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 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

Chairman Bill Lee, Governor
Glen Casada, Speaker of the House of Representatives
Stuart McWhorter, Commissioner, Department of Finance and Administration

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- State Building Commission

PRESENTER

- President Randy Boyd
- Chancellor Dr. Flora Tydings
- State Architect Ann McGauran

OTHER PARTICIPANTS

Chuck Griffin, Barber McMurry Architects
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: Master Plan Update
   SBC Project No: 540/005-01-2019
   Requested Action: Approval of a project and to issue a Request for Qualifications

2. Agency: University of Tennessee – Chattanooga
   Project Title: Maclellan Renovation- Program Project
   SBC Project No: 540/005-09-2017
   Requested Action: Approval of a revision in project budget and scope

3. Agency: University of Tennessee – Chattanooga
   Project Title: Campus Site Improvements
   SBC Project No: 540/005-03-2015
   Requested Action: Approval of a revision in project budget and funding

4. Agency: University of Tennessee – Martin
   Project Title: Building Envelope Upgrade
   SBC Project No: 540/011-03-2013
   Requested Action: Approval of a revision in scope

5. Agency: University of Tennessee – Knoxville
   Project Title: Roadway Resurfacing
   SBC Project No: 540/009-06-2018
   Requested Action: Approval of a revision in project budget and funding and to utilize System Procurement for a portion of the work

6. Agency: Tennessee Board of Regents / Middle Tennessee State University
   Project Title: Parking and Transportation Improvements
   SBC Project No: 166/009-08-2011
   Requested Action: Approval of a revision in funding

7. Agency: Tennessee Board of Regents / University of Memphis
   Project Title: Roof Replacements
   SBC Project No: 166/007-07-2017
   Requested Action: Approval of a revision in project budget and funding

8. Agency: Tennessee Board of Regents / Cleveland State Community College
   Project Title: Central Plant Modernization
   SBC Project No: 166/013-01-2017
   Requested Action: Approval of a revision in project budget and funding

9. Agency: Austin Peay State University
   Project Title: Military Family Resource Center – Renovation
   SBC Project No: 373/003-02-2019
   Requested Action: Approval of a project and proceeding with the process to select a designer
10. Agency: **Department of Military**  
Project Title: New McMinnville National Guard Readiness Center  
SBC Project No: 361/058-01-2018  
Requested Action: Approval of a revision in funding

11. Agency: **Department of Environment & Conservation**  
Project Title: Henry Horton State Park Play Area  
SBC Project No: 126/051-01-2019  
Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

12. Agency: **Department of Environment & Conservation**  
Project Title: ADA Upgrades – West Tennessee  
SBC Project No: 126/000-01-2019  
Requested Action: Approval of a project and proceeding with the process to select a designer

13. Agency: **Department of Veterans Services**  
Project Title: Middle TN Veterans Cemetery Improvements  
SBC Project No: 682/004-01-2015  
Requested Action: Approval of a revision in project budget and funding
Requested Action: Approval of a revision in project budget and funding

Project Title: Ridley 4-H Center Improvements

Project Description: This project will replace roofs, windows, soffits, fascia, siding, drywall, ceilings, lighting, attic insulation, perimeter fencing, and additional security measures around the property. It will upgrade bathrooms (ADA Compliant) and HVAC components in (10) dormitories. Interior improvements to the Dining/Recreation Hall are also included.

SBC Number: 540/001-02-2017

Total Project Budget: $9,375,000.00

Current Project Funding: $4,950,000.00

Source of Funding: $4,950,000.00 17/18 CurrFunds-CapMaint (A)

Comment: The original project only completed five of the ten dormitories. This request will recognize the additional cost to complete all ten dormitories. The funding is being reallocated from Admin/Misc to the Designer Fee in order to continue the design of the remaining dormitories.

Previous Action:
08/10/2017 SBC Approved project and proceeding to select a designer.
10/23/2017 ESC Approved designer selection (Lyle Cook Martin Associates)
02/25/2019 ESC Approved a revision in scope. Will be reported at Feb 2019 ESC.

Minutes: 05/09/2019 SBC Approved a revision in project budget and funding
TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

Project Title: Tennessee College Applied Technology Improvements

Project Description: Provide equipment and program expansion and improvements at TCATs statewide as associated with the TCAT Master Plan.

SBC Number: 166/000-04-2013

Total Project Budget: $100,154,921.00

Source of Funding:
- $9,570,000.00 15/16 CurrFunds-CapImp (A)
- 18,800,000.00 2015 GOBonds-CapImp (A)
- 4,700,000.00 Plant Funds (Non-Aux) (A)
- 51,300,000.00 17/18 CurrFunds-CapImp (A)
- 1,284,921.00 ECD Grant (CDBG) (O)
- 14,500,000.00 18/19 CurrFunds-CapImp (A)

Comment: Nine proposals were received on April 9th for a CM/GC for the Morristown campus. The Notice of Intent to award was sent on April 29, 2019 naming Denark Construction, Inc. as the best evaluated proposer. The protest period will expire on May 6, 2019.

Previous Action:
- 07/11/2013 SBC Approved fully planning a project and to select a designer
- 07/30/2013 ESC Approved designer selections (West TN – Braganza Design Group
East TN – Hefferlin + Kronenberg)
- 03/12/2015 SBC Approved a revision in scope, funding and to select middle TN designer
- 04/20/2015 ESC Approved designer selection (Middle TN - Johnson Crabtree Arch)
- 07/09/2015 SBC Approved a revision in funding
- 05/12/2016 SBC Approved master plan
- 01/12/2017 SBC Approved EDP
- 07/13/2017 SBC Approved a revision in project budget and funding
- 11/09/2017 SBC Approved a revision in project budget and funding
- 03/08/2018 SBC Approval to proceed with selection of a designer for upper East TN
- 03/19/2018 ESC Selected designer for upper East TN (Reedy & Sykes Architecture/
Shaw & Shanks Architects)
- 07/12/2018 SBC Approved EDP (Shelbyville) and revision in budget & funding
- 12/17/2018 ESC Approved designer selection for Morristown (Tuck Hinton Architects)
- 02/14/2019 SBC Reported OSA approval for use of CM/GC

Minutes:
- 05/09/2019 SBC Chancellor Tydings stated that no protests were received. The Commission approved awarding a CM/GC contract (Denark Construction, Inc.)
TENNESSEE BOARD OF REGENTS

Cleveland State Community College, Cleveland, Bradley County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by Barber McMurry Architects

Project Title: Campus Revitalization

Project Description: Construct a new general classroom building and renovate the Humanities Building as proposed in the master plan program.

SBC Number: 166/013-01-2018

Total Project Budget: $25,000,000.00

Source of Funding: $22,500,000.00 18/19 CurrFunds-CapImp (A) 2,500,000.00 Gifts (O)

Comment: This presentation will review the general classroom building.

Previous Action: 07/12/2018 SBC Approved project use of CM/GC 07/23/2018 ESC Approved designer selection (Barber McMurry Architects) 04/22/2019 ESC Approved awarding a CM/GC contract (Hoar Construction)

Minutes: 05/09/2019 SBC Chancellor Tydings introduced Mr. Chuck Griffin with Barber McMurry Architects. Mr. Griffin gave the presentation stating that the project is on schedule and within budget.

Lieutenant Governor McNally stated that Senator Mike Bell had concerns about this project moving forward and that he was glad to see it moving forward with the design phase.

Lieutenant Governor McNally asked if the pedestrian bridge was included in this price. Mr. Griffin replied that it is not included at this time.

The Commission approved the EDP as presented by Barber McMurry Architects.
Bid Activity Report

1) **Pellissippi State Community College**, Knoxville
   (ADA Corrections)
   SBC Project No.  166/032-05-2018
   Bid date:  05/01/2019
   Target:  $400,000
   MACC:  $440,000
   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 April 11, 2019.

Report of Items Approved by Office of the State Architect

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

1) State Procurement Agency: University of Tennessee
   Location: Knoxville, Tennessee
   Project Title: Hoskins Library Kefauver Wing Demolition
   SBC Project No: 540/009-09-2017
   Designer: Dollar & Ewers Architecture
   Construction Completion %: 95%
   Change Order No: 1
   Change Order Amount: $62,535.36
   Change Order Percentage: 14.47%
   Cumulative Percentage: 14.47%

   **User Agency:** UT Knoxville
   **Approval Date:** 04/09/2019
   **Contractor:** Wright Contracting, Inc.
   **Targeted Substantial Completion:** 03/17/2019
   **Comment:** Hidden Conditions/Unavoidable Delays/Error/Design Modifications
   This change order accommodates work to replace an existing concrete block wall that was discovered to be in a different location than anticipated and removal of its associated electrical outlet, as well as the relocation of 2 HVAC diffusers to account for a new ceiling height. Additional time was added through this change order to account for unavoidable weather delays, asbestos abatement, and brick delivery. This work also provides for a support system for an existing soffit that was being supported by an exterior wall that was planned to be removed. The User Agency also impacted this work by deciding to replace a section of old brick veneer, adding some additional electrical outlets, and rerouting an irrigation line.

   **After This Change Order**
   **Original Bid Target:** $540,000.00
   **Base Contract Amount:** $432,275.00
   **Contingency:** $54,000.00
   **Revised Contract Amount:** $494,810.36
   **Remaining Undedicated Funds:** $132,000.00
2) State Procurement Agency: STREAM  
   Location: Region 2 Central Office Nashville  
   Project Title: Region 2 – Central Office Roof Replacement  
   SBC Project No: 220/018-01-2017  
   Designer: DKRS  
   Construction Completion %: 85%  
   Change Order No: 2  
   Change Order Amount: $29,425.50  
   Change Order Percentage: 6.44%  
   Cumulative Percentage: 11.30%  

   Approved Project Funding  
   Original Bid Target: $525,000.00  
   Base Contract Amount: $456,692.00  
   Contingency: $52,500.00  

   User Agency: TN Wildlife Resources Agency  
   Approval Date: 04/09/2019  
   Contractor: Porter Roofing  
   Targeted Substantial Completion: 02/26/2019  
   Comment: Hidden Conditions/Unavoidable Delays
   This change order provides for 7 new roof drains to replace the existing deteriorated ones, and the repair of 7 penthouse drains which tie in to the existing roof drain system. This situation was discovered after the contractor was mobilized on the project.

   After This Change Order  
   Revised Contract Amount: $508,321.16  
   Remaining Undedicated Funds: $98,604.34

Initial and Revised Approvals of Capital Projects

- Reported the following four 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: University of Tennessee – Chattanooga  
   Location: Chattanooga, Tennessee  
   Project Title: 5th Street Parking Garage Repair  
   Project Description: This project will repair and paint rusted steel stairs, repair the adjacent elevator floor plan and replace stairwell doors.  
   SBC Project No: 540/005-03-2018  
   Total Project Budget: $285,000  
   Source of Funding: Plant Funds (Aux-Parking) (A)  
   Approval: Approved a revision in project budget and funding in order to award a contract  
   Approval Date: 04/15/2019

2) State Procurement Agency: Tennessee Board of Regents / Nashville State Community College  
   Location: Nashville, Tennessee  
   Project Title: S-Building Bookstore Renovation  
   Project Description: Make renovations in the S-Building Bookstore, expanding into common areas.  
   SBC Project No: 166/034-01-2019  
   Total Project Budget: $100,000  
   Source of Funding: Gift-in-Place (O)  
   Approval: Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect  
   Approval Date: 04/24/2019
3) **State Procurement Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Hancock County Elementary School Clinic Renovation  
**Project Description:** Renovate the elementary school clinic to convert existing space into 3 more exam rooms, and move the existing offices into the newly renovated area. The renovation will also include a dedicated telehealth room that will provide telehealth access to nutritionists, counselors, and psychiatric NPs, as well as a group therapy room for mental health and substance abuse sessions. The project will include plumbing, electrical, HVAC, ADA, fire safety and other minor renovations as well as code corrections.

- **SBC Project No.:** 369/005-01-2019  
- **Total Project Budget:** $210,000  
- **Source of Funding:** $100,000 Federal Grants (HRSA) (F)  
  $110,000 Gifts (O)  
- **Approval:** Approved project and to select a designer  
- **Approval Date:** 04/23/2019

4) **State Procurement Agency:** STREAM / Tennessee Rehabilitation Initiative in Correction – TRICOR  
**Location:** Nashville, Tennessee  
**Project Title:** Patricia Weiland Workforce Development Center Roof Replacement  
**Project Description:** Replacement of existing roofing including new roof membrane, insulation, coping, and adjustments to roof curbs, and all related work.

- **SBC Project No.:** 150/002-01-2019  
- **Total Project Budget:** $300,000  
- **Source of Funding:** TRICOR Reserves (R)  
- **Approval:** Approved project and to select a designer and utilizing Best Value  
- **Approval Date:** 04/17/2019

**Approvals of Revisions to Existing Capital Projects**

- Reported the following two approvals of a revision in funding for capital project in accordance with Item 2.04(B)(2) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** Tennessee Board of Regents / Roane State Community College  
**Location:** Harriman, Tennessee  
**Project Title:** Dunbar Classroom Elevator Replacement  
**Project Description:** Replace elevator in the Dunbar Classroom Building and Gymnasium.

- **SBC Project No.:** 166/027-02-2018  
- **Total Project Budget:** $356,000  
- **Source of Funding:** $320,000 18/19 CurrFunds-CapMaint (A)  
  $ 36,000 Plant Funds (Non-Aux) (A)  
- **Approval:** Approved a revision in project budget and funding to address unanticipated soil conditions  
- **Approval Date:** 04/22/2019
2) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Hilham, Tennessee  
**Project Title:** Standing Stone State Park WPA Cabins  
**Project Description:** Renovations of cabins built in the mid 1930’s by the Works Progress Administration (WPA) at Standing Stone State Park and all required related work.  
**SBC Project No.:** 126/091-01-2017  
**Total Project Budget:** $1,960,000  
**Source of Funding:** 17/18 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project funding to increase construction contingency  
**Approval Date:** 04/23/2019

### Report of Items Submitted to the SBC

- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 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:** University of Tennessee Institute of Agriculture  
**Project Title:** Lone Oaks 4-H Center Life Safety Improvements  
**SBC Project No.:** 540/001-01-2018  
**Designer:** Allen & Hoshall, Inc.  
**Amount:** $4,815  
**Explanation:** This ASR addresses the need to analyze the existing metal building lateral bracing system in order to add a programmed ADA restroom addition which would include modifying an existing lateral brace.  
**Approval Date:** 04/23/2019  
**OSA Receipt Date:** 04/23/2019

2) **State Procurement Agency:** University of Tennessee – Chattanooga  
**Project Title:** Lupton Garage Repair  
**SBC Project No.:** 540/005-05-2018  
**Designer:** Bennett & Pless  
**Amount:** $9,250  
**Explanation:** This ASR addresses additional programmatic needs to review the possibility of providing a new concrete topping slab over the top parking deck of the existing structure to provide better structural integrity and a water barrier to keep further deterioration from occurring at lower decks.  
**Approval Date:** 04/05/2019  
**OSA Receipt Date:** 04/05/2019
3) **State Procurement Agency:** University of Tennessee – Knoxville  
**Project Title:** Neyland Thompson North End Plaza  
**SBC Project No.:** 540/009-01-2018  
**Designer:** Hedstrom Design, LLC  
**Amount:** $3,600  
**Explanation:** This ASR includes the need for concrete testing and designer oversight.  
**Approval Date:** 04/05/2019  
**OSA Receipt Date:** 04/05/2019

**Other Business**

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

*******
University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project and to issue a Request for Qualifications

Project Title: Master Plan Update

Project Description: This project will provide an update to the Campus Master Plan for the University of Tennessee Chattanooga.

SBC Number: 540/005-01-2019

Total Project Budget: $500,000.00

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

Comment: The most recent Campus Master Plan was approved in August 2012.

Minutes: 05/09/2019 SBC Approved project and issuing a Request for Qualification
University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Maclellan Renovation – Program Project

Project Description: This project will provide programming for the Maclellan renovation and impacted space within the University Center. A portion of the interior will be renovated into a two story structure for various student services function. Public restrooms, locker rooms, and building access will be upgraded to incorporate ADA requirements. Replacement of the electrical system, HVAC system, water heating system; building finishes, furnishings, signage, windows, exterior doors; and gym seating and built-in equipment. Building sidewalks will also be repaired.

SBC Number: 540/005-09-2017

Total Project Budget: $200,000.00

Source of Funding: Original | Change | Revised
| $100,000.00 | $100,000.00 | $200,000.00 |

Plant Funds (Non-Aux) (A)

Original Project Budget: $100,000.00
Change in Funding: $100,000.00
Revised Project Budget: $200,000.00

Comment: This request adds scope and funding to include programming of space within the University Center.

Previous Action: 10/12/2017 SBC Approved project and to select a programming consultant
04/12/2018 SBC Approved contract award

Minutes: 05/09/2019 SBC Approved a revision in project budget and scope
University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Campus Site Improvements

Project Description: This project will install pedestrian walking surfaces, lighting, trees/planting, retaining walls, site furniture, and a vehicle turnaround to enhance pedestrian safety in the areas of, but not limited to, Oak Street, Vine Street, and McCallie Ave.

SBC Number: 540/005-03-2015

Total Project Budget: $4,510,000.00

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Original Project Budget: $3,500,000.00
Change in Funding: $1,010,000.00
Revised Project Budget: $4,510,000.00

Comment: This increase will fund additional work for the connector road to the McCallie Ave section of the project.

Previous Action:
06/11/2015 SBC Referred to ESC with authority to act
07/09/2015 SBC Approved project and to select a designer
09/21/2015 ESC Approved designer selection (W.M. Whitaker & Associates)

Minutes:
05/09/2019 SBC Approved a revision in project budget and funding
UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Building Envelope Upgrade

Project Description: This project will provide for the repair/replacement of single-glaze windows in the Hall-Moody Administration Building (1959), Holland McCombs Center (1927), Sociology Building (1927), Holt Humanities Building (1967), Communication Building (1934), Veterinary Science Laboratory (1968/2002)/(roof 1990’s), and the Veterinary Science Teaching Center (1966/2015)/(roof 1960’s). The project scope will also include repair/replacement of exterior doors and exterior painting of these buildings, and roof replacement of the Veterinary Science buildings.

SBC Number: 540/011-03-2013

Total Project Budget: $2,350,000.00

Source of Funding: $ 350,000.00 13/14 CurrFunds-CapMaint (A)
$2,000,000.00 2013 GO Bonds-CapMaint (A)

Comment: This request adds scope for the Veterinary Science Laboratory and the Veterinary Science Teaching Center, and includes roof replacement of these buildings. The work is anticipated to be accomplished within the existing project funding.

Due to the major renovations previously conducted on these facilities, the Tennessee Historical Commission review is not warranted.

Previous Action: 07/11/2013 SBC Approved project and to select a designer
10/21/2013 ESC Approved designer selection (A2H Inc.)
07/10/2014 SBC Approved a revision in scope
10/13/2015 SBC Approved a revision in scope

Minutes: 05/09/2019 SBC Approved a revision in scope
University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in project budget and funding and to utilize System Procurement for a portion of the work

Project Title: Roadway Resurfacing

Project Description: This project will mill and resurface campus roadways and on-street parking. Primary roads include Lake Loudoun Blvd., Fraternity Park Drive, and Pat Head Summitt Street.

SBC Number: 540/009-06-2018

Total Project Budget: $1,004,000.00

Source of Funding: Original | Change | Revised
$500,000.00 | $504,000.00 | $1,004,000.00

Plant Funds (Non-Aux) (A)

Original Project Budget: $500,000.00
Change in Funding: $504,000.00
Revised Project Budget: $1,004,000.00

Comment: This increase is due to the cost of additional improvements to Lake Loudoun Blvd such as curbs, gutters and stamped asphalt. The use of System Procurement is requested in order to use an existing maintenance contract for this portion of the project.

Previous Action: 07/23/2018 ESC Approved project utilizing Campus Consultant for design and Campus Resources for construction. Will be reported at July ESC.

Minutes: 05/09/2019 SBC Approved a revision in project budget and funding and utilizing System Procurement for a portion of the work
TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Parking and Transportation Improvements

Project Description: Plan and construct transportation improvements, including roadways, parking lots, lighting, sidewalks, and other parking improvements.

SBC Number: 166/009-08-2011

Total Project Budget: $12,200,000.00

Source of Funding: $12,200,000.00 TSSBA (parking) (A)

Comment: This action will reallocate funding from Administration & Miscellaneous to increase the Construction Cost and Designer Fee to address additional items like streetlights and bus shelters. This will enable the completion of the final phase of the project.

Previous Action:
- 10/13/2011 SBC Approved project & use of CM/GC
- 11/21/2011 ESC Approved designer selection (Lose & Associates, Inc.)
- 05/23/2012 ESC Awarded CM/GC (Bell & Associates Construction)

Minutes:
- 05/09/2019 SBC Approved a revision in funding
University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Roof Replacements

Project Description: Replace roofing systems on several buildings, including any associated work.

SBC Number: 166/007-07-2017

Total Project Budget: $3,801,335.00

Source of Funding:

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Original Project Budget: $3,500,000.00
Change in Funding: $301,335.00
Revised Project Budget: $3,801,335.00

Comment: Overall roofing costs have increased over the course of this project. These additional funds will allow the final of the five buildings to be addressed. This will complete the project. Roofs were installed between 1987 and 1995.

Previous Action:
- 07/13/2017 SBC Approved project
- 08/21/2017 ESC Approved designer selection (Horrell Group, Architects)

Minutes:
- 05/09/2019 SBC Approved a revision in project budget and funding
Cleveland State Community College, Cleveland, Bradley County, Tennessee

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

Project Title: Central Plant Modernization

Project Description: Repair and replace HVAC systems and equipment.

SBC Number: 166/013-01-2017

Total Project Budget: $818,200.00

Source of Funding:

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17/18 CurrFunds-CapMaint (A)
15/16 CurrFunds-CapMaint (R)

Original Project Budget: $750,000.00
Change in Funding: $68,200.00
Revised Project Budget: $818,200.00

Comment: Additional funds are needed to meet the designer’s estimate and complete the scope of the project because further investigation revealed that additional air handling units are in need of replacement.

Previous Action:
07/13/2017 SBC Approved project
07/27/2017 ESC Approved designer selection (West Welch Reed Engineers)

Minutes:
05/09/2019 SBC Approved a revision in project budget and funding
Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Military Family Resource Center - Renovation

Project Description: Renovation of former dealership into a veterans’ resource center and all related work.

SBC Number: 373/003-02-2019

Total Project Budget: $1,000,000.00

Source of Funding: $1,000,000.00 Gifts (O)

Comment: This is an additional FY 18/19 disclosed project reported by THEC in Quarter 2 with a total project budget of $1,500,000. The total project budget has been reduced to the amount of gift funding received. The revised budget of $1,000,000 will be sufficient to complete the proposed renovations of the Military Family Resource Center.

Minutes: 05/09/2019 SBC Approved project and to select a designer
DEPARTMENT OF MILITARY

Readiness Center, McMinnville, Warren County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: New McMinnville National Guard Readiness Center

Project Description: Construction of a new Readiness Center

SBC Number: 361/058-01-2018

Total Project Budget: $12,168,000.00

Current Project Funding: $ 910,000.00

Source of Funding:

<table>
<thead>
<tr>
<th></th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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</thead>
<tbody>
<tr>
<td>Military Reserves (Sale of Real Estate) (R)</td>
<td>$910,000.00</td>
<td>$(910,000.00)</td>
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<td>Federal Funds (NGB) (F)</td>
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Original Project Funding: $ 910,000.00

Change in Funding: $ 0.00

Revised Project Funding: $910,000.00

Comment: As planned, Military Reserves are being reimbursed since federal funds are now available.

Previous Action:
- 07/12/2018 SBC Approved project and to select a designer
- 10/29/2018 ESC Approved designer selection (Design House 1411, LLC)

Minutes:
- 05/09/2019 SBC Approved a revision in funding
Henry Horton State Park, Chapel Hill, Marshall County, Tennessee

Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

Project Title: Henry Horton State Park Play Area

Project Description: Construct a new play area including a full handicap access ADA playground, hands on educational areas, a small stream representing the Duck River, a nature adventure area, and all required related work.

SBC Number: 126/051-01-2019

Total Project Budget: $540,000.00

Source of Funding: $540,000.00 Gift-in-Place (O)

Comment: TDEC received a grant for playground equipment and continued maintenance of that equipment from the Blue Cross Foundation. The Blue Cross Foundation will be funding the entire project of $540,000 with no match requirements from TDEC and will establish a one-time maintenance fund in the amount of One Hundred Twenty Thousand Dollars ($120,000.00) to pay for major repairs. Ongoing maintenance will be addressed through TDEC once the maintenance funds are no longer available.

Imagen, LLC is contracting with GameTime/Playcore to design and construct the work.

Minutes: 05/09/2019 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
Statewide, Tennessee

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

Project Title: ADA Upgrades – West Tennessee

Project Description: ADA improvements to Reelfoot Lake State Park and Pinson Mounds State Archaeological Park, and all required related work.

SBC Number: 126/000-01-2019

Total Project Budget: $1,970,000.00

Source of Funding:

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<tr>
<td>14/15</td>
<td>250,000.00</td>
<td>CurrFunds-CapMaint(ADA)</td>
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</table>

Comment: Improvements are anticipated to include interiors and exteriors of facilities, bathhouses, restrooms, parking, and walkways to make them ADA compliant.

Minutes: 05/09/2019 SBC Approved project and to select a designer
**Middle Tennessee Veterans Cemetery**, Nashville, Davidson County, Tennessee

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

**Project Title:** Middle TN Veterans Cemetery Improvements

**Project Description:** Improvements to the existing cemetery including crypts, columbarium, paving and irrigation system and all related work.

**SBC Number:** 682/004-01-2015

**Total Project Budget:** $4,281,375.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
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<tbody>
<tr>
<td></td>
<td>$ 370,000.00</td>
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**Original Project Budget:** $4,350,000.00

**Change in Funding:** $(68,625.00)

**Revised Project Budget:** $4,281,375.00

**Comment:** Construction is complete, and this is a final adjustment to match the federal funding amount.

**Previous Action:**
- 07/09/2015 SBC Approved full planning
- 07/20/2015 ESC Approved designer selection (TLM Associates)
- 07/14/2016 SBC Approved a revision in project budget and funding to fully fund the project

**Minutes:**
- 05/09/2019 SBC Approved a revision in project budget and funding
Approved:

[Signature]

Tre Hargett
Secretary, State Building Commission
Secretary of State