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

PRESENTERS

- 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 11th. The Notice of Intent to award was sent on March 4th naming Bell & Associates Construction, LP as the best evaluated proposer. The protest period will expire on March 11th.

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)
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 12th Floor Renovations

Project Description: Develop Wilder Tower 12th floor for student recruitment needs.

SBC Number: 166/007-10-2017

Total Project Budget: $900,000.00

Source of Funding: Original Change Revised

$650,000.00 $250,000.00 $900,000.00 Plant Funds (Non-Aux) (A)

Original Project Budget: $650,000.00
Change in Funding: $250,000.00
Revised Project Budget: $900,000.00

Comment: Ten bids were received on February 13th 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.)
State Building Commission – March 14, 2019

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

Source of Funding:
- $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-Cmpl (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

**Source of Funding:**

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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</thead>
<tbody>
<tr>
<td>$2,000,000.00</td>
<td>$0.00</td>
<td>$2,000,000.00</td>
</tr>
<tr>
<td>0.00</td>
<td>910,188.00</td>
<td>910,188.00</td>
</tr>
</tbody>
</table>

| Original Project Budget: | $2,000,000.00 | Change in Funding: | $910,188.00 | Revised Project Budget: | $2,910,188.00 |

**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 3rd 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

Source of Funding: 

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<tr>
<th>Original</th>
<th>Change</th>
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</thead>
<tbody>
<tr>
<td>$862,100.00</td>
<td>($862,100.00)</td>
<td>$0.00</td>
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<tr>
<td>298,900.00</td>
<td>862,100.00</td>
<td>1,161,000.00</td>
</tr>
</tbody>
</table>

| Original Project Budget: $1,161,000.00 |
| Change in Funding: $0.00 |
| Revised Project Budget: $1,161,000.00 |

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:

<table>
<thead>
<tr>
<th>Estimated Annual Savings</th>
<th>Estimated Simple Payback (Years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project</td>
<td>$123,850</td>
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<tr>
<td>Existing Commissioning</td>
<td>$40,500</td>
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<tr>
<td>Mechanical Equipment Upgrades</td>
<td>$26,350</td>
</tr>
<tr>
<td>Lab Hoods</td>
<td>$57,000</td>
</tr>
</tbody>
</table>

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

Source of Funding:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$979,000.00</td>
<td>($850,000.00)</td>
<td>$129,000.00</td>
</tr>
<tr>
<td>300,000.00</td>
<td>850,000.00</td>
<td>1,150,000.00</td>
</tr>
</tbody>
</table>

2015 GO Bonds-CapMaint (EmPower) (A)
15/16 FRF CurrFunds-CapMaint (EmPower) (A/R)

Original Project Budget: $1,279,000.00
Change in Funding: $0.00
Revised Project Budget: $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:

<table>
<thead>
<tr>
<th>Estimated Annual Savings</th>
<th>Estimated Simple Payback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project</td>
<td>$288,186</td>
</tr>
<tr>
<td>LED Lighting and Controls</td>
<td>$108,186</td>
</tr>
<tr>
<td>Commissioning</td>
<td>$180,000</td>
</tr>
</tbody>
</table>

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.
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
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) **State Procurement Agency:** STREAM  
   **User Agency:** Department of Agriculture  
   **Location:** Nashville, Tennessee  
   **Project Title:** Ellington Agricultural Campus Upgrades  
   **SBC Project No:** 100/000-03-2014  
   **Approval Date:** 02/01/2019  
   **Contractor:** Dowdle Construction  
   **Targeted Substantial Completion:** 06/11/2020  

   **Designer:** Goodwyn Mills Cawood  
   **Construction Completion %:** 48%  
   **Change Order No:** 6  
   **Change Order Amount:** $24,549.77  
   **Change Order Percentage:** 1.15%  
   **Cumulative Percentage:** 14.71%  

   **Comment:** Added Scope  
   This change order addresses the need to replace the existing deteriorated and non-functioning interior window blinds in the Holeman Building.  

   **Approved Project Funding**  
   **Original Bid Target:** $2,645,000.00  
   **Base Contract Amount:** $2,196,889.00  
   **Contingency:** $313,500.00  
   **Revised Contract Amount:** $2,519,998.72  
   **Remaining Undedicated Funds:** $238,308.84

2) **State Procurement Agency:** STREAM  
   **User Agency:** Dept. of Environment & Conservation  
   **Location:** Buchanan, Tennessee  
   **Project Title:** Paris Landing State Park Inn Replacement – Demo Package  
   **SBC Project No:** 126/075-01-2017  
   **Approval Date:** 02/01/2019  
   **Contractor:** Doster Construction  
   **Targeted Substantial Completion:** 03/03/2019  

   **Designer:** Goodwyn Mills Cawood  
   **Construction Completion %:** 80%  
   **Change Order No:** 2  
   **Change Order Amount:** $710,200.00  
   **Change Order Percentage:** 73.37%  
   **Cumulative Percentage:** 73.37%  

   **Comment:** Hidden Conditions  
   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.  

   **Approved Project Funding**  
   **Original Bid Target:** $2,400,000.00  
   **Base Contract Amount:** $967,905.00  
   **Contingency:** $918,898.00  
   **Revised Contract Amount:** $1,678,105.00  
   **Remaining Undedicated Funds:** $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
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
Targeted Substantial Completion: 03/16/2018
Change Order No: 2
Change Order Amount: $79,872.00
Change Order Percentage: 5.95%
Cumulative Percentage: 13.32%
Comment: Hidden Conditions
Approved Project Funding
Original Bid Target: $1,343,000.00
Base Contract Amount: $1,343,000.00
Contingency: $134,300.00
After This Change Order
Revised Contract Amount: $1,521,891.00
Remaining Undedicated Funds: $172,454.78

4) State Procurement Agency: STREAM
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
Targeted Substantial Completion: 02/15/2019
Change Order No: 4
Change Order Amount: $11,153.45
Change Order Percentage: 1.58%
Cumulative Percentage: 11.30%
Comment: Added Scope
Approved Project Funding
Original Bid Target: $730,000.00
Base Contract Amount: $717,000.00
Contingency: $73,000.00
After This Change Order
Revised Contract Amount: $797,998.26
Remaining Undedicated Funds: $54,435.08

5) State Procurement Agency: STREAM
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
Targeted Substantial Completion: 08/14/2019
Change Order No: 7
Change Order Amount: $328,422.34
Change Order Percentage: 17.88%
Cumulative Percentage: 29.83%
Comment: Added Scope
Approved Project Funding
Original Bid Target: $2,428,780.00
Base Contract Amount: $1,835,978.00
Contingency: $242,878.00
After This Change Order
Revised Contract Amount: $2,383,687.83
Remaining Undedicated Funds: $699,545.20
6) State Procurement Agency: STREAM  
Location: Nashville, Tennessee  
Project Title: State Capitol – Mechanical & Electrical Upgrades  
SBC Project No: 529/005-01-2005  
Designer: Smith Seckman Reid  
Construction Completion %: 100%  
Change Order No: 4  
Change Order Amount: ($297,934.26)  
Change Order Percentage: (15.78%)  
Cumulative Percentage: (15.78%)  
Approved Project Funding 
Original Bid Target: $1,897,031.63  
Base Contract Amount: $1,888,275.00  
Contingency: $1,234.37  
User Agency: Department of General Services  
Approval Date: 02/01/2019  
Contractor: Hardaway Construction Corp.  
Targeted Substantial Completion: 05/31/2016  
Comment: Cost Efficiencies  
This change order is for a credit back to the project based on project reconciliation against the GMP.  
After This Change Order  
Revised Contract Amount: $1,590,340.74  
Remaining Undedicated Funds: $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 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 (O)

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 3rd and 4th floors of the building. This revised total project budget will permit updates to the 1st and 2nd 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 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)


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.

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

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, 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

Source of Funding: Original Change Revised

<table>
<thead>
<tr>
<th></th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant Funds (Non-Aux)</td>
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<td>$120,000.00</td>
<td>$1,661,000.00</td>
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</tbody>
</table>

Original Project Budget: $1,541,000.00
Change in Funding: $120,000.00
Revised Project Budget: $1,661,000.00

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, 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
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

Source of Funding:

<table>
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<th>Original</th>
<th>Change</th>
<th>Revised</th>
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<td>$680,000.00</td>
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<td>Original Project Budget:</td>
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<tr>
<td>Revised Project Budget:</td>
<td>$920,000.00</td>
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</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Details</th>
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<tbody>
<tr>
<td>07/12/2018</td>
<td>SBC</td>
<td>Approved project</td>
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<tr>
<td>07/23/2018</td>
<td>ESC</td>
<td>Approved designer selection (Derthick, Henley &amp; Wilkerson Architects)</td>
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</table>

Minutes:

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/14/2019</td>
<td>SBC</td>
<td>Approved a revision in project budget and funding</td>
</tr>
</tbody>
</table>
Columbia State Community College, Columbia, Maury County, Tennessee  **

**TENNESSEE BOARD OF REGENTS**

**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:**

<table>
<thead>
<tr>
<th>Source of Funding</th>
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<th>Revised</th>
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<td>3,850,000.00</td>
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<td>4,530,000.00</td>
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</tr>
</tbody>
</table>

| Original Project Budget: | $48,980,000.00 |
| Change in Funding:       | $4,530,000.00  |
| Revised Project Budget:  | $53,510,000.00 |

**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 2nd 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 REGENTS

Northeast 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:  

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
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</tr>
</thead>
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<tr>
<td>0.00</td>
<td>90,883.00</td>
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</tr>
</tbody>
</table>

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
**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

**Source of Funding:**

<table>
<thead>
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<th>Original</th>
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<th>17/18</th>
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<td>(A)</td>
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<td>Gifts</td>
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<tr>
<td>190,000.00</td>
<td>340,000.00</td>
<td>530,000.00</td>
<td>Plant Funds (Non-Aux)</td>
<td>(A)</td>
</tr>
</tbody>
</table>

**Original Project Budget:** $6,200,000.00

**Change in Funding:** $340,000.00

**Revised Project Budget:** $6,540,000.00

**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 SERVICES

Statewide, 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:

[Signature]

Tre Hargett
Secretary, State Building Commission
Secretary of State