

**MINUTES**  
**STATE BUILDING COMMISSION**  
**March 14, 2019**

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Lee, Governor  
Glen Casada, Speaker of the House of Representatives  
David Lillard, State Treasurer

ORGANIZATION

- Tennessee Board of Regents
- Department of Correction
- University of Tennessee
- Department of Environment & Conservation
- Department of General Services
- Middle Tennessee State University
- University of Memphis
- State Building Commission

PRESENTER

Chancellor Dr. Flora Tydings  
Commissioner Tony Parker  
Interim President Randy Boyd  
Commissioner David Salyers  
Commissioner Christi Branscom  
Vice President Business & Finance Alan Thomas  
State Architect Ann McGauran  
State Architect Ann McGauran

OTHER PARTICIPANTS

Frank Wagster, TLM Associates, Inc.  
Trey Wheeler, Tinker Ma, Inc.  
Mike Holleman, CBRE Heery, Inc.

## CONSENT AGENDA

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

1. Agency: **University of Tennessee – Chattanooga**  
Project Title: Fletcher Hall Renovations  
SBC Project No: 540/005-09-2018  
Requested Action: Approval of a revision in project budget
2. Agency: **University of Tennessee – Knoxville**  
Project Title: Classroom Upgrades (2014-2015)  
SBC Project No: 540/009-04-2016  
Requested Action: Approval of a revision in scope and utilizing Campus Resources and System Procurement for construction for a portion of the project
3. Agency: **University of Tennessee – Martin**  
Project Title: Beef Cattle Teaching and Demonstration Area  
SBC Project No: 540/011-01-2017  
Requested Action: Approval of a revision in project budget and funding
4. Agency: **University of Memphis**  
Project Title: Child Development Center  
SBC Project No: 367/007-05-2019  
Requested Action: Approval of a project and utilizing Campus Consultant for design
5. Agency: **Tennessee Board of Regents / Chattanooga State Community College**  
Project Title: Advanced Technology Building Re-Roof  
SBC Project No: 166/012-02-2018  
Requested Action: Approval of a revision in project budget and funding
6. Agency: **Tennessee Board of Regents / Columbia State Community College**  
Project Title: Williamson County Center Relocation  
SBC Project No: 166/015-01-2012  
Requested Action: Approval of a revision in project budget and funding
7. Agency: **Tennessee Board of Regents / Northeast State Community College**  
Project Title: Chiller Replacement  
SBC Project No: 166/038-01-2018  
Requested Action: Approval of a revision in project budget and funding
8. Agency: **Tennessee Board of Regents / Volunteer State Community College**  
Project Title: Warf Science Building Addition and Renovation  
SBC Project No: 166/025-01-2017  
Requested Action: Approval of a revision in project budget and funding
9. Agency: **Department of General Services**  
Project Title: LED Lighting and Controls Upgrades  
SBC Project No: 529/000-01-2019  
Requested Action: Approval of a project utilizing the Value Added Reseller Contract to perform the work

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

**Project Title:** New Student Housing

**Project Description:** Complete a long-term student housing modernization program, including the construction of two new housing facilities with approximately 100,000 sf and 350 beds each.

**SBC Number:** 166/001-05-2017

**Total Project Budget:** \$75,300,000.00

**Source of Funding:** \$75,200,000.00 TSSBA (Rent) (O)  
100,000.00 Plant Funds (Aux- Housing) (A)

**Comment:** Ten proposals were received on February 11<sup>th</sup>. The Notice of Intent to award was sent on March 4<sup>th</sup> naming Bell & Associates Construction, LP as the best evaluated proposer. The protest period will expire on March 11<sup>th</sup>.

**Previous Action:** 09/14/2017 SBC Approved project and use of CM/GC  
03/20/2018 ESC Approved designer selection (Moody Nolan, Inc.)

**Minutes:** 03/14/2019 SBC Approved awarding a CM/GC contract (Bell & Associates Construction, LP)

TENNESSEE BOARD OF REGENTS

University 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:** Wilder Tower 12<sup>th</sup> Floor Renovations

**Project Description:** Develop Wilder Tower 12<sup>th</sup> floor for student recruitment needs.

**SBC Number:** 166/007-10-2017

**Total Project Budget:** \$900,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$650,000.00	\$250,000.00	\$900,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$650,000.00</b>				
<b>Change in Funding:</b>		<b>\$250,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$900,000.00</b>		

**Comment:** Ten bids were received on February 13<sup>th</sup> with Wagner General Contractors, Inc. submitting the low bid. Limited site access and severe space restrictions added complexity to the project, increasing labor costs beyond the estimate, particularly increasing the mechanical and electrical prices. There will be no additional designer fees.

**Previous Action:** 12/14/2017 SBC Approved project  
01/22/2018 ESC Approved designer selection (Urbanarch Associates)

**Minutes:** 03/14/2019 SBC Approved a revision in project budget and funding in order to award a contract (Wagner General Contractors, Inc.)

DEPARTMENT OF CORRECTION

Statewide, Tennessee

**Requested Action:** Approval to issue a Request For Proposal for construction

**Project Title:** Upgrade Locking Systems Phase I and Phase II

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

**SBC Number:** 140/001-04-2013

**Total Project Budget:** \$32,000,000.00

**Current Project Funding:** \$14,147,853.84

<b>Source of Funding:</b>	\$ 1,647,853.84	07/08	CurrFunds – CapMaint (SA)	(R)
	\$ 2,500,000.00	12/13	CurrFunds – CapMaint (SA)	(A)
	\$ 4,000,000.00	17/18	CurrFunds – CapMaint (SA)	(A)
	\$ 6,000,000.00	18/19	CurrFunds – CapMaint (SA)	(A)

**Comment:** The RFP will allow TDOC to select a contractor to provide continuity of the replacements across all TDOC facilities. The RFP has multi-level procurement process and unit pricing to assure that the resulting contract will serve TDOC's needs through the completion of the project.

**Previous Action:**

07/11/2013	SBC	Approved project utilizing the Statewide Detention Hardware consultant for design
10/12/2017	SBC	Approved revision in project budget, funding and sources of funding
07/12/2018	SBC	Approved a revision in funding

**Minutes:** 03/14/2019 SBC Lieutenant Governor McNally asked what the delay was since the project was approved in 2013. Steve Westerman, Director of Facilities stated that the department lost two years with the first designer who asked to be replaced. The additional time was spent determining the best way to bring forward a construction project using the same contractor and solution for eleven different facilities across the state over multiple years. Lieutenant Governor McNally asked how many locks this replaced. Commissioner Parker stated it replaces 5,364 locks at eleven different facilities. Secretary Hargett confirmed that this phase was 1/3 of the locks. Commissioner Parker replied that it is 1/3 of the locks which will be installed at the prototypical facilities.

The Commission approved issuing an RFP for construction.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

**Requested Action:** Approval of the Early Design Phase as presented by TLM Associates, Inc.

**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 Number:** 540/011-03-2016

**Total Project Budget:** \$65,000,000.00

**Source of Funding:** \$58,500,000.00 17/18 CurrFunds-CapImp (A)  
\$ 6,500,000.00 Gifts (O)

**Previous Action:** 12/08/2016 SBC Approved preplanning a project and to select a designer  
09/14/2017 SBC Approved a revision in project budget, funding and sources of funding to fully fund the project  
12/18/2017 ESC Approved designer selection (TLM Associates, Inc.)

**Minutes:** 03/14/2019 SBC Interim President Randy Boyd introduced Frank Wagster with TLM Associates, Inc. Mr. Wagster gave the presentation and stated that the project is in budget. The construction start date is December 1, 2019 and completion in June 2021.

The Commission approved the EDP as presented by TLM Associates, Inc.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Henry Horton State Park, Chapel Hill, Marshall County, Tennessee

**Requested Action:**           **Approval of the Early Design Phase** as presented by Tinker Ma, Inc.

**Project Title:**               Henry Horton State Park Restaurant and Visitor Center

**Project Description:**       Demolition of the visitor center and restaurant, construction of a new visitor center and restaurant, road reconfiguration, required site work, and planning funds for the park, which may include additional cabins, and all required related work.

**SBC Number:**               126/051-02-2017

**Total Project Budget:**     \$10,050,000.00

**Current Project Funding:**   \$ 8,250,000.00

**Source of Funding:**       \$ 8,250,000.00       17/18       CurrFunds-CapImp       (A)

**Comment:**                 The presentation will address the new construction elements of the project, the restaurant and visitor center. The demolition, site work and planning elements of the scope are also included in the project budget.

**Previous Action:**           08/10/2017     SBC     Approved project and to select designer and utilizing Best Value  
                                  08/21/2017     ESC     Approved designer selection (Cogent Studio LLC)

**Minutes:**                 03/14/2019     SBC     Commissioner David Salyers introduced Trey Wheeler with Tinker Ma, Inc. Mr. Wheeler gave the presentation and stated that the project is in budget, close but still in budget. The construction start date is February 2020 and completion in February 2021.

The Commission approved the EDP as presented by Tinker Ma, Inc.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Meeman-Shelby Forest State Park, Millington, Shelby County, Tennessee

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

**Project Title:** Meeman-Shelby Forest State Park Group Camp

**Project Description:** Renovates existing facilities including roof replacement, repairs interiors and exteriors, upgrades plumbing and electrical systems, stabilizes structures, replaces septic system, repaves parking lots, upgrades walkways and paths, replaces lighting, *replaces pool with a splash pad* and all required related work.

**SBC Number:** 126/089-01-2017

**Total Project Budget:** \$2,910,188.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,000,000.00	\$ 0.00	\$2,000,000.00	17/18	CurrFunds-CapMaint	(A)
	0.00	910,188.00	910,188.00		Federal Funds (LWCF)	(F)
<b>Original Project Budget:</b>	<u>\$2,000,000.00</u>					
<b>Change in Funding:</b>		<b>\$910,188.00</b>				
<b>Revised Project Budget:</b>			<b>\$2,910,188.00</b>			

**Comment:** Additional funding is needed due to revised scope and increased cost. This request adds scope for the replacement of the pool with a splash pad. The pool is 50 years old and beyond its useful life. The splash pad will add a much needed water feature to the renovated group camp. The increased renovation cost is largely due to unforeseen building conditions in the dining hall and bathhouse at this historic locale.

The funding source is a Federal Land and Water Conservation Fund Grant. The work funded by this grant must be completed and entirely reimbursed by September 30, 2021.

The Tennessee Historical Commission (THC) has determined that the demolition of the pool does adversely affect this State-owned resource and the THC encourages consultation with their office to explore alternatives that would avoid, minimize or mitigate the adverse effect. After consultation with THC, the pool will be documented before it is demolished.

**Previous Action:** 07/13/2017 SBC Approved project and to select a designer utilizing Best Value  
07/27/2017 ESC Approved designer selection (Sparkman & Associates Architects)

**Minutes:** 03/14/2019 SBC Approved a revision in project budget, scope, and funding



DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

**Requested Action:** Approval to proceed with the process to select a designer, and to utilize the IDIQ contract to perform a portion of the work

**Project Title:** State Building Audio/Visual Infrastructure Upgrade

**Project Description:** Provides for planning and implementation of AV installations for shared conference areas in state office buildings.

**SBC Number:** 529/000-09-2013

**Total Project Budget:** \$9,100,000.00

**Source of Funding:** \$9,100,000.00      13/14      FRF CurrFunds-CapImp      (A)

**Comment:** The pilot phase of this project, which is complete, reorganized the 3<sup>rd</sup> floor AV of the TN Tower and built out much of the conference center. A Designer is requested for the next phase of work to provide design services and help coordinate the work. STS will be purchasing and installing the AV equipment. The IDIQ contract is requested due to the small and limited scopes within the state buildings. The affected buildings include: Tennessee Tower, Andrew Jackson, Andrew Johnson, Davy Crockett, Lowell Thomas and the Pellissippi State Community College campus at Strawberry Plains and will complete the project.

**Previous Action:** 11/14/2013      SBC      Approved project

**Minutes:** 03/14/2019      SBC      Approved selecting a designer and utilizing the IDIQ contract to perform a portion of the work

DEPARTMENT OF GENERAL SERVICES

Ellington Agriculture Center, Nashville, Davidson County, Tennessee

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

**Project Title:** Porter Lab Energy Systems Upgrades

**Project Description:** Energy upgrades including existing building commissioning, steam boiler removal with preheat replacement and control integration for lab exhaust hoods.

**SBC Number:** 100/000-01-2016

**Total Project Budget:** \$1,161,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 862,100.00	(\$862,100.00)	\$ 0.00	2015	GO Bonds-CapMaint (EmPower) (A)
	298,900.00	862,100.00	1,161,000.00	15/16	FRF CurrFunds-CapMaint (EmPower) (A/R)
<b>Original Project Budget:</b>	<b>\$1,161,000.00</b>				
<b>Change in Funding:</b>		\$ 0.00			
<b>Revised Project Budget:</b>			<b>\$1,161,000.00</b>		

**Comment:** Based on recommendation of the Empower Steering Committee, a funding shift is requested to utilize available FRF current funds in lieu of bonds. The project has not spent any of the bond funds allocated; and the timeframe for payback of EmPower funds remain as follows:

	<u>Estimated Annual Savings</u>	<u>Estimated Simple Payback (Years)</u>
<b>Total Project</b>	<b>\$123,850</b>	<b>8 to 9.5</b>
Existing Commissioning	\$40,500	1.5 to 2
Mechanical Equipment Upgrades	\$26,350	5 to 7
Lab Hoods	\$57,000	10 to 12

**Previous Action:** 03/10/2016 SBC Approved project and to select a designer  
 03/21/2016 ESC Approved designer selection (Olert Engineering)

**Minutes:** 03/14/2019 SBC Approved a revision in project funding

DEPARTMENT OF GENERAL SERVICES

Regional Consolidated Facility, Nashville, Davidson County, Tennessee

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

**Project Title:** TBI Nashville Commissioning and LED Upgrades

**Project Description:** The project will implement Existing Building Commissioning and replace or retrofit interior and exterior lighting fixtures with LED lighting controls, and all required related work.

**SBC Number:** 500/001-01-2017

**Total Project Budget:** \$1,279,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 979,000.00	(\$850,000.00)	\$ 129,000.00	2015	GO Bonds-CapMaint (EmPower) (A)
	300,000.00	850,000.00	1,150,000.00	15/16	FRF CurrFunds-CapMaint (EmPower) (A/R)
<b>Original Project Budget:</b>	<u>\$1,279,000.00</u>				
<b>Change in Funding:</b>		\$ 0.00			
<b>Revised Project Budget:</b>			\$1,279,000.00		

**Comment:** Based on recommendation of the Empower Steering Committee, a funding shift is requested to utilize available FRF current funds in lieu of bonds. The project has not spent any of the bond funds allocated; and the timeframe for payback of EmPower funds remain as follows:

	<u>Estimated Annual Savings</u>	<u>Estimated Simple Payback</u>
<b>Total Project</b>	<b>\$288,186</b>	<b>4.4 years</b>
LED Lighting and Controls	\$108,186	9.4 years
Commissioning	\$180,000	1.2 years

**Previous Action:** 08/10/2017 SBC Approved project and utilizing the VAR to perform the work.

**Minutes:** 03/14/2019 SBC Approved a revision in project funding

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

**Requested Action:** Approval to proceed with the process to select a designer

**Project Title:** Statewide Building Security Upgrades

**Project Description:** Upgrades to security systems in State facilities and all required related work.

**SBC Number:** 529/000-04-2016

**Total Project Budget:** \$9,369,700.00

**Source of Funding:** \$8,369,700.00 16/17 FRF CurrFunds-CapMaint (A)  
\$1,000,000.00 16/17 FRF CurrFunds-CapMaint (A/R)

**Comment:** A new designer is being requested for future subprojects and phases of work. The current designer, Security Risk Management Consultants, has asked to be replaced on the project due to workload concerns but will complete the current subproject and will continue to support the programming for the project through their security consultant role (SBC # 529/000-08-2012). Retaining the current designer in their consultant role will allow the State to maintain appropriate confidentiality issues associated with this project.

**Previous Action:** 08/11/2016 SBC Approved project utilizing Security Risk Management Consultants and Best Value

**Minutes:** 03/14/2019 SBC Approved selecting a designer

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:**     **Approval of Amendment to Master Plan** as approved by THEC as presented by CBRE Heery, Inc.

**Project Title:**         Master Plan

**Project Description:**   Develop Master Plan.

**SBC Number:**         166/009-03-2013

**Total Project Budget:** \$500,000.00

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

**Comment:**             The previous action added funds to incorporate a planning study for the athletic facilities into the approved 2016 Master Plan. The athletic facilities planning study has been completed and approved by the University. The planning study recommends three changes to the 2016 Master Plan to enhance the athletics facilities and experience.

The Master Planner has reviewed the athletic facilities planning study; incorporated it into the 2016 Master Plan; and amended the 2016 Master Plan to include the changes recommended by the study. This request is to approve the amended master plan that has been approved by the University and THEC.

**Previous Action:**     05/09/2013    SBC    Approval to issue RFP  
                          01/09/2014    SBC    Approved consultant selection (Perkins + Will)  
                          08/11/2016    SBC    Approved EDP  
                          04/13/2017    SBC    Approved a revision in project budget, funding, and source of funding

**Minutes:**             03/14/2019    SBC    Mr. Alan Thomas, Vice President Business & Finance at Middle Tennessee State University introduced Mr. Mike Holleman with CBRE Heery, Inc. Mr. Holleman gave the presentation and stated that this is a 30 year plan with multiple phases.

The Commission approved the amendment to Master Plan as approved by THEC and presented by CBRE Heery, Inc.

UNIVERSITY OF MEMPHIS

Bid Activity Report

- 1) **University of Memphis,**  
(Soccer Field Lights)  
SBC Project No. 367/072-01-2018  
Bid date: 03/07/2019  
Bid target: \$405,000  
MACC: \$450,000  
SBC Action: Referred to ESC with authority to act

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

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

Report of Items Approved by Office of the State Architect

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

1)	<b>State Procurement Agency:</b>	STREAM	<b>User Agency:</b>	Department of Agriculture
	<b>Location:</b>	Nashville, Tennessee		
	<b>Project Title:</b>	Ellington Agricultural Campus Upgrades		
	<b>SBC Project No:</b>	100/000-03-2014	<b>Approval Date:</b>	02/01/2019
	<b>Designer:</b>	Goodwyn Mills Cawood	<b>Contractor:</b>	Dowdle Construction
	<b>Construction Completion %:</b>	48%	<b>Targeted Substantial Completion:</b>	06/11/2020
	<b>Change Order No.</b>	6	<b>Comment: Added Scope</b>	
	<b>Change Order Amount:</b>	\$24,549.77	This change order addresses the need to replace the existing deteriorated and non-functioning interior window blinds in the Holeman Building.	
	<b>Change Order Percentage:</b>	1.15%		
	<b>Cumulative Percentage:</b>	14.71%		
	<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
	<b>Original Bid Target:</b>	\$2,645,000.00	<b>Revised Contract Amount:</b>	\$2,519,998.72
	<b>Base Contract Amount:</b>	\$2,196,889.00	<b>Remaining Undedicated Funds:</b>	\$238,308.84
	<b>Contingency:</b>	\$313,500.00		
2)	<b>State Procurement Agency:</b>	STREAM	<b>User Agency:</b>	Dept. of Environment & Conservation
	<b>Location:</b>	Buchanan, Tennessee		
	<b>Project Title:</b>	Paris Landing State Park Inn Replacement – Demo Package		
	<b>SBC Project No:</b>	126/075-01-2017	<b>Approval Date:</b>	02/01/2019
	<b>Designer:</b>	Goodwyn Mills Cawood	<b>Contractor:</b>	Doster Construction
	<b>Construction Completion %:</b>	80%	<b>Targeted Substantial Completion:</b>	03/03/2019
	<b>Change Order No.</b>	2	<b>Comment: Hidden Conditions</b>	
	<b>Change Order Amount:</b>	\$710,200.00	This change order work addresses the need to remove the PCB containing materials found on the site by the abatement contractor and send to an environmental contaminant dump. Once funding for all phases is included in the construction contract (MACC of \$22,586,860), this change order percentage will be significantly reduced.	
	<b>Change Order Percentage:</b>	73.37%		
	<b>Cumulative Percentage:</b>	73.37%		
	<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
	<b>Original Bid Target:</b>	\$2,400,000.00	<b>Revised Contract Amount:</b>	\$1,678,105.00
	<b>Base Contract Amount:</b>	\$967,905.00	<b>Remaining Undedicated Funds:</b>	\$918,898.00
	<b>Contingency:</b>	\$918,898.00		

Secretary Hargett stated that this change order has a high percentage and asked if the reason is because the project is being done in four phases and as the project continues the percentage will go down. State Architect Ann McGauran replied that is correct.

- 3) **State Procurement Agency:** STREAM **User Agency:** Department of Correction  
**Location:** Statewide, Tennessee  
**Project Title:** NECX High Mast Lighting System Upgrade – Phase 1  
**SBC Project No:** 140/001-06-2013 **Approval Date:** 01/31/2019  
**Designer:** Smith Seckman Reid **Contractor:** Stansell Electric Company, Inc.  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 03/16/2018  
**Change Order No.** 2 **Comment: Hidden Conditions**  
**Change Order Amount:** \$79,872.00 This change order work is needed to provide new  
underground conduits to replace those discovered to be  
**Change Order Percentage:** 5.95% damaged.  
**Cumulative Percentage:** 13.32% **After This Change Order**  
**Approved Project Funding**  
**Original Bid Target:** \$1,343,000.00  
**Base Contract Amount:** \$1,343,000.00 **Revised Contract Amount:** \$1,521,891.00  
**Contingency:** \$134,300.00 **Remaining Undedicated Funds:** \$172,454.78
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Health  
**Location:** Knoxville, Tennessee  
**Project Title:** East Tennessee Regional Health Office Lab HVAC  
**SBC Project No:** 408/001-03-2016 **Approval Date:** 02/01/2019  
**Designer:** Smith Seckman Reid **Contractor:** Interstate Mechanical  
**Construction Completion %:** 99% **Targeted Substantial Completion:** 02/15/2019  
**Change Order No.** 4 **Comment: Added Scope**  
**Change Order Amount:** \$11,153.45 This change order provides for the need to add a 3-way valve  
for the hot water at the air handler unit in order to keep lines from  
**Change Order Percentage:** 1.58% freezing. Also included are additional 147 days due to trouble  
**Cumulative Percentage:** 11.30% shooting the system and controls.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$730,000.00  
**Base Contract Amount:** \$717,000.00 **Revised Contract Amount:** \$797,998.26  
**Contingency:** \$73,000.00 **Remaining Undedicated Funds:** \$54,435.08
- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Health  
**Location:** Jackson, Tennessee  
**Project Title:** West Tennessee Regional Health Office – Office Renovations  
**SBC Project No:** 408/005-01-2015 **Approval Date:** 01/31/2019  
**Designer:** Gould Turner **Contractor:** MG Construction  
**Construction Completion %:** 99% **Targeted Substantial Completion:** 08/14/2019  
**Change Order No.** 7 **Comment: Added Scope**  
**Change Order Amount:** \$328,422.34 This change order provides for repair and reconstruction on the  
interior portion of the exterior wall after mold abatement  
**Change Order Percentage:** 17.88% remediates the interior of the exterior wall cavity on both the 1st  
and 2nd floors. This work also includes replacement of the  
**Cumulative Percentage:** 29.83% expansion joint filler and window sealants to keep water from  
entering the exterior wall cavity.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$2,428,780.00  
**Base Contract Amount:** \$1,835,978.00 **Revised Contract Amount:** \$2,383,687.83  
**Contingency:** \$242,878.00 **Remaining Undedicated Funds:** \$699,545.20



6) <b>State Procurement Agency:</b>	STREAM	<b>User Agency:</b>	Department of General Services
<b>Location:</b>	Nashville, Tennessee		
<b>Project Title:</b>	State Capitol – Mechanical & Electrical Upgrades		
<b>SBC Project No:</b>	529/005-01-2005	<b>Approval Date:</b>	02/01/2019
<b>Designer:</b>	Smith Seckman Reid	<b>Contractor:</b>	Hardaway Construction Corp.
<b>Construction Completion %:</b>	100%	<b>Targeted Substantial Completion:</b>	05/31/2016
<b>Change Order No.</b>	4	<b>Comment:</b>	Cost Efficiencies
<b>Change Order Amount:</b>	(\$297,934.26)	This change order is for a credit back to the project based on project reconciliation against the GMP.	
<b>Change Order Percentage:</b>	(15.78%)		
<b>Cumulative Percentage:</b>	(15.78%)		
<b><u>Approved Project Funding</u></b>			
<b>Original Bid Target:</b>	\$1,897,031.63	<b><u>After This Change Order</u></b>	
<b>Base Contract Amount:</b>	\$1,888,275.00	<b>Revised Contract Amount:</b>	\$1,590,340.74
<b>Contingency:</b>	\$1,234.37	<b>Remaining Undedicated Funds:</b>	\$1,234.37

**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 – Department of Environment & Conservation  
**Transaction Description:** Transaction No. 18-12-011 RA  
**Location:** South Cumberland State Park (SCSP)  
 Grundy County – 1.16 +/- acres – Hobbs Hill Rd, Tracy City, TN  
**Owner(s):** Friends of South Cumberland  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** 18/19 State Lands Acquisition Fund (A)  
**Approval:** Approved acquisition in fee with waiver of advertisement and one appraisal  
**Approval Date:** 02/13/2019

**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".
- **Annual Report of the Facilities Revolving Fund** (in accordance with Item 14.01B(4)(b) of the SBC By-Laws, Policy & Procedures)

- **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:** Tennessee Board of Regents –University of Memphis  
**Project Title:** Advanced Manufacturing Research Lab  
**SBC Project No.** 166/007-06-2016  
**Designer:** Braganza Associates, P.C.  
**Amount:** \$15,330.00  
**Explanation:** This ASR provides for a revision in approved documents to account for an imposed code requirement to provide an argon alternative fire suppression system per 2015 International Fire Code based on this facilities use of combustible metal powders.  
**SPA Approval Date:** 01/17/2019
  
- 2) **State Procurement Agency:** Tennessee Board of Regents – Tennessee Technological University  
**Project Title:** Athletics Facilities Improvements  
**SBC Project No.** 166/011-11-2016  
**Designer:** J Holmes Architecture PLLC  
**Amount:** \$29,580.00  
**Explanation:** This ASR provides for a consultant to provide structural testing and special testing.  
**SPA Approval Date:** 05/05/2017

**Other Business**

There being no further business, the meeting adjourned at 11:48 a.m.

\* \* \* \* \*

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

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

**Project Title:** Fletcher Hall Renovations

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

**SBC Number:** 540/005-09-2018

**Total Project Budget:** \$10,000,000.00

**Current Project Funding:** \$ 7,000,000.00

**Source of Funding:** \$ 7,000,000.00                      Gifts      (0)

**Comment:** The original budget for this project was based upon a gift allocation, and after the Designer's review this budget will only cover work on the 3<sup>rd</sup> and 4<sup>th</sup> floors of the building. This revised total project budget will permit updates to the 1<sup>st</sup> and 2<sup>nd</sup> floors of the building, and this revised allocation will enable the full design of the entire building.

**Previous Action:**

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

**Minutes:** 03/14/2019      SBC      Approved a revision in project budget

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

**Requested Action:** Approval of a revision in scope and utilizing Campus Resources and System Procurement for construction for a portion of the project

**Project Title:** Classroom Upgrades (2014-2015)

**Project Description:** This project will provide upgrades to classrooms including, but not limited to, replacing furniture, flooring, lighting, and ceilings, upgrading technology features, and painting. Improvements will be made in Bailey Education (1983), Dougherty (1961), Hodges Library (1966), Ellington Plant Sciences (1966), Health, Physical Education, & Recreation (HYPER) (1967), Taylor Law (1949), Morgan Hall (1921), Nursing (1973), Vet Teaching Hospital (1975), Walters Life Sciences (1973), Austin Peay (1910), Earth & Planetary Sciences Building (1929), Nielsen Physics (1960), Stokely Management Center (1973), Min Kao Electrical Engineering & Computer Science Building (2011), and Burchfiel (1999), McClung (1965), Science & Engineering Research Facility (1994), Tickle Engineering (2013), Food Science & Technology (2012), Henson Hall (1930), *Baker Center (2007)*, *BioSystems Engineering (1983)*, *Claxton Building (1956)*, *Ayres Hall (1921/2010)*, and *Strong Hall (2017)*.

**SBC Number:** 540/009-04-2016

**Total Project Budget:** \$5,000,000.00

**Source of Funding:** \$5,000,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This adds scope for *Baker Center*, *BioSystems Engineering*, *Claxton Building*, *Ayres Hall*, and *Strong Hall*. The work is anticipated to be accomplished within the existing project funding.

Division of Work	UTKFS/ Contractor	Description	Cost Estimate
Carpentry	UTK Facilities Svs; Proffitt & Sons	Finishes, ceilings, and acoustical wall panels	\$68,425
Electrical	UTK Facilities Svs	lighting, equipment circuits, wiring, and receptacles	\$27,570
Paint	MC Painting	Wall preparation – patch, sand, stain, and paint	\$20,625
Carpet	Broadway Carpets	Remove existing and install new modular carpet	\$33,880

**Previous Actions:**

04/18/2016	SBC	Approved a project, budget, scope, funding and source of funding and utilizing campus Consultant for design.
03/09/2017	SBC	Approved a revision in scope.
01/11/2018	SBC	Approved a revision in scope.

**Minutes:** 03/14/2019 SBC Approved a revision in scope and utilizing Campus Resources and System Procurement for construction for a portion of the project

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

**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

**Total Project Budget:** \$1,661,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,541,000.00	\$120,000.00	\$1,661,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<b>\$1,541,000.00</b>			
<b>Change in Funding:</b>		<b>\$120,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$1,661,000.00</b>	

**Comment:** The project bid on December 12, 2018 and exceeded the bid target primarily due to an overall increase in construction materials. It will be rebid with scope adjustments; however this updated bid target reflects the designer's revised estimate.

**Previous Action:**

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

**Minutes:** 03/14/2019 SBC Approved a revision in project budget and funding

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a project and utilizing Campus Consultant for design

**Project Title:** Child Development Center

**Project Description:** This project will improve existing space for expanded child development use. Included are upper wall cabinets, one new restroom, and a divider wall.

**SBC Number:** 367/007-05-2019

**Total Project Budget:** \$550,000.00

**Current Project Funding:** \$265,000.00

**Source of Funding:** \$265,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a FY 18/19 disclosed project in the capital budget. Approval to utilize campus consultant is requested to allow expedited completion. Campus consultant is Haltom Engineering, LLC.

**Minutes:** 03/14/2019 SBC Approved project and utilizing Campus Consultant for design

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Advanced Technology Building Re-Roof

**Project Description:** Replace approximately 45,000 square feet of roofing on the Charles W. Branch Center for Advanced Technology Building.

**SBC Number:** 166/012-02-2018

**Total Project Budget:** \$920,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$680,000.00	0.00	\$680,000.00	18/19	CurrFunds-CapMaint (MP)	(A)
	0.00	240,000.00	240,000.00		Plant Funds (Non-Aux)	(A)

**Original Project Budget:** \$680,000.00

**Change in Funding:** \$240,000.00

**Revised Project Budget:** \$920,000.00

**Comment:** Additional funds are necessary to meet the designer's estimate. After the initial design was completed it was determined from testing that there was inadequate roof slope and additional insulation, wood blocking, edge metal, and counter flashing would be needed. Roof is also being replaced in 9 sections which adds to construction time and complexity.

**Previous Action:** 07/12/2018 SBC Approved project  
 07/23/2018 ESC Approved designer selection (Derthick, Henley & Wilkerson Architects)

**Minutes:** 03/14/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSColumbia State Community College, Columbia, Maury County, Tennessee \*\*

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

Project Title: Williamson County Center Relocation

Project Description: Construct an educational facility in Williamson County, including a parking garage.

SBC Number: 166/015-01-2012

Total Project Budget: \$63,210,000.00

Current Project Funding: \$53,510,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$34,650,000.00	\$ 0.00	\$34,650,000.00	14/15	CurrFunds-CapImp	(A)
	210,000.00	0.00	210,000.00	11/12	CurrFunds/CapImp	(R)
	500,000.00	0.00	500,000.00	16/17	CurrFunds/CapImp	(A)
	1,250,000.00	0.00	1,250,000.00	17/18	CurrFunds/CapImp	(A)
	750,000.00	0.00	750,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	270,000.00	0.00	270,000.00	17/18	CurrFunds-CapMaint	(A)
	3,650,000.00	0.00	3,650,000.00		TSSBA (Student Fees)	(O)
	1,000,000.00	0.00	1,000,000.00		Gifts	(O)
	2,850,000.00	0.00	2,850,000.00		Land Proceeds	(O)
	3,850,000.00	4,530,000.00	8,380,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	<b>\$48,980,000.00</b>					
Change in Funding:		<b>\$4,530,000.00</b>				
Revised Project Budget:			<b>\$53,510,000.00</b>			

Comment: Additional funds are for additional 1.5 floors in the parking garage which is currently under construction. This will complete the parking garage portion of this project, adding an additional 195 spaces for a total of 474 parking spaces on 4 floors.

Previous Action:

05/10/2012	SBC	Approved project
05/23/2012	ESC	Approved designer selection (Bauer Askew Architecture, PLLC.)
06/13/2013	SBC	Approved EDP and issuance of RFP for CM/GC
08/08/2013	SBC	Approved awarding CM/GC contact (Hoar Construction, LLC)
04/16/2014	SBC	Approved revision in budget and funding
07/10/2014	SBC	Approved revision in budget and funding
11/12/2015	SBC	Approved revision in budget and funding
07/14/2016	SBC	Approved revision in budget and funding
09/14/2017	SBC	Approved revision in budget and funding
06/14/2018	SBC	Approved revision in budget and funding and approved EDP for 2 <sup>nd</sup> of 3 phases of parking garage

Minutes: 03/14/2019 SBC Approved a revision in project budget and funding

\*\* Work will be done in Williamson County



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

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

Project Title: Chiller Replacement

Project Description: Replace 2 chillers in the Central Energy Plant.

SBC Number: 166/038-01-2018

Total Project Budget: \$610,883.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$520,000.00	\$ 0.00	\$520,000.00	18/19	CurrFunds-CapMaint	(A)
	0.00	90,883.00	90,883.00	14/15	CurrFunds-CapMaint	(R)
Original Project Budget:	\$520,000.00					
Change in Funding:		\$90,883.00				
Revised Project Budget:			\$610,883.00			

Comment: Additional funds are to meet the designer's estimate. Additional funding will address condenser water piping, additional hydronic piping, and controls connections which were not previously envisioned as necessary.

Previous Action: 07/12/2018 SBC Approved project  
07/23/2018 ESC Approved designer selection (Engineering Services Group, Inc.)

Minutes: 03/14/2019 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

**Project Title:** Warf Science Building Addition and Renovation

**Project Description:** Renovate the Warf Building and construct a new Mechatronics Lab addition.

**SBC Number:** 166/025-01-2017

**Total Project Budget:** \$6,540,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,560,000.00	\$ 0.00	\$1,560,000.00	16/17	CurrFunds-CapImp (D55Cap)	(A)
	4,176,000.00	0.00	4,176,000.00	17/18	CurrFunds-CapImp	(A)
	274,000.00	0.00	274,000.00		Gifts	(O)
	190,000.00	340,000.00	530,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$6,200,000.00</b>					
<b>Change in Funding:</b>		<b>\$340,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$6,540,000.00</b>			

**Comment:** The campus has elected to put their furniture and moveable equipment funds in the project.

**Previous Action:**

03/09/2017	SBC	Approved project
04/24/2017	ESC	Approved designer selection (J Holmes Architecture)
07/13/2017	SBC	Approved revision in budget and funding
10/12/2017	SBC	Approved use of CM/GC
04/12/2018	SBC	Approved award of CM/GC (Southland Constructors)
04/12/2018	SBC	Received report of designer name change (jv J Holmes Architecture/Lyle Cook Martin Architects)
01/10/2019	SBC	New designer selected (Lyle Cook Martin Architects, Inc).

**Minutes:** 03/14/2019 SBC Approved a revision in project budget and funding

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

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

**Project Title:** LED Lighting and Controls Upgrades

**Project Description:** Replacement or retrofit of existing light fixtures to LED in multiple buildings statewide, associated controls, and all required related work.

**SBC Number:** 529/000-01-2019

**Total Project Budget:** \$3,040,000.00

**Source of Funding:** \$1,155,000.00 18/19 FRF CurrFunds-CapMaint (A/R)  
\$1,885,000.00 18/19 FRF CurrFunds-CapMaint (MP) (A)

**Comment:** This is a FY 18/19 line-item project in the capital budget.

The VAR contract is requested because the work is limited to lighting replacement and control work only. Locations include multiple State-owned facilities of various sizes, including:

- Nashville Locations:
  - 220 French Landing
  - 665 Mainstream Drive
  - Andrew Johnson Tower
  - State Capitol - base of building and second floor common area
  - RS Gass Complex Exterior Loop
  - Ellington Agricultural - Jennings Bldg., Motor Pool, and Maintenance Shop
  - 6500 Centennial Blvd.
- Other Locations:
  - Probation & Parole - 32 West EH Crump Blvd., Memphis
  - DL Station - 1701 Hampshire Pike, Columbia
  - Upper Cumberland Regional Health
  - DMV - 100 Benchmark Circle, Jackson
  - DL Station - 4600 S. Jefferson Ave., Cookeville

**Minutes:** 03/14/2019 SBC Approved project utilizing the VAR to perform the work

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State