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 11:06 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Cameron Sexton, Speaker of the House of Representatives
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

- Department of General Services
- Tennessee Board of Regents
- Tennessee Wildlife Resources Agency
- State Building Commission

PRESENTER

- Commissioner Christi Branscom
- Chancellor Dr. Flora Tydings
- Executive Director Bobby Wilson
- State Architect Ann McGauran

OTHER PARTICIPANTS

Garry Askew, Bauer Askew Architecture
Bart Kline, Kline Swinney Associates
Tim Piansay, Kline Swinney Associates
CONSENT AGENDA

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

1. Agency: University of Memphis
   Project Title: Campus Consultants
   SBC Project No: 367/000-01-2021
   Requested Action: Approval of a project utilizing previously selected consultants

2. Agency: University of Memphis
   Project Title: Master Plan Update
   SBC Project No: 367/000-02-2018
   Requested Action: Approval of a revision in project budget and funding

3. Agency: Tennessee Board of Regents / Tennessee State University
   Project Title: Master Plan
   SBC Project No: 166/001-04-2012
   Requested Action: Approval of a revision in project budget and funding

4. Agency: Tennessee Board of Regents / Motlow State Community College
   Project Title: Classroom Upgrades for Art and Theater
   SBC Project No: 166/021-01-2020
   Requested Action: Approval of a revision in project budget and funding

5. Agency: Tennessee Board of Regents / Roane State Community College
   Project Title: Baseball and Softball Complex Improvements
   SBC Project No: 166/027-04-2018
   Requested Action: Approval of a revision in project budget and funding

6. Agency: University of Tennessee – Chattanooga
   Project Title: East Campus Utility Expansion
   SBC Project No: 540/005-04-2019
   Requested Action: Approval of a revision in project scope and funding

7. Agency: University of Tennessee – Knoxville
   Project Title: Campus Beautification (JW Mall Extension)
   SBC Project No: 540/009-08-2017
   Requested Action: Approval of a revision in project scope

8. Agency: University of Tennessee – Knoxville
   Project Title: West Volunteer Streetscape
   SBC Project No: 540/009-05-2021
   Requested Action: Approval of a project and proceeding with the process to select a designer

9. Agency: University of Tennessee – Knoxville
   Project Title: Classroom Upgrades (19/20)
   SBC Project No: 540/009-06-2020
   Requested Action: Approval of a revision in project scope and funding
<table>
<thead>
<tr>
<th>No.</th>
<th>Agency</th>
<th>Project Title</th>
<th>SBC Project No</th>
<th>Requested Action</th>
</tr>
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<tbody>
<tr>
<td>10</td>
<td>University of Tennessee – Martin</td>
<td>Blaylock Outdoor Classroom</td>
<td>540/011-01-2021</td>
<td>Approval of a project utilizing Campus Consultant for design</td>
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<tr>
<td>11</td>
<td>Department of Military</td>
<td>VTS Milan Transient Training Open Bay Barracks</td>
<td>368/031-03-2020</td>
<td>Approval of a revision in project funding</td>
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<td>12</td>
<td>Department of Environment &amp; Conservation</td>
<td>Warriors’ Path SP Deferred Maintenance</td>
<td>126/096-01-2016</td>
<td>Approval of a revision in project budget, scope, and funding</td>
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<tr>
<td>13</td>
<td>Department of Correction</td>
<td>Morgan County Complex Sewer System Repair</td>
<td>142/014-01-2014</td>
<td>Approval of a grant agreement</td>
</tr>
<tr>
<td>14</td>
<td>Department of General Services</td>
<td>MH Pre-Arrest Diversion Infrastructure Grant – West Tennessee Healthcare/Pathways of Tennessee Inc. (WTH)</td>
<td>529/000-04-2020</td>
<td>Approval of a revision in project scope</td>
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<td>15</td>
<td>Department of General Services</td>
<td>New State Museum</td>
<td>529/050-01-2015</td>
<td>Approval of a revision in project funding</td>
</tr>
</tbody>
</table>
DEPARTMENT OF GENERAL SERVICES

Rachel Jackson State Office Bldg, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project utilizing a previously selected designer

Project Title: Rachel Jackson Building Renovation Phase 1

Project Description: Interior renovation of partial first floor office space to include associated mechanical, electrical, and plumbing system upgrades, and all required related work.

SBC Number: 529/013-01-2021

Total Project Budget: $1,950,000.00

Source of Funding: $1,040,000.00 FRF Reserves (A/R)
910,000.00 FRF Reserves (R)

Comment: A portion of the funding is an FY18/19 line-item in the capital budget. The renovated space will be for the Arts Commission moving out of the Citizens Plaza Building and will increase their square footage from approximately 7,000 square feet to approximately 8,000 square feet.

The use of HFR Design, Inc. for design is requested due to their involvement as the designer of record for the "Rachel Jackson Bldg., Interior Renovations (Planning)" project (529/013-02-2016). Their knowledge of the condition of the existing building systems and the future systems uniquely qualifies them for this project and will add continuity across the two projects.

Minutes: 03/11/2021 SBC Approved project utilizing a previously selected designer
Columbia State Community College, Columbia, Maury County, Tennessee  **

Requested Action:  Approval of the Early Design Phase as presented by Bauer Askew Architecture

Project Title:  Williamson County Center Relocation

Project Description:  Construct an educational facility in Williamson County, including a parking garage.  Relocate the TCAT Dickson nursing program to the CoSCC Williamson County campus.

SBC Number:  166/015-01-2012

Total Project Budget:  $81,010,000.00

Current Project Funding:  $54,210,000.00

Source of Funding:

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<th>Amount</th>
<th>Date</th>
<th>Description</th>
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<td>$34,650,000.00</td>
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<td>Gifts</td>
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<td>2,850,000.00</td>
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<td>Land Proceeds</td>
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<td>8,380,000.00</td>
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<td>CurFunds-CapImp</td>
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</table>

Comment:  The Arts and Technology Building is the 4th building on the Williamson County site. The project is within budget and on schedule.

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 a revision in budget and funding
- 07/10/2014 SBC  Approved a revision in budget and funding
- 11/12/2015 SBC  Approved a revision in budget and funding
- 07/14/2016 SBC  Approved a revision in budget and funding
- 09/14/2017 SBC  Approved a revision in budget and funding
- 06/14/2018 SBC  Approved a revision in budget and funding and EDP for 2nd of 3 phases of parking garage
- 03/14/2019 SBC  Approved a revision in budget and funding
- 08/08/2019 SBC  Approved a revision in scope, project budget and funding

Minutes:  03/11/2021 SBC  Chancellor Tydings introduced Garry Askew with Bauer Askew Architecture.  Mr. Askew stated that the project is in budget and on schedule for substantial completion of December 2022.
Lieutenant Governor McNally asked about the impact on the nursing program in Dickson. Mr. Askew stated that one side of the building will be the Columbia State nursing program and the other side will be the TCAT nursing program. Lieutenant Governor McNally asked if the TCAT program in Dickson will be closed. Chancellor Tydings stated that this project is for the Williamson County location and they are relocating to this location and closing a leased location which is not very good. The students will have the opportunity to go from TCAT to the Columbia State program if they desire.

Lieutenant Governor McNally asked if there is still a need for a nursing program in Dickson. Chancellor Tydings stated that this project is separate and will not impact the TCAT Dickson program which will remain at its current location.

The Commission approved the EDP as presented by Bauer Askew Architecture.

** Work will be done in Williamson County
TENNESSEE WILDLIFE RESOURCES AGENCY

Region 1 – West, Hurricane Mills, Humphreys County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by Kline Swinney Associates

Project Title: Region 1 – Buffalo Ridge Hunter Education Facility

Project Description: Construct a hunter education campus that will include a training building, a shooting sports complex, support and maintenance facilities, and all required related work.

SBC Number: 220/017-01-2019

Total Project Budget: $5,570,000.00

Source of Funding: $5,570,000.00 19/20 TWRA Op Funds (A)

Comment: The project is currently within budget, and substantial completion is anticipated in Spring 2022.

Previous Action: 09/12/2019 SBC Approved project, to select designer, and utilizing Agency resources for a portion of construction

10/31/2019 ESC Approved designer selection (Kline Swinney Associates)

Minutes: 03/11/2021 SBC Executive Director Bobby Wilson introduced Bart Kline, Principal in Charge and Tim Piansay, Project Manager with Kline Swinney Associates. Mr. Piansay stated that the project is in budget and on schedule for substantial completion of April 2022.

Commissioner Eley thanked TWRA for the presentation and stated that he had the opportunity to tour the site late last year and believes it will be a great addition to the state’s training and educational facilities for TWRA.

The Commission approved the EDP as presented by Kline Swinney Associates.
Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on February 11, 2021.

SBC Policy & Procedures

1) Approved the following policy revision for:

SBC Policy Item 2.01 T: Deletion of “and Austin Peay State University, Office of University Design and Construction (“APSU”),” and replacement with “and Austin Peay State University, Capital Planning, Design & Construction (“APSU”),”.

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 TN
   Location: Knoxville, Tennessee
   Project Title: Residence Hall Improvements
   SBC Project No: 540/009-04-2018
   Designer: Design Innovation Arch
   Construction Completion %: 96%
   Change Order No. 4
   Change Order Amount: $60,473.00
   Change Order Percentage: 6.45%
   Cumulative Percentage: 37.51%
   Approval Date: 02/05/2021
   Contractor: Merit Construction Inc.
   Targeted Substantial Completion: 03/15/2021
   Comment: Unavoidable Delays/Value Added
   This change order accommodates the installation of additional access walkways and railings around the south side of the cooling tower. An additional 176 days will be added to the schedule.
   After This Change Order
   Revised Contract Amount: $1,289,857.83
   Remaining Undedicated Funds: $7,110,000.00

2) **State Procurement Agency:** TN Board of Regents
   Location: Memphis, Tennessee
   Project Title: Union & Macon Cove Plumbing Updates
   SBC Project No: 166/033-01-2018
   Designer: A2H, Inc.
   Construction Completion %: 32%
   Change Order No. 8
   Change Order Amount: $99,266.32
   Change Order Percentage: 5.95%
   Cumulative Percentage: 13.35%
   Approval Date: 02/11/2021
   Contractor: A&B Construction Co., Inc.
   Targeted Substantial Completion: 05/18/2021
   Comment: Value Added
   This change order addresses the need to add floor drains to toilet rooms and isolation valves in order to remedy overflows and ability to shut off water.
   After This Change Order
   Revised Contract Amount: $1,890,540.36
   Remaining Undedicated Funds: $12,459.64
3) State Procurement Agency: MTSU  
User Agency: Middle TN State University  
Location: Murfreesboro, Tennessee  
Project Title: Floyd Stadium Stair Repair  
SBC Project No: 366/009-17-2019  
Designer: TMPartners PLLC  
Construction Completion %: 35%  
Change Order No: 1  
Change Order Amount: $113,616.44  
Change Order Percentage: 14.26%  
Cumulative Percentage: 14.26%  
Approval Date: 02/18/2021  
Contractor: Beech Construction Services  
Targeted Substantial Completion: 07/21/2021  
Comment: Hidden Conditions  
This change order addresses a hidden condition after the discovery of multiple steel stair supports that were found to be deteriorated and in need of replacement. This work adds 23 days to the schedule.  
After This Change Order  
Change Order Amount: $113,616.44  
Change Order Percentage: 14.26%  
Cumulative Percentage: 14.26%  
Approved Project Funding  
Original Bid Target: $796,632.31  
Base Contract Amount: $796,632.31  
Contingency: $473,367.00  
Revised Contract Amount: $910,248.75  
Remaining Undedicated Funds: $359,750.56

4) State Procurement Agency: STREAM  
User Agency: Dept. of Environment & Conservation  
Location: Chapel Hill, Tennessee  
Project Title: Henry Horton State Park Restaurant and Visitor Center  
SBC Project No: 126/051-02-2017  
Designer: Tinker Ma, Inc.  
Contractor: Southland Constructors, Inc.  
Construction Completion %: 69.46%  
Change Order No: 5  
Change Order Amount: $215,660.20  
Change Order Percentage: 3.95%  
Cumulative Percentage: 12.44%  
Approval Date: 02/18/2021  
Targeted Substantial Completion: 06/07/2021  
Comment: Added Scope  
This change order is needed so that the contractor can purchase and install furniture, fixtures, and equipment for the restaurant and outdoor areas. These items were originally intended to be purchased directly by TDEC. No additional days are added to the schedule.  
After This Change Order  
Change Order Amount: $215,660.20  
Change Order Percentage: 3.95%  
Cumulative Percentage: 12.44%  
Approved Project Funding  
Original Bid Target: $5,934,725.98  
Base Contract Amount: $5,465,600.00  
Contingency: $1,030,909.98  
Revised Contract Amount: $6,150,386.18  
Remaining Undedicated Funds: $1,593,227.71

5) State Procurement Agency: STREAM  
User Agency: Dept. of Correction  
Location: Memphis, Tennessee  
Project Title: MLTC Food Service Upgrades  
SBC Project No: 140/005-01-2018  
Designer: Spirit Architecture  
Construction Completion %: 42%  
Change Order No: 7  
Change Order Amount: $148,538.23  
Change Order Percentage: 12.18%  
Cumulative Percentage: 42.11%  
Approval Date: 02/17/2021  
Contractor: Smith Doyle Contractors  
Targeted Substantial Completion: 09/10/2021  
Comment: Hidden Conditions/Value Added  
This change order addresses hidden conditions and provides for five new metal doors, frames, and hardware sets to replace deteriorated ones, installation of moisture resistant gypsum board at prep and wash sink areas, dry storage, and in restroom. Work also includes filling void areas under the concrete slab of kitchen area near underground drain lines, and replacing a metal cage with a gate, and removing non-functional radiant heater and capping lines. This work adds 28 days to the schedule.  
After This Change Order  
Change Order Amount: $148,538.23  
Change Order Percentage: 12.18%  
Cumulative Percentage: 42.11%  
Approved Project Funding  
Original Bid Target: $2,000,000.00  
Base Contract Amount: $1,219,800.00  
Contingency: $200,000.00  
Revised Contract Amount: $1,733,499.86  
Remaining Undedicated Funds: $724,730.13
6) State Procurement Agency: STREAM  User Agency: Department of Military  
Location: Lobelville, Tennessee  
Project Title: Lobelville RC Re-roof and Facility Update  
SBC Project No: 361/045-01-2019  
Approval Date: 01/27/2021  
Contractor: Eskola LLC  
Targeted Substantial Completion: 07/07/2021  
Comment: Hidden Conditions/Add Scope  
This change order is to provide for owner request to replace the metal soffit panels, repaint interior walls, replace ceiling lights, and add 2 large ceiling fans in the drill hall. Also included is to remove and replace landscaping irrigation infrastructure and yard sign that is conflicting with grading work.  
After This Change Order  
Change Order Amount: $147,747.76  
Change Order Percentage: 22.45%  
Cumulative Percentage: 22.58%  

Approved Project Funding  
Original Bid Target: $812,350.00  
Base Contract Amount: $658,250.00  
Contingency: $81,235.00  
Revised Contract Amount: $806,872.58  
Remaining Undedicated Funds: $245,208.00  

7) State Procurement Agency: STREAM  User Agency: Dept. of Military  
Location: Lexington, Tennessee  
Project Title: Lexington RC HVAC and Energy Updates  
SBC Project No: 361/053-02-2019  
Approval Date: 02/18/2021  
Contractor: Herron Construction  
Targeted Substantial Completion: 06/06/2021  
Comment: Value Added  
This change order provides for owner request to repaint the drill hall doors due to finish deterioration, updating both the main electrical distribution and sub panels, and providing additional lighting to the basement. This work adds 110 days to the schedule.  
After This Change Order  
Change Order Amount: $59,701.09  
Change Order Percentage: 9.95%  
Cumulative Percentage: 12.90%  

Approved Project Funding  
Original Bid Target: $724,500.00  
Base Contract Amount: $600,273.00  
Contingency: $72,450.00  
Revised Contract Amount: $677,715.20  
Remaining Undedicated Funds: $230,082.60  

8) State Procurement Agency: STREAM  User Agency: Dept. of Military  
Location: Smyrna, Tennessee  
Project Title: VTS Smyrna Building 500 Auditorium Repairs  
SBC Project No: 361/079-01-2018  
Approval Date: 02/11/2021  
Contractor: Dowdle Construction  
Targeted Substantial Completion:  
Comment: Hidden Conditions/Add Scope  
This change order is for the provision of a larger rubber base around the stage area and the replacement of the stage curtain and valence that was found to be deteriorated and not fire rated. Schedule will be increased by 82 days, mainly due to long lead time for curtain and valence.  
After This Change Order  
Change Order Amount: $6,790.92  
Change Order Percentage: 2.43%  
Cumulative Percentage: 28.32%  

Approved Project Funding  
Original Bid Target: $440,000.00  
Base Contract Amount: $279,200.00  
Contingency: $44,000.00  
Revised Contract Amount: $358,260.68  
Remaining Undedicated Funds: $138,095.65
9) **State Procurement Agency:** STREAM  
**User Agency:** Dept. of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Women’s Residential Recovery Court Renovations  
**SBC Project No:** 529/021-01-2019  
**Approval Date:** 02/05/2021  
**Designer:** Mackie Shanks Arch  
**Contractor:** Orion Building Corp  
**Construction Completion %:** 95%  
**Targeted Substantial Completion:** 02/08/2021  
**Change Order No:** 4  
**Change Order Amount:** $0.00  
**Change Order Percentage:** 0.00%  
**Cumulative Percentage:** 19.58%  
**Comment:** Unavoidable Delays  
This change order provides for an additional 14 days to the project schedule.

**Approved Project Funding**

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<th>Revised Contract Amount</th>
<th>$733,133.05</th>
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<tr>
<td>Base Contract Amount</td>
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<td>Remaining Undedicated Funds</td>
<td>$306,725.55</td>
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<tr>
<td>Contingency</td>
<td>$86,310.39</td>
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Speaker Sexton asked for clarification on the calculation change order percentages in the report. State Architect McGauran stated that when a change order is submitted it shows both the current change order percentage and the cumulative percentage for all the change orders to date. The policy requires that every change order be reported once the cumulative total reaches 10%. Speaker Sexton asked for confirmation on the first change order with a cumulative total of 37%. State Architect McGauran replied that all four of the change orders add up to 37.5% but this fourth change order is only 6.45%.

- **Bid Withdrawals** (in accordance with Item 5.01(D)(5)(d) of the SBC By-Laws, Policy & Procedures)

  1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
  **Location:** Knoxville, Tennessee  
  **Project Title:** CVM-Lab Renovation  
  **SBC Project No:** 540/001-03-2020  
  **Bidder:** C3 Industrial Blasting & Coatings  
  **Bid Date:** 01/28/2021  
  **Designer:** Sanders Pace Architecture, LLC  
  **Comment:** This painting sub-contractor mistakenly submitted their sub bid to the state instead of the general contractor and their bid clearly did not account for the full project scope.
  **Approval Date:** 02/10/2021

**Initial and Revised Approvals of Capital Projects**

- Reported the following capital improvement with total project cost of less than $100,000 in accordance with Item 2.04(A)(1) of the SBC By-Laws, Policy & Procedures:

  1) **State Procurement Agency:** STREAM / Department of Transportation  
  **Location:** Region 3 – Middle Tennessee  
  **Project Title:** Wilson County Salt Shed Demolition  
  **Project Description:** Demolish and remove the current structure and all required related work.  
  **SBC Project No:** 243/020-01-2021  
  **Total Project Budget:** $20,000.00  
  **Source of Funding:** 20/21 TDOT Plant Construction Funds (A)  
  **Approval:** Approved project utilizing Agency Resources  
  **Approval Date:** 03/11/2021
• Reported the following three capital projects with total project cost of $100,000 - $500,000 in accordance with Item 2.04(A)(2) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** Tennessee Board of Regents / TCAT Murfreesboro  
**Location:** Murfreesboro, Tennessee  
**Project Title:** Lobby and Student Lounge Improvements  
**Project Description:** Update flooring, ceiling tiles, paint, carpet and signage and light fixtures to modernize the main lobby and student lounge areas. Provide new furniture and fixtures.  
**SBC Project No.:** 166/074-01-2021  
**Total Project Budget:** $100,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing an Agency Consultant for design  
**Approval Date:** 02/18/2021

2) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Winchester, Tennessee  
**Project Title:** Winchester Field Maintenance Shop Repair  
**Project Description:** Repair masonry wall, structural framing members, concrete aprons, overhead door and operators, power, lighting, video door access, signage and all required related work.  
**SBC Project No.:** 361/097-01-2020  
**Total Project Budget:** $140,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved a revision in project funding (adding federal funds for construction)  
**Approval Date:** 02/12/2021

3) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Tunnel Hill, Georgia  
**Project Title:** VTS Catoosa Training Range Repair  
**Project Description:** Repair Training Range (TR) 202, 203, and 204 target canopies, baffles, steel framing members, CMU walls and all required related work.  
**SBC Project No.:** 368/001-01-2020  
**Total Project Budget:** $300,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved a revision in project funding (adding federal funds for construction)  
**Approval Date:** 02/12/2021
Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the SBC By-Laws, Policy & Procedures:

1) State Procurement Agency: University of Tennessee Institute of Agriculture  
Location: Jackson, Tennessee  
Project Title: WTREC-Greenhouse Replacement  
Project Description: This project will abate and demolish the framing and glass of the existing greenhouse. A new polycarbonate greenhouse will be constructed on the existing foundation.  
SBC Project No. 540/001-07-2020  
Total Project Budget: $87,500.00  
Source of Funding: Plant Funds (Non-Aux) (A)  
Approval: Approved a revision utilizing Campus Resources and System Procurement for a portion of construction  
Approval Date: 02/19/2021

2) State Procurement Agency: University of Tennessee – Knoxville  
Location: Knoxville, Tennessee  
Project Title: Conference Center Upgrades (Interior Improvements)  
Project Description: This project will refresh interior finishes and furniture including replacement as necessary in the Social Work Office of Research and Public Service (SWORPS) and Treasurer’s area, as well as other support spaces.  
SBC Project No. 540/009-01-2020  
Total Project Budget: $600,000.00  
Source of Funding: $500,000.00 Plant Funds (Non-Aux) (A), $100,000.00 Other (O)  
Approval: Approved utilizing Campus Resources and System Procurement for construction  
Approval Date: 02/12/2021

- Reported the following approval of a guaranteed maximum price (no change in total project budget) in accordance with Item 2.04(B)(4) of the SBC By-Laws, Policy & Procedures:

1) State Procurement Agency: University of Tennessee – Chattanooga  
Location: Chattanooga, Tennessee  
Project Title: Hunter Hall Improvements  
Project Description: Project will provide finishes and infrastructure upgrades including electrical, data/telecom, HVAC, and plumbing; accessibility and fire code improvements; security upgrades, building envelope upgrades, and site work including replacement of accessible ramp and sidewalk ADA improvements. Relocation and preparation of surge space is also included.  
SBC Project No. 540/005-10-2018  
Total Project Budget: $13,000,000.00  
Source of Funding: 18/19 CurrFunds-CapImp (A)  
Approval: Approved a Guaranteed Maximum Price (GMP) to perform the work  
Approval Date: 02/10/2021
Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** Austin Peay State University  
   **Location:** Clarksville, Tennessee  
   **Project Title:** Campus Consultants  
   **Project Description:** Professional service consultants for Architecture, MEP Engineering, Structural Engineering, Civil Engineering, Geotechnical and Interior Design. Funding will be allocated from appropriate sources for specific services.  
   **SBC Project No.:** 373/000-01-2018  
   **Total Project Budget:** $500,000.00  
   **Source of Funding:** Plant Funds (Non-Aux) (A)  
   **Approval:** Approved amendments to consultant contracts (extending terms and reallocating funding)  
   **Approval Date:** 02/22/2021

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:** Second Creek Stabilization  
   **SBC Project No.:** 540/009-11-2020  
   **Designer:** S&ME, Inc.  
   **Amount:** $6,500.00  
   **Explanation:** This ASR provides for the preparation of the civil and geomorphology survey required to develop the bank stabilization plan.  
   **Approval Date:** 01/28/2021  
   **OSA Receipt Date:** 01/29/2021

2) **State Procurement Agency:** University of Tennessee – Martin  
   **Location:** Martin, Tennessee  
   **Project Title:** Building Envelope Upgrade  
   **SBC Project No.:** 540/011-03-2013  
   **Designer:** A2H  
   **Amount:** $31,250.00  
   **Explanation:** This ASR creates full design services concerning the building envelope for the Humanities Building which was added to the scope of this project.  
   **Approval Date:** 01/29/2021  
   **OSA Receipt Date:** 01/29/2021
• **Annual Report of the Tennessee Residence Commission** (in accordance with T.C.A. §4-23-203(b))

• **Annual Report of the State Capitol Commission** (in accordance with T.C.A. §4-8-304)

• **Annual Report of The Hermitage – Home of President Andrew Jackson** (in accordance with TCA §4-13-104(3))

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

**Other Business**

There being no further business, the meeting adjourned at 11:28 a.m.

* * * * * * *
University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a project utilizing previously selected consultants

**Project Title:** Campus Consultants

**Project Description:** Professional service consultants for Architecture, MEP Engineering, and Structural/Civil Engineering.

**SBC Number:** 367/000-01-2021

**Total Project Budget:** $250,000.00

**Source of Funding:** $250,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This request is to award three-year contracts to Fleming Associates Architects PC (Architectural), Haltom Engineering LLC (MEP), and Burr & Cole Consulting Engineers (Structural). These consultants were previously selected under SBC Project No. 367/000-01-2018 to provide services to the University, but their contracts inadvertently expired after two years, prior to extension to full three-year term. This action will allow for a total contract duration of five years. The contract for Burr & Cole Consulting Engineers (Stormwater) will not be extended as it was not used during the initial two-year term.

**Minutes:** 03/11/2021  SBC  Approved project utilizing previously selected consultants
2.

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Master Plan Update

Project Description: Provide for various amendments to the campus master plan for Main, Park and Lambuth campus locations.

SBC Number: 367/000-02-2018

Total Project Budget: $325,000.00

Source of Funding:

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<tr>
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</table>

Plant Funds (Non-Aux) (A)

Plant Funds (Aux-Housing/Athletics) (A)

Original Project Budget: $250,000.00

Change in Funding: $75,000.00

Revised Project Budget: $325,000.00

Comment: The original budget of $250,000.00 is being increased to allow for future updates to the 2015 Master Plan to include more detailed housing and athletic plans.

Previous Action:
09/13/2018 SBC Approved awarding a contract to a previously selected master planner (SmithGroup JJR)
02/14/2019 SBC Approved an update to the Lambuth Campus Master Plan as approved by THEC and presented by SmithGroup JJR

Minutes:
03/11/2021 SBC Approved a revision in project budget and funding
TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Master Plan

Project Description: Update Master Plan for campus.

SBC Number: 166/001-04-2012

Total Project Budget: $616,470.00

Source of Funding:

<table>
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<tr>
<th>Original</th>
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<tr>
<td>0.00</td>
<td>76,470.00</td>
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</tbody>
</table>

Original Project Funding: $540,000.00
Change in Funding: $76,470.00
Revised Project Funding: $616,470.00

Comment: Additional funds will allow the master planner to develop an update to the 2016 Master Plan to locate a program for Arts.

Previous Action:
- 12/13/2012 SBC Approved issuance of RFP for Master Plan
- 10/10/2013 SBC Approved consultant selection (Woolpert, Inc.)
- 12/11/2014 SBC Approved a revision in project budget and funding
- 08/11/2016 SBC Approved a revision in project budget and master plan presentation
- 07/12/2018 SBC Approved a revision in project budget

Minutes: 03/11/2021 SBC Approved a revision in project budget and funding
### Motlow State Community College, Motlow, Moore County, Tennessee

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

**Project Title:** Classroom Upgrades for Art and Theater

**Project Description:** Upgrade spaces in Eoff, Crouch, and Marcum to allow for classes in stage craft for the theater program and additional 2-D/3-D print making, metal craft, and ceramics for the art program.

**SBC Number:** 166/021-01-2020

**Total Project Budget:** $925,000.00

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<th>Change</th>
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<tr>
<td></td>
<td>$550,000.00</td>
<td>$375,000.00</td>
<td>$925,000.00</td>
<td>Additional funds are needed because after the design started, the MEP engineers determined that additional MEP costs would be needed to meet code requirements and to meet the electrical and mechanical needs for the project. The largest cost impact is because the added electrical loads exceed the rated capacity of the existing subpanels so new panels, fed from the main electrical room, are required.</td>
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</table>

**Previous Action:**
- 01/09/2020 SBC Approved project
- 03/23/2020 ESC Approved designer selection (Hefferlin + Kronenberg Architects)

**Minutes:**
- 03/11/2021 SBC Approved a revision in project budget and funding
Roane State Community College, Roane, Harriman County, Tennessee

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of a revision in project budget and funding</th>
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</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Baseball and Softball Complex Improvements</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Improvements at the existing baseball and softball fields. Work to include construction of a new locker room facility and related site improvements.</td>
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<tr>
<td>SBC Number:</td>
<td>166/027-04-2018</td>
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<td>Total Project Budget:</td>
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<tr>
<td>Source of Funding:</td>
<td>Original $1,340,000.00, Change $140,000.00, Revised $1,480,000.00 Plant Funds (Non-Aux) (A)</td>
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<tr>
<td>Original Project Budget:</td>
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<tr>
<td>Change in Funding:</td>
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<tr>
<td>Revised Project Budget:</td>
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<tr>
<td>Comment:</td>
<td>Additional funds are needed to award a construction change order. The change order includes adding a bay to the metal building, increasing the building size. Increasing the size of the building now will be more cost efficient than doing so later. There will be no additional designer fees.</td>
</tr>
<tr>
<td>Previous Action:</td>
<td>09/13/2018 SBC Approved project</td>
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<tr>
<td></td>
<td>10/29/2018 SBC Approved designer selection (Studio Four Design)</td>
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<tr>
<td></td>
<td>04/11/2019 SBC Approved revision in budget and funding</td>
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<td></td>
<td>10/10/2019 SBC Approved EDP presentation</td>
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<td>06/19/2020 SBC Approved revision in budget and funding</td>
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<td>Minutes:</td>
<td>03/11/2021 SBC Approved a revision in project budget and funding</td>
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</table>
University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: East Campus Utility Expansion

Project Description: This project will complete electrical distribution sectionalizing and east campus mechanical distribution loop. Replaces Brock distribution feed and associated heat exchangers and pumps. Replaces existing primary electrical cable, switches and transformers. Replaces buried 7200 Volt cable, transformers and building service panels at Boling Apartments, and the 12 KV line switches at Johnson-Obear and Lockmiller II Apartments. Connects the James R. Mapp and 540 McCallie Ave buildings to the campus primary electrical distribution system. Associated metering and SCADA programming will also be done.

SBC Number: 540/005-04-2019

Total Project Budget: $6,770,000.00

Source of Funding:

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Original Project Budget: $6,770,000.00

Change in Funding: $0.00

Revised Project Budget: $6,770,000.00

Comment: This request removes the utility work servicing the Boling Apartments due to priority changes in campus housing. The current funding is needed to cover increased cost for the remainder of the project.

Previous Action:
- 08/08/2019 SBC Approved project and to select a designer
- 08/22/2019 ESC Approved designer selection (West Welch Reed Engineers, Inc.)

Minutes: 03/11/2021 SBC Approved a revision in project scope and funding
University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in project scope

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: This request adds scope for extending the boundary line from 20th Street to UT Drive for the water line extension. The work is anticipated to be accomplished within the existing project funding. This will complete the project.

Previous Action:
07/13/2017 SBC Approved project budget, scope, funding and sources of funding and 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

Minutes: 03/11/2021 SBC Approved a revision in project scope
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: West Volunteer Streetscape

Project Description: This project will complete the streetscape for Volunteer Boulevard extending the streetscaping from UT Drive to Cumberland Avenue on the west end of Campus.

SBC Number: 540/009-05-2021

Total Project Budget: $13,000,000.00

Source of Funding: $13,000,000.00 Plant Funds (Non-Aux) (A)

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

Minutes: 03/11/2021 SBC Approved project and to select a designer
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Classroom Upgrades (19/20)

Project Description: This project will upgrade multiple classrooms in multiple buildings including new technology, finishes, furnishings, flooring, lighting, ceilings, building systems, and safety improvements.

SBC Number: 540/009-06-2020

Total Project Budget: $5,000,000.00

Current Project Funding: $3,590,000.00

Source of Funding: Original Change Revised

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<td>$3,590,000.00</td>
<td>Plant Funds (Non-Aux)</td>
</tr>
</tbody>
</table>

Original Project Funding: $2,460,000.00
Change in Funding: $1,130,000.00
Revised Project Funding: $3,590,000.00

Comment: This request provides funding for the Alumni Memorial Bldg (1932), Nielsen Physics (1960), Henson Hall (1930), Nuclear Engineering Bldg (1929), Dabney-Buehler (1929) Halls, Jane and David Bailey Education Complex (1983), Hodges Library (1966/1989), Food Safety and Processing Bldg (1948), and Law Library and Classroom Addition (1996). Building scopes include abatement, updates to finishes, life safety, and lighting/controls, as well as minor modifications to walls, HVAC, fire protection, and plumbing. Some classroom seating and A/V will also be addressed. Campus Resources and System Procurement will be used to expedite the work within scheduled vacancy of the buildings.

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

Previous Action: 04/09/2020 SBC Approved project, to select a designer, and utilizing Campus Resources and System Procurement for construction
04/20/2020 ESC Approved designer selection (Brewer Ingram & Fuller Architects)

Minutes: 03/11/2021 SBC Approved a revision in project scope and funding
University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Blaylock Outdoor Classroom

Project Description: This project will construct the Blaylock Inspirational Oracle (BIO) outdoor classroom. The space will accommodate classes and receptions. It will also include a plaza with large water feature and seating areas.

SBC Number: 540/011-01-2021

Total Project Budget: $1,120,000.00

Current Project Funding: $1,050,000.00

Source of Funding: $1,050,000.00 Gifts (O)

Comment: This is a special opportunity request and was reported as an additional FY 20/21 disclosed project to THEC in Quarter three. Campus Consultant (architectural: TLM & Associates, Inc.) is requested due to the need for expedited design phases and preliminary work completed for the donor. This project will be managed by the university, meeting campus needs and ensuring compliance with state requirements.

Minutes: 03/11/2021 SBC Approved project utilizing Campus Consultant for design
Milan Volunteer Training Site, Milan, Carroll County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: VTS Milan Transient Training Open Bay Barracks

Project Description: Construct a one-story open bay barracks to include finishes, latrines, showers, laundry, office and support space, mechanical and electrical systems, parking, and all related work.

SBC Number: 368/031-03-2020

Total Project Budget: $1,680,000.00

Source of Funding:  

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<tr>
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<th>Change</th>
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<th>Federal Funds (NGB)</th>
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<td>$1,590,721.00</td>
<td>$1,680,000.00</td>
<td>(F)</td>
</tr>
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</table>

Original Project Funding: $89,279.00
Change in Funding: $1,590,721.00
Revised Project Funding: $1,680,000.00

Comment: This project is 100% federally funded. This request adds additional funds for construction to complete the project.

Previous Action: 07/09/2020 SBC Approved project and to select a designer
     08/24/2020 ESC Approved designer selection (HFR Inc)

Minutes: 03/11/2021 SBC Approved a revision in project funding
Warriors Path State Park, Kingsport, Sullivan County, Tennessee

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

Project Title: Warriors’ Path SP Deferred Maintenance

Project Description: Renovations to the park’s marina, campground, utilities and other facilities. Reconstruction of the marina building and renovations to Campground B, utilities, and other facilities.

SBC Number: 126/096-01-2016

Total Project Budget: $6,737,700.00

Source of Funding:

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<th>$6,472,700.00</th>
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<td>1,721,669.57</td>
<td>12/13</td>
<td>CurrFunds-CapImp (R)</td>
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</tbody>
</table>

Change in Funding: $265,000.00

Comment:

A revision in project budget is being requested to add funding for the unforeseen removal of trees and rock at Campground B. A revision in project scope and funding is requested to demolish and reconstruct the marina building which has been deemed beyond repair. There will be no additional designer fees.

The marina building is less than 50 years old and does not require review by the Tennessee Historical Commission.

Previous Action:

07/14/2016 SBC Approved project, budget, scope, funding and source of funding, and to select a designer
08/22/2016 ESC Approved designer selection (Reedy & Sykes)
04/12/2018 SBC Approved EDP as recommended by the State Architect
11/08/2018 SBC Approved a revision in project budget and funding
12/10/2020 SBC Approved a revision in project budget, scope and funding

Minutes:

03/11/2021 SBC Approved a revision in project budget, scope, and funding
**Morgan County Correctional Complex, Wartburg, Morgan County, Tennessee**

**Requested Action:** Approval of a grant agreement

**Project Title:** Morgan County Complex Sewer System Repair

**Project Description:** Repairs to the sanitary sewer system holding tank and on-site sanitary system. Project will install a new force main system and ancillary equipment and all related work.

**SBC Number:** 142/014-01-2014

**Total Project Budget:** $2,800,000.00

**Source of Funding:** $2,800,000.00 14/15 CurrFunds-CapMaint (SA) (A)

**Comment:** As a result of negotiations by the City of Wartburg with multiple private landowners to obtain utility easement rights, and its coordination with a concurrent multi-year State Highway 62 construction improvement project, the original approved grant expired prior to commencement of the work. This new grant will again be to the City of Wartburg for construction of the new force main system, but will be for $1,968,892.33 (approximately $49,000 more than the original grant).

**Previous Action:**
- 10/09/2014 SBC Approved project
- 11/24/2014 ESC Approved designer selection (HFR Design)
- 08/10/2017 SBC Approved grant agreement and disposal by easement to the City of Wartburg

**Minutes:** 03/11/2021 SBC Approved grant agreement
Statewide, Tennessee

Requested Action: Approval of a revision in project scope

Project Title: MH Pre-Arrest Diversion Infrastructure Grant - West Tennessee Healthcare/Pathways of Tennessee Inc. (WTH)

Project Description: Capital grant awarded to WTH West Tennessee Healthcare, Inc. and Pathways of Tennessee Inc. for the acquisition and renovation of property located at 3525 Chere Carol Road, Humboldt TN for use as part of WTH's the pre-arrest diversion programs.

SBC Number: 529/000-04-2020

Total Project Budget: $500,000.00

Source of Funding: $500,000.00  19/20  CurrFunds-CapImp (A)

Comment: This is a grant in support of the Department of Mental Health and Substance Abuse Services. A revision in project scope is requested to clarify the name of the grantee and because the property was already acquired by West Tennessee Healthcare, Inc.

Previous Action: 03/12/2020 SBC Approved grant

Minutes: 03/11/2021 SBC Approved a revision in project scope
New State Museum, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: New State Museum

Project Description: Complete design and construction of the new Tennessee State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

SBC Number: 529/050-01-2015

Total Project Budget: $153,000,000.00

Source of Funding:

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<table>
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<tr>
<th>Change in Funding</th>
<th>Revised Project Budget</th>
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<tbody>
<tr>
<td>$0.00</td>
<td>$153,000,000.00</td>
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</table>

Comment: This replaces some of the bridge funding with additional gift funding received from the museum foundation of $4,809,550.00.

Previous Action:

05/13/2015 SBC Referred to ESC with authority to act
05/26/2015 ESC Approved project and RFQ for PM services
07/09/2015 SBC Referred to ESC with authority to act
07/20/2015 ESC Approved revised funding; using CM/GC; award to Compass Partners as PMaA
08/24/2015 ESC Approved issuing RFQ for Exhibit Designer
08/24/2015 ESC Approved selected designer (EOA Architects)
10/13/2015 SBC Referred CM/GC contract award to ESC
10/22/2015 ESC Approved award to Turner Construction as CM/GC
10/22/2015 ESC Approved award to Gallagher & Associates as Exhibit Designer
11/12/2015 SBC Approved issuing RFP for Exhibit Fabricator Services and referring award of contract to ESC with authority to act
03/10/2016 SBC Approved contract award to Design & Production Inc for Exhibit Fabricator Services
03/30/2016 SBC Approved Early Design Phase
07/14/2016 SBC Referred to ESC with authority to act
07/25/2016 ESC Approved revision in funding
03/09/2016 SBC Referred to ESC with authority to act
03/23/2017 ESC Approved revision in funding and GMP
02/08/2018  SBC  Approved revision in project funding
08/09/2018  SBC  Approved revision in project funding
02/14/2019  SBC  Approved revision in project funding
08/08/2019  SBC  Approved revision in project funding
03/12/2020  SBC  Approved revision in project funding
10/08/2020  SBC  Approved a revision in project budget and funding

Minutes: 03/11/2021  SBC  Approved a revision in project funding

The breakdown of the $17,700,000.00 FRF G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

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<td>$9,417,888.83</td>
<td>($4,809,550.00)</td>
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The breakdown of the $14,700,000 G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

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<th>Original</th>
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<th>Revised</th>
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State Building Commission – March 11, 2021
Approved:

[Signature]

Tre Hargett
Secretary, State Building Commission
Secretary of State