

MINUTES
STATE BUILDING COMMISSION
October 11, 2018

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 11:02 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor

ORGANIZATION

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

PRESENTER

Chancellor Dr. Flora Tydings
Commissioner Shari Meghreblian
President Dr. David Rudd
President Joe DiPietro
Deputy Commissioner Eugene Neubert
Deputy Commissioner John Hull
Assistant State Architect Alan Robertson

OTHER PARTICIPANTS

Ted Townsend, University of Memphis
Daryl Johnson, President Johnson Architecture, Inc.
Herbert Slatery, Attorney General

CONSENT AGENDA

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

1. Agency: **University of Tennessee - Chattanooga**
Project Title: Hunter Hall Improvements
SBC Project No: 540/005-10-2018
Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

2. Agency: **University of Tennessee Health Science Center**
Project Title: Madison Plaza Food Court Upgrade
SBC Project No: 540/013-07-2018
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing Campus Resources for construction

3. Agency: **University of Tennessee Institute of Agriculture**
Project Title: Energy & Enviro. Science Research Bldg. (Ellington)
SBC Project No: 540/001-04-2013
Requested Action: Approval of a revision in project budget and funding

4. Agency: **University of Tennessee – Knoxville**
Project Title: Haslam Business Building Upgrades
SBC Project No: 540/009-14-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **University of Tennessee – Knoxville**
Project Title: Intramural and Band Facility
SBC Project No: 540/009-15-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

6. Agency: **University of Tennessee – Knoxville**
Project Title: Baseball Stadium Turf Installation
SBC Project No: 540/009-16-2018
Requested Action: Approval of a project and utilizing System Procurement for construction

7. Agency: **University of Tennessee – Knoxville**
Project Title: Window Replacements and Masonry Repairs
SBC Project No: 540/009-11-2016
Requested Action: Approval of a revision in scope

8. Agency: **University of Tennessee**
Project Title: Professional Consultants
SBC Project No: 540/001-04-2015 UTIA
540/005-06-2015 UTC
540/009-10-2015 UTK
540/011-06-2015 UTM
540/013-03-2015 UTHSC
Requested Action: Approval of a revision in project budget and funding and to extend the contract an additional 12 months and proceeding with the process to select a consultant

9. Agency: East Tennessee State University
Project Title: Memorial Center Code Corrections
SBC Project No: 369/005-11-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Strawberry Plains Welding Lab Renovations

Project Description: Renovate space at the Strawberry Plains campus for a welding lab.

SBC Number: 166/032-04-2018

Total Project Budget: \$575,000.00

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

Comment: Additional funds are needed because electrical service costs in the building are more than what was estimated.

Previous Action: 05/22/2018 ESC Approved project and utilizing a regional designer

Minutes: 10/11/2018 SBC Approved a revision in project budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Fall Creek Falls State Park, Spencer, Van Buren County, Tennessee

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

Project Title: Fall Creek Falls SP Village Green Visitor Center

Project Description: Construct a new visitor center. The project includes the demolition of the campground check-in station and business offices.

SBC Number: 126/036-02-2016

Total Project Budget: \$3,042,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 0.00	\$ 87,384.00	\$ 87,384.00	06/07	CurrFunds-CapImp	(R)
	0.00	569.33	569.33	07/08	CurrFunds-CapImp	(R)
	0.00	59,046.67	59,046.67	10/11	CurrFunds-CapImp	(R)
	<u>2,895,000.00</u>	<u>0.00</u>	<u>2,895,000.00</u>	16/17	CurrFunds-CapImp	(A)
Original Project Budget:	\$2,895,000.00					
Change in Funding:	\$147,000.00					
Revised Project Budget:	\$3,042,000.00					

Comment: Six (6) bids were received on August 21, 2018. An increase in funding is needed to award a contract to Dillard Construction, Inc. for the base bid only. The increase in the project budget is attributed to inflation in the construction industry primarily for material costs over the past several months. There will be no additional designer fees.

Previous Action: 07/14/2016 SBC Approved project and to select designer
 07/25/2016 ESC Approved designer selection (Upland Design Group)
 08/10/2017 SBC Approved utilizing Best Value and the EDP as recommended by the State Architect

Minutes: 10/11/2018 SBC Approved a revision in project budget and funding and awarding a contract (Dillard Construction, Inc.)

Lieutenant Governor McNally asked about the Fall Creek Falls Inn project. Commissioner Meghreblian stated that they have started demolition and are in the design phase of the project. The Commissioner stated that they are a little behind schedule, but felt comfortable that they can catch up. Lieutenant Governor McNally stated that the project schedule is important and the project is important to the citizens in that community. Additionally, Senator Bowling and Representative Sexton have been very interested in the project and its status. Commissioner Meghreblian stated that this project is important to TDEC, as well as the visitors who are excited to visit when the inn has been rebuilt. The Commissioner stated that the team is optimistic that they will be able to get the project back on schedule.

THE UNIVERSITY OF MEMPHIS

Disposal – Lease (Space)

Requested Action: Approval of disposal by lease with waiver of advertisement and appraisal

Transaction Description: Transaction No. 18-09-003

- **Location:** University of Memphis - Highland Library and Defense Audit Building
460 S. Highland, Memphis, TN and 4075 Park Ave., Memphis, TN
- **Tenant:** University of Memphis Research Foundation (UMRF)
- **Term:** 3 years
- **Area / Costs:** 14,783 Square Feet and 38 parking spaces / \$26,155.64 per year

FRF Rate: \$18.00 (for reference only)

Comment: The purpose is to lease space to the University of Memphis Research Foundation (UMRF), a not-for profit corporation, to be used to foster collaborations with researchers at the University of Memphis and to build employment pipelines for University of Memphis students. UMRF will lease all of the Highland Library and the first floor (7,000 sf) of the Defense Audit Building (33,000 sf) at \$1.00/sf. The lease provides that upon SBC approval of an amendment to the lease, additional space owned by the University of Memphis can be leased by UMRF.

A waiver of advertising and appraisal are requested because of the anticipated benefits to the UoM students from this UMRF program. This lease is part of the first phase of UoM's CommuniTech Research Park initiative. UMRF intends to sublease space in the leased premises to emerging companies at market rental rates. UoM will report annually to the State Building Commission the names of subtenants in the leased premises and pertinent sublease terms.

The UMRF is a state-approved 501C non-profit entity set up with the state's approval for the explicit purposes of supporting the mission of the University. The University's expectations of UMRF is that all surpluses from the CommuniTech Research Park will be reinvested directly into the modernization of the pertinent buildings and the growth of the initiative. Ultimately all revenues generated through this initiative are, directly or indirectly, invested into promoting research at the UoM and generating employment opportunities for our students. All renovation work in the leased premises receive the prior written approval of UoM.

UoM will be responsible for all maintenance, standard utility and building upkeep in alignment with their role as landlord. UMRF will be responsible for janitorial costs, limited copier usage, parking and network fees during the term of the lease. Either party has the right to terminate for convenience on 60 days' notice.

Minutes: 10/11/2018 SBC President Rudd gave a presentation of a pilot for a research park at the University. Lieutenant Governor McNally asked what the source of funds are for the work needed to prepare the space for occupancy. President Rudd stated that the money is already available within the budget of UMRF.

Comptroller Wilson asked about the relationship between the University and UMRF and how comfortable the University is in leasing out the property to the UMRF for this purpose. Ted Townsend with the University of Memphis stated that UMFR is a separate 501.C3

organization that supports the University. Mr. Townsend added that UMRF is board operated and that several members of the University's leadership team are on the board. UMRF handles the promotion and development of research and technology advancement on the campus.

Secretary Hargett confirmed that this is not the first venture of the UMRF. President Rudd replied that is correct and that they have had two.

The Commission approved disposal by lease with waiver of advertisement and appraisal.

UNIVERSITY OF TENNESSEE

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

Requested Action: Approval to cancel the project

Project Title: Audiology & Speech Pathology

Project Description: This project will provide for a 135,600 GSF multi-department building to be located at the UT Medical Center Campus in Knoxville adjacent to the Pharmacy building. It will house the departments of Audiology & Speech Pathology, and potentially the College of Dentistry and the College of Medicine.

SBC Number: 540/013-01-2015

Original Project Budget: \$65,060,000.00

Project Expenditures: \$ 2,732,314.33

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$60,060,000.00	\$(60,060,000.00)	\$0.00	TSSBA	(A)
	5,000,000.00	(2,267,685.67)	2,732,314.33	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$65,060,000.00				
Change in Funding:		\$(62,327,685.67)			
Revised Project Budget:			\$2,732,314.33		

Comment: This project is no longer needed due to major scope and site changes.

** Knoxville location.

Previous Action:	05/13/2015	SBC	Approved project, utilizing the Designer selected (The Lewis Group) by third party, and to reimburse the third party for design fees.
	08/13/2015	SBC	Approved proceeding with a previously approved project, allocating full funding to the project and utilizing Best Value alternative delivery method for construction.
	11/12/2015	SBC	Approved early design phase as presented
Minutes:	10/11/2018	SBC	Approved cancellation of the project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by Johnson Architecture, Inc. and to utilize a previously awarded contractor for a portion of the work

Project Title: West Campus Redevelopment

Project Description: This project will replace housing and dining in North Carrick, South Carrick, Reese, Humes, Morrill, Apartment Residence, and Presidential Dining, all of which will be demolished. It will provide approximately 2,700 beds, and a dining and office facility with site amenities.

SBC Number: 540/009-05-2014

Total Project Budget: \$234,200,000.00

Source of Funding: \$193,800,000.00 14/15 TSSBA (A)
\$ 40,400,000.00 Plant (Aux-Housing/Dining/Facility Fees) (A)

Comment: This request is to use United Restoration and Preservation, Inc. for recladding White Hall. The Early Design Phase presentation is for the dining facility.

Previous Action: 06/12/2014 SBC Approved project and to select a designer and utilizing CM/GC
06/23/2014 ESC Approved designer selection for housing (CH2M Hill)
08/21/2014 SBC Approved awarding a CM/GC contract for housing (Messer Construction)
11/12/2015 SBC Approved utilizing Best Value for dining
01/14/2016 SBC Approved Early Design Phase as presented
07/25/2016 ESC Approved designer selection for Dining (Johnson Architecture)
02/08/2018 SBC Approved using previously selected consultant for design

Minutes: 10/11/2018 SBC President DiPietro introduced Daryl Johnson with Johnson Architecture, Inc. Mr. Johnson gave a presentation stating that the project is under budget and on schedule to open before the summer semester of 2021.

Lieutenant Governor McNally asked if the vendors for the eight dining areas have already been selected. Mr. Johnson stated the University vendor Aramark will handle arrangements with the vendors for those venues. Lieutenant Governor McNally asked if the outdoor eating areas would be heated and Mr. Johnson replied that they are not heated and the upper two levels are not covered but the bottom level is covered.

The Commission approved the EDP as presented by Johnson Architecture, Inc. and utilizing a previously awarded contractor for a portion of the work.

UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

Requested Action: Approval of master leases

Transaction Description: Transaction No. 2018-10-01

• **Proposed Lease**

○ **Locations:**

University of Tennessee – Knoxville, Knox County, Tennessee

- 303 Flats, 303 W Blount Avenue, Knoxville, TN – 303 West, LLC

- The Knox, 1511 Clinch Avenue, Knoxville, TN - Pinecrest 1505 Clinch LLC

- The Woodlands, 3805 Cherokee Woods Way, Knoxville, TN – Woodlands Management, LLC

- Society 865, 2240 Grand Avenue, Knoxville, TN – CP Knoxville Property Owner LLC

○ **Landlord:**

See above

○ **Term:**

8 Months (October 2018 – May 2019)

○ **Area / Costs:**

Approximately 450 beds

Average Annual Contract Rent (incl Util. and Jan.)

\$/unit

Estimated Total Cost

\$727

\$2,617,200

• **Source of Funding:**

Plant Funds (Aux-Housing) (A)

• **Procurement Method:**

Negotiated

• **FRF Rate:**

\$18.00/sf (for reference only)

Comment:

These leases will provide housing for students displaced from Laurel Hall on the UTK Campus. The lease term is less than one year and a justification for not advertising has been provided. Consistent with SBC Policy, the UT System Chief Financial Officer has approved waiver of termination for convenience.

The landlords and locations selected for lease constitute all of the apartment complexes in the immediate proximity of the UTK campus with significant numbers of units available for rental at this time. Leases with each of the landlords are currently being finalized and will collectively be for approximately the total number of beds and the total annual effective cost set forth above. The Attorney General will approve the final form of each lease for form, legality and consistency with the approved action.

Minutes:

10/11/2018 SBC

Lieutenant Governor McNally asked what caused the mold problem and why it wasn't prevented. President DiPietro stated that the Environmental Consultant determined that the high moisture climate in September; the air conditioners being controlled unit by unit; and the ability to open windows created a bloom of black mold. All of the residence halls were checked at the beginning of the semester and they were clean. In order to not have cross contamination the hall has to be vacated for the rest of the academic year. President DiPietro stated that the students can opt in and receive a 50% refund of their housing fee plus replacement housing arranged by the University under these leases or they can opt out and receive a 100% refund of their housing fee but will have to find their own replacement housing.

The Commission approved master leases.

DEPARTMENT OF FINANCE & ADMINISTRATION

Memphis Tourism Development Zone, Memphis, Shelby County, Tennessee

Requested Action: **Approval of a modification to the Memphis Tourism Development Zone**

Comment: This action will modify the application of the Memphis Tourism Development Zone (TDZ) approved on December 18, 2000, as modified on April 19, 2010 and again on May 22, 2018, to add a hotel as an additional Qualified Public Use Facility (QPUF) in the TDZ. This modification would allow the City of Memphis to spend their incremental tax revenue to develop a hotel etc. This modification would not increase the size of their Tourist Development Zone (TDZ) nor would it extend the 30 year maximum period to receive the incremental state revenue; however, in accordance with TCA § 7-88-106(a)(2) as amended by Chapter 1058 of the Public Acts of 2018, the city will be allowed to continue to receive the incremental local revenue for a period up to 30 years from the date the hotel opens if placed into service by December 31, 2022. This is in accordance with the Convention Center and Tourist Development Act of 1998.

Previous Action:	12/14/2000	SBC	Referred to Executive Subcommittee with authority to act
	12/18/2000	ESC	Approved the application for Cook Convention Center as a QPUF and Memphis TDZ
	04/19/2010	ESC	Approved the inclusion of the Pinch District and the Pyramid as a QPUF in the Memphis TDZ
	04/13/2017	SBC	Referred to Executive Subcommittee with authority to act
	04/24/2017	ESC	Approved the final agreement between the City of Memphis and the State of Tennessee per the application approved on April 19, 2010 for the TDZ Revenue Agreement
	12/14/2017	SBC	Referred to the January Executive Subcommittee with authority to act
	01/22/2018	ESC	Deferred to a future ESC meeting
	05/22/2018	ESC	Approved modification to Memphis Tourism Development Zone
	Minutes:	10/11/2018	SBC

DEPARTMENT OF GENERAL SERVICES

John Sevier State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: John Sevier Building Renovation

Project Description: Complete interior and exterior upgrade and all related work.

SBC Number: 529/070-01-2016

Total Project Budget: \$54,102,262.27

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$22,384,300.00	\$ 0.00	\$22,384,300.00	16/17	FRF CurrFunds-CapMaint	(A)
	4,630,000.00	0.00	4,630,000.00	16/17	FRF CurrFunds-CapMaint	(A/R)
	16,058,762.27	11,029,200.00	27,087,962.27		FRF Reserves	(R)
Original Project Budget:	\$43,073,062.27					
Change in Funding:		\$11,029,200.00				
Revised Project Budget:			\$54,102,262.27			

Comment: Three (3) bids were received on August 24, 2018. An increase in funding is needed to award a contract to Hardaway Construction Company for the base bid only. There will be no additional designer fees.

The increase in project budget is attributed to across the board under-estimation of costs, inflation in the construction industry and required abatement. This project was particularly impacted by increased labor costs in Middle TN because work in an historic building is very labor intensive.

Previous Action: 08/11/2016 SBC Approved project and HFR Design utilizing CM/GC
08/10/2017 SBC Approved utilizing Best Value alternative delivery method

Minutes: 10/11/2018 SBC Comptroller Wilson asked how much is in the FRF Reserve account that is not obligated. Deputy Commissioner John Hull stated that he could get that information to the members. Comptroller Wilson asked if this item was referred to the ESC would the delay jeopardize the contract. Deputy Commissioner Hull replied "no" and stated that the contractor is willing to hold their bid.

Commissioner Martin stated that Finance & Administration has the responsibility to identify the funding and funding sources and they are comfortable with this use of FRF Reserves. F&A knows that there is slightly over \$27 million confirmed in FRF Reserves but believes that closer to \$40 million is uncommitted. F&A feels comfortable that there are sufficient funds in the FRF Reserves in hand and anticipated for this project to move forward. Commissioner Martin stated that the John Sevier building is an old building and there will be more issues the longer it goes without repairs. He also added that he is concerned that the cost will go up if this is delayed and that it is important to complete this project to alleviate the difficult office conditions that the Attorney

General's office employees have endured. Commissioner Martin stated that he respects Comptroller Wilson's expressions of concern about the FRF Reserves balance but he felt comfortable acting on this today.

Attorney General Herbert Slatery was recognized and stated that this project has been long delayed and provided some history on the project. He recognized that the initial effort started in 2013 with an approved exterior project consisting of the windows and roof. Later, another project was approved to address interior renovations. Later the two projects were combined to be an exterior and interior renovation. Attorney General Slatery stated that after two projects, three project managers and moving two times in three or four different buildings he is concerned about the effect on the performance of the lawyers in the Attorney General's Office, and feels that it is important for their performance that this project be completed as quickly as possible. Attorney General Slatery stated that they have been patient and asked for any consideration for this project that the Commission could provide.

Comptroller Wilson asked if this was referred to ESC would it delay the start of work. Deputy Commissioner John Hull stated that it would delay it couple of weeks.

Treasurer Lillard stated that in light of the Attorney General's statements the Commission should go ahead and approve this request.

Treasurer Lillard also stated that he would like additional information on how the budget estimates were off by \$11 million. Also, with FRF he added that it is good to have ample reserves but the theory of the FRF is for it to function as close as possible to a necessary capital maintenance funding mechanism and not have excessive reserves. He requested a discussion on this topic at a later time.

Deputy Commissioner Hull stated that the budget was planned several years ago and escalation of costs have gone up beyond what was anticipated. He added that even up to two weeks prior to the bid the design firm affirmed they thought the project budget was accurate. He relayed that since this particular project was in a historical building the design team knew that the cost of labor would be high, but they did not appreciate how high it would be. This project will have a seventeen month duration and should be complete in the spring of 2020 if it stays on schedule.

Treasurer Lillard stated that if STREAM anticipates to continue to have these conditions, then future estimates need to have a separate escalation factor of cost so they can be properly funded. Deputy Commissioner Hull stated that STREAM has gone back to projects that are being planned and have added additional escalation costs in light of this experience. Treasurer Lillard stated they would like to get the Attorney General's Office properly housed as soon as possible.

Secretary Hargett confirmed that as the Treasurer asked, the Commission is asking what an appropriate amount of reserves would be for FRF since the FRF is not meant to be building a great reserve.

Lieutenant Governor McNally asked Deputy Commission Hull to make sure to answer the questions from the Comptroller, Treasurer and Secretary of State.

The Commission approved a revision to project budget and funding and awarding a contract (Hardaway Construction Company).

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on September 13, 2018.

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: TN Board of Regents Location: Clarksville, Tennessee Project Title: Music Mass Comm HVAC Replacement SBC Project No: 166/003-05-2015 Designer: IC Thomasson Assoc. Construction Completion %: 41% Change Order No. 4 Change Order Amount: \$29,149.87 Change Order Percentage: 5.32% Cumulative Percentage: 13.77%	User Agency: Austin Peay State University Approval Date: 09/11/2018 Contractor: Xenergy, Inc. Targeted Substantial Completion: 09/18/2018 Comment: Hidden Conditions This change order addresses hidden conditions discovered during the project such as malfunctioning shut off valves at the AHUs, and a number of piping replacements where existing piping was found to be clogged.
	Approved Project Funding Original Bid Target: \$2,200,000.00 Base Contract Amount: \$548,000.00 Contingency: \$220,000.00	After This Change Order Revised Contract Amount: \$623,474.32 Remaining Undedicated Funds: \$1,796,525.68
2)	State Procurement Agency: STREAM Location: Jackson, Tennessee Project Title: Office Renovations SBC Project No: 408/005-01-2015 Designer: Gould Turner Construction Completion %: 99% Change Order No. 6 Change Order Amount: \$35,836.62 Change Order Percentage: 1.95% Cumulative Percentage: 11.94%	User Agency: Department of Health Approval Date: 09/07/2018 Contractor: MG Construction Targeted Substantial Completion: 09/27/2018 Comment: Codes / Omission / Design Modifications / Added Scope This change order is for work brought on by owner imposed design modifications to add ceramic tile wall finishes in two bathrooms in order to align with previous updated area, replace glass in two bathroom windows with more obscure glass in lieu of blinds, and to raise and modify the new fire rated shutter at a reception desk so the shutter housing is above the ceiling line. Additional scope was added in order to procure some appliances that were initially anticipated to be owner furnished. A code modification was required due to a SFM field inspection to add fire rating labels on some interior window frames, and work incurred due to a design omission to install return air transfer grills and fusible links in fire walls in order to accommodate better return air flow.
	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: \$2,055,265.49 Remaining Undedicated Funds: \$762,552.18

- **Sole Source / Proprietary Procurement**

- 1) **State Procurement Agency:** Tennessee Board of Regents / Middle Tennessee State University
Project Title: Alarm System Updates
SBC No. 166/009-06-2017
Type: Sole Source
Comment: Use of Simplex is necessary to allow the upgraded system to “communicate” with the campus wide monitoring system currently in place. Although Simplex components are available to multiple contractors for installation, only Simplex can program the components as a part of the larger system.

Approval Date: 09/11/2018

Initial Approvals of Capital Projects

- 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 / Tennessee State University
Location: Nashville, Tennessee
Project Title: Balcony Repairs
Project Description: Replace deteriorated stairwells in priority order at the Ford Residential and New Housing Complex.

SBC Project No. 166/001-01-2017
Total Project Budget: \$400,000
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved a revision in scope
Approval Date: 09/20/2018
 - 2) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College
Location: Knoxville, Tennessee
Project Title: Student Recreation Center Fabric Replacement
Project Description: Remove and replace self-supporting fabric on basketball/tennis court structure.
SBC Project No. 166/032-03-2018
Total Project Budget: \$485,000
Source of Funding: Plant Funds (Aux-Student Fees) (A)
Approval: Approved a revision in project scope and budget
Approval Date: 09/17/2018
 - 3) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: State Steam Tunnel Loop Repairs
Project Description: Repairs and manhole replacement in the utility tunnel and all required related work.
SBC Project No. 529/005-01-2018
Total Project Budget: \$120,000
Source of Funding: 18/19 FRF Op Funds (501.02) (A)
Approval: Approved project utilizing an Agency Consultant for design and the IDIQ contract to perform the work

Approval Date: 09/17/2018

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:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Statewide Dam Repairs
Project Description: Repair dams at Dunbar Cave, Fall Creek Falls, Radnor Lake and Reelfoot Lake State Parks including all related work.
SBC Project No. 126/000-04-2015
Total Project Budget: \$1,950,000
Source of Funding: \$1,050,000 15/16 CurrFunds-CapImp (A)
\$ 900,000 2015 G.O. Bonds CapMaint (A)
Approval: Approved utilizing IDIQ for a portion of the work
Approval Date: 09/20/2018
 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Henderson, Tennessee
Project Title: Chickasaw State Park Bridge Replacement
Project Description: Construction of new pedestrian bridge and demolition of existing bridge.
SBC Project No. 126/021-02-2015
Total Project Budget: \$1,490,000
Source of Funding: \$ 110,472 07/08 CurrFunds-CapImp (R)
\$ 589,528 08/09 CurrFunds-CapImp (R)
\$ 790,000 15/16 CurrFunds-CapImp (A)
Approval: Approved utilizing IDIQ for a portion of the work
Approval Date: 09/21/2018
- Reported the following approval of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Lebanon, Tennessee
Project Title: Cedars of Lebanon State Park New Splash Pad
Project Description: Convert existing pool at Cedars of Lebanon State Park into a splash pad; *demolish and replace the existing pump house*; and all required related work.
SBC Project No. 126/015-01-2018
Total Project Budget: \$800,000
Source of Funding: \$400,000 18/19 TDEC Op Funds (A)
\$400,000 Federal Grant (LWCF) (F)
Approval: Approved a revision in scope
Approval Date: 09/20/2018

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:** STREAM / Department of Military
Location: Statewide, Tennessee
Project Title: Architectural, Civil & Structural Consultant
Project Description: Consultant to assist the agency with professional design services and project planning efforts.
SBC Project No. 361/000-03-2015
Total Project Budget: \$300,000
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project budget and funding and extending the contract an additional 12 months
Approval Date: 09/21/2018

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:** University of Tennessee – Martin
Transaction Description: Transaction No. 18-08-003
Location: University of Tennessee – Martin
Weakley County – 0.69 +/- acres – Hannings Lane, Martin, TN
Owner(s): Thomas W. Gallien, Sr. and Mollie Schleich Gallien
Estimated Purchase Price: Gift
Source of Funding: Plant Fund (Non-Aux) (REM Fees) (A)
Approval: Approved acquisition in fee with waiver of advertisement and appraisals
Approval Date: 09/20/2018

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*)

Other Business

There being no further business, the meeting adjourned at 11:41 a.m.

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

Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

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 Number: 540/005-10-2018

Total Project Budget: \$13,000,000.00

Source of Funding: \$13,000,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This is a FY 18/19 line-item project in the capital budget. The project description has been modified for clarity. Construction Manager/General Contractor alternative delivery method is requested due to the project's complexity and coordination required for construction, and the contractor's input is needed for the phasing, budgeting, and scheduling of the project.

The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary. Hunter Hall was constructed in 1957.

Minutes: 10/11/2018 SBC Approved project and to select a designer and utilizing CM/GC

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing Campus Resources for construction

Project Title: Madison Plaza Food Court Upgrade

Project Description: This project is the build out of space in the Plaza building for a Starbucks coffee shop and Chick-fil A, and replacement of dining furniture.

SBC Number: 540/013-07-2018

Total Project Budget: \$968,000.00

Source of Funding: \$968,000.00 Plant Funds (Non-Aux) (A)

Comment: This was an additional FY 18/19 disclosed project approved by THEC on June 20, 2018 for \$400,000. The project title and scope have been modified for clarity. The selected designer will coordinate with the food vendor designer. Built-in equipment will be purchased from and installed by the food vendors. Campus resources are requested due to the limited construction scope to install flooring and provide painting.

Minutes: 10/11/2018 SBC Approved project and to select a designer and utilizing Campus Resources for construction

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

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

Project Title: Energy & Enviro. Science Research Bldg. (Ellington)

Project Description: The site for this new project is the current location of the Ellington Plant Science Building (1966) which will be demolished. The new building will house teaching laboratories, research/public service labs, offices, new classrooms, and a 500 seat-teaching and learning center with appropriate support facilities. Included will be a New Surge Building to accommodate adequate surge space. In FY 12-13, \$2M was approved for planning of this project.

SBC Number: 540/001-04-2013

Total Project Budget: \$84,000,000.00

Current Project Funding: \$ 6,000,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,000,000.00	\$0.00	\$2,000,000.00		Plant Funds (Non-Aux) (A)
	0.00	4,000,000.00	4,000,000.00	18/19	CurrFunds-CapImp (A)
Original Project Budget:	\$ 2,000,000.00				
Change in Funding:		\$4,000,000.00			
Revised Project Budget:			\$6,000,000.00		

Comment: This adds the FY 18/19 line-item project funds in the capital budget to the existing project. This initial phase is for full design of the surge space, and through design documents for the science building.

Previous Action: 12/12/2013 SBC Approved project and to select a designer and utilizing CM/GC

Minutes: 10/11/2018 SBC Approved a revision in project budget and funding

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

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

Project Title: Haslam Business Building Upgrades

Project Description: This project will provide rebranding and interior renovations to student and faculty space including information displays, signage, painting, and finishes.

SBC Number: 540/009-14-2018

Total Project Budget: \$2,500,000.00

Source of Funding: \$2,500,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 18/19 disclosed project reported to THEC on September 14, 2018. Gift funds will replace a portion of the plant funds when received.

Minutes: 10/11/2018 SBC Approved project and to select a designer

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

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

Project Title: Intramural and Band Facility

Project Description: This project will provide a pavilion, band observation tower, and a 100-yd artificial turf field

SBC Number: 540/009-15-2018

Total Project Budget: \$3,000,000.00

Source of Funding: \$2,750,000.00 Plant Funds (Non-Aux) (A)
\$ 250,000.00 Plant Funds (Aux-Athletics) (A)

Comment: This is an FY 18/19 disclosed project that was reported to THEC on September 14, 2018. Gift funds will replace a portion of the plant funds when received.

Minutes: 10/11/2018 SBC Approved project and to select a designer

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

Requested Action: Approval of a project and utilizing System Procurement for construction
Project Title: Baseball Stadium Turf Installation
Project Description: This project will replace the natural grass field with artificial turf.
SBC Number: 540/009-16-2018
Total Project Budget: \$1,400,000.00
Source of Funding: \$1,400,000.00 Plant Funds (Aux-Athletics) (A)
Comment: This is an additional FY 18/19 disclosed project reported to THEC on September 14, 2018. System Procurement is requested due to the limited scope of the project. Designer is not required due to limited scope. Gift funds will replace the plant funds when received.
Minutes: 10/11/2018 SBC Approved project and utilizing System Procurement for construction

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

Requested Action: Approval of a revision in scope

Project Title: Window Replacements and Masonry Repairs

Project Description: This project is to perform masonry repairs and window replacements for Jessie Harris (1926), Ferris (1948), Hoskins Library (1930), Perkins Hall (1948), and *Dougherty* (1961). This will include tuckpointing, waterproofing, and any necessary structural remediation. This project will also replace entry doors at Hodges Library (1966, reconstructed 1989).

SBC Number: 540/009-11-2016

Total Project Budget: \$6,572,000.00

Source of Funding:	\$5,400,000.00	16/17	CurrFunds-CapMaint	(A)
	177,101.95	2004	GO Bonds-CapMaint	(R)
	178,882.54	04/05	CurrFunds-CapMaint	(R)
	274,406.09	2005	GO Bonds-CapMaint	(R)
	454,582.80	05/06	CurrFunds-CapMaint	(R)
	87,026.62	06/07	CurrFunds-CapMaint	(R)

Comment: This request adds scope for *Dougherty*. The work is anticipated to be accomplished within the existing project funding.

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

Previous Action: 07/14/2016 SBC Approved a project to select a designer
02/27/2017 ESC Approved designer selection (Lindsay & Maples Architects Inc.)

Minutes: 10/11/2018 SBC Approved a revision in scope

UNIVERSITY OF TENNESSEEStatewide, Tennessee

Requested Action: Approval of a revision in project budget and funding and to extend the contract an additional 12 months and proceeding with the process to select a consultant

Project Title: Professional Consultants

Project Description: Provides for system-wide architectural, civil, electrical, environmental, landscape, mechanical and structural professional services.

SBC Number:

540/001-04-2015	UTIA	\$ 295,000.00
540/005-06-2015	UTC	\$1,670,000.00
540/009-10-2015	UTK	\$6,300,000.00
540/011-06-2015	UTM	\$ 350,000.00
540/013-03-2015	UTHSC	\$1,230,000.00

Total Project Budget: \$9,845,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$6,645,000.00	\$3,200,000.00	\$9,845,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$6,645,000.00			
Change in Funding:		\$3,200,000.00		
Revised Project Budget:			\$9,845,000.00	

Comment: The agreement for the current contract will be amended to extend the contract to include November 1, 2018 through October 31, 2019. This is the fourth year of a maximum of five years for this contract. The following consultant services will be solicited:

-UTC Building Envelope/Roofing	-UTK Civil
-UTC Landscape	-UTK Mechanical
-UTC Structural	-UTM Civil
-UTK Architectural	-UTM Structural
-UTK Building Envelope	

See next page for details.

Previous Action:

07/09/2015	SBC	Approved project
09/21/2015	ESC	Approved designer selection
10/24/2016	ESC	Approved designer selection
07/13/2017	SBC	Approved revision in project and to extend the contract an additional 12 months

Minutes: 10/11/2018 SBC Approved a revision in project budget and funding and an amendment extending the term and to select a consultant

Professional Consultant Contract Dates

Contracts are extended and utilized up to five years based on State Building Commission Approvals.

UTC	Firm	Start Date	Current End Date	Anticipated Maturity Date
Architectural	Derthick Henley & Wilkerson	11/01/2015	10/31/2019	10/31/2020
Bldg. Env./Roofing	TBD	11/01/2018	10/31/2019	10/31/2020
Civil	Asa Engineering & Consulting, Inc.	11/01/2015	10/31/2019	10/31/2020
Electrical	Advanced Energy Engineering and Design, Inc.	11/01/2015	10/31/2019	10/31/2020
Electrical-Power Dist.	West Welch Reed Engineers, Inc.	11/01/2016	10/31/2019	10/31/2020
Environmental	Professional Environmental Consulting, Inc.	11/01/2015	10/31/2019	10/31/2020
Landscape	W.M. Whitaker & Associates	11/01/2015	10/31/2018	10/31/2018
Landscape	TBD	11/01/2018	10/31/2019	10/31/2020
Mechanical	March Adams & Associates, Inc.	11/01/2015	10/31/2019	10/31/2020
Structural	CTI Engineers, Inc.	11/01/2015	10/31/2018	10/31/2018
Structural	TBD	11/01/2018	10/31/2019	10/31/2020
UTHSC				
Architectural	Haizlip Studio, PLLC	11/01/2015	10/31/2019	10/31/2020
Electrical	Allen & Hoshall, Inc.	11/01/2015	10/31/2019	10/31/2020
Environmental	Ensafe	11/01/2015	10/31/2019	10/31/2020
Landscape	A2H, Inc.	11/01/2015	10/31/2019	10/31/2020
Mechanical	Barham/Cain/Mynatt, Inc.	11/01/2015	10/31/2019	10/31/2020
Structural	Burr & Cole, Inc.	11/01/2015	10/31/2019	10/31/2020
UTIA				
Architectural	Community Tectonics Architects, Inc.	11/01/2015	10/31/2019	10/31/2020
Electrical/Mechanical	Facility Systems Consultants, LLC	11/01/2015	10/31/2019	10/31/2020
UTK				
Architectural	Architects Weeks Ambrose McDonald, Inc.	11/01/2015	10/31/2018	10/31/2018
Architectural	TBD	11/01/2018	10/31/2019	10/31/2020
Bldg. Envelope	TBD	11/01/2018	10/31/2019	10/31/2020
Civil	Gresham, Smith, and Partners	11/01/2015	10/31/2018	10/31/2018
Civil	TBD	11/01/2018	10/31/2019	10/31/2020
Electrical	West Welch Reed Engineers, Inc.	11/01/2015	10/31/2019	10/31/2020
Environmental	Quantum Environmental & Engineering Services, LLC	11/01/2015	10/31/2019	10/31/2020
Geotechnical	Professional Engineers	11/01/2015	10/31/2019	10/31/2020
Landscape	CRJA – IBI Group	11/01/2015	10/31/2019	10/31/2020
Mechanical	Engineering Service Group, Inc.	11/01/2015	10/31/2018	10/31/2018
Mechanical	TBD	11/01/2018	10/31/2019	10/31/2020
Structural	Ross Bryan Associates, Inc.	11/01/2015	10/31/2019	10/31/2020

UTM

Architectural	TLM Associates	11/01/2015	10/31/2019	10/31/2020
Civil	TBD	11/01/2018	10/31/2019	10/31/2020
Electrical/Mechanical	Pickering Firm, Inc.	11/01/2015	10/31/2019	10/31/2020
Structural	TBD	11/01/2018	10/31/2019	10/31/2020

EAST TENNESSEE STATE UNIVERSITYEast Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Memorial Center Code Corrections

Project Description: Correct code deficiencies in Memorial Center (Dome) to the seating areas, handrails, risers, tread depths, stair casings, exits, and other associated code issues.

SBC Number: 369/005-11-2018

Total Project Budget: \$2,500,000.00

Source of Funding: \$2,500,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This is a FY 18/19 line-item project in the capital budget. Code related ingress and egress issues will be given priority. The project description has been revised to better detail the work.

Minutes: 10/11/2018 SBC Approved project and to select a designer

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State