Tennessee Historical Commission request to look at the design drawings of the Hesler Building alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Previous Action: 02/14/2019 SBC Approved project and to select a designer
02/25/2019 ESC Approved designer selection (Studio Four Design Inc.)

Minutes: 06/10/2021 SBC Approved a revision in project scope

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

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

Project Title: Student Recreational Facilities Improvements

Project Description: This project will provide modifications and renovations of the outdoor pool area and plaza including deck repair, reconstruction of the Aquatic Center outdoor pool, upgrades to and enclosure of the pool filtration system, and furnishings, finishes, and equipment. The Student Recreation Facility doors and turnstiles will also be replaced.

SBC Number: 540/009-14-2019

Total Project Budget: \$5,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$5,000,000.00	\$500,000.00	\$5,500,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$5,000,000.00			
Change in Funding:		\$500,000.00		
Revised Project Budget:			\$5,500,000.00	

Comment: This project was on hold during the pandemic. This increase is based on the designer's estimate which reflects an overall increase in labor and materials due to escalation during the time the project was on hold.

Previous Action: 08/08/2019 SBC Approved project and proceeding with the process to select a designer
 08/22/2019 ESC Approved designer selection (Community Tectonics, Inc.)
 05/14/2020 SBC Approved a revision in scope

Minutes: 06/10/2021 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee**Requested Action:** Approval of a revision to project scope**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, *LED lighting upgrades*, *fire suppression*, and improvements to the suites and restrooms in the East Skyboxes.**SBC Number:** 540/009-07-2015**Total Project Budget:** \$6,000,000.00**Source of Funding:** \$6,000,000.00 Plant Funds (Aux-Athletics) (A)**Comment:** This request adds scope for LED lighting upgrades and fire suppression. The work is anticipated to be accomplished within the existing project funding, and will complete the project. Campus Resources and System Procurement are requested for the fire suppression portion of the work due to the simplicity of scope and to expedite the work.

Previous Action:

06/11/2015	SBC	Approved project, budget, scope, funding, and proceeding with process to select a designer
12/21/2015	ESC	Approved designer selection
04/13/2017	SBC	Approved a revision in project budget, funding and source(s) of funding to fully fund the project
02/14/2019	SBC	Approved a revision in project budget, scope, and funding
06/13/2019	SBC	Approved utilizing Campus Consultant & System Procurement for portion of work

Minutes: 06/10/2021 SBC Approved a revision to project scope

DEPARTMENT OF MILITARY

Statewide, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Volunteer Training Sites Fitness Shelter

Project Description: Construct fitness facilities at three Army National Guard Volunteer Training Sites, and one Armed Forces Reserve Center, and all required related work.

SBC Number: 361/000-01-2019

Total Project Budget: \$3,000,000.00

Current Project Funding: \$ 876,015.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 147,902.00	\$728,113.00	\$876,015.00	Federal Funds (NGB) (F)
Original Project Funding:	\$ 147,902.00			
Change in Funding:		\$728,113.00		
Revised Project Funding:			\$876,015.00	

Comment: This project is 100% federally funded. This request adds funds to complete the fitness facility at Smyrna VTS. Additional funds for construction of the remaining sites are dependent on allocations by the National Guard Bureau.

Previous Action:

04/11/2019	SBC	Approved project and to select a designer
06/13/2019	SBC	Approved a revision in project budget, scope, and funding
08/22/2019	ESC	Approved designer selection (HFR Inc.)
03/12/2020	SBC	Approved a revision in project scope

Minutes: 06/10/2021 SBC Approved a revision in project funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State