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 11:01 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
Justin Wilson, Comptroller of the Treasury
Stuart McWhorter, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

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

PRESENTER

Interim President Randy Boyd
Commissioner Christi Branscom
Chief Engineer Dwight Hensley
Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Horace Chase, Tennessee State University Vice President Business & Finance
Beryl Alder, Moody Nolan, Inc.
Aron Thompson, Moody Nolan, Inc.
Kelli Chaney, TCAT Knoxville President
Dr. Anthony Wise, Pellissippi State Community College President
Chuck Griffin, Barber McMurry Architects
CONSENT AGENDA

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

1. **Agency:** East Tennessee State University  
   **Project Title:** Buc Ridge Buildings P & Q HVAC Upgrades Phase 2  
   **SBC Project No:** 369/005-06-2019  
   **Requested Action:** Approval of a project and proceeding with the process to select a designer

2. **Agency:** East Tennessee State University  
   **Project Title:** Nave Center Renovation  
   **SBC Project No:** 369/005-14-2018  
   **Requested Action:** Approval of a revision in project scope and budget

3. **Agency:** East Tennessee State University  
   **Project Title:** Housing Planning and Programming  
   **SBC Project No:** 369/005-07-2019  
   **Requested Action:** Approval of a project and proceeding with the process to select a designer

4. **Agency:** University of Memphis  
   **Project Title:** Campus Master Plan – Amendment  
   **SBC Project No:** 367/000-02-2018  
   **Requested Action:** Approval of an amendment to the 2015 Campus Master Plan as approved by THEC

5. **Agency:** Tennessee Board of Regents / Tennessee State University  
   **Project Title:** Rudolph Roof, Ventilation, and Fire Alarm Repairs  
   **SBC Project No:** 166/001-03-2017  
   **Requested Action:** Approval of a revision in project budget, scope, and funding

6. **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 the Early Design Phase as recommended by the State Architect

7. **Agency:** University of Tennessee – Martin  
   **Project Title:** Browning Hall Roof Replacement  
   **SBC Project No:** 540/011-04-2019  
   **Requested Action:** Approval of a project and proceeding with the process to select a designer

8. **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
9. Agency: University of Tennessee – Knoxville  
   Project Title: Art and Architecture Improvements  
   SBC Project No: 540/009-21-2019  
   Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: University of Tennessee – Knoxville  
    Project Title: Haslam Business Improvements  
    SBC Project No: 540/009-22-2019  
    Requested Action: Approval of a project and proceeding with the process to select a designer

11. Agency: University of Tennessee – Knoxville  
    Project Title: Public Safety Building Renovation  
    SBC Project No: 540/009-23-2019  
    Requested Action: Approval of a project and proceeding with the process to select a designer

12. Agency: University of Tennessee – Knoxville  
    Project Title: Stokely Mgt Center Improvements  
    SBC Project No: 540/009-24-2019  
    Requested Action: Approval of a project and proceeding with the process to select a designer

13. Agency: University of Tennessee – Statewide  
    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 to select a consultant

14. Agency: University of Tennessee Health Science Center  
    Transaction: Acquisition – Lease (Space)  
    Provision(s): Waiver of advertisement and appraisals

15. Agency: Department of Environment & Conservation  
    Project Title: Hospitality Consultant  
    SBC Project No: 126/000-04-2017  
    Requested Action: Approval of a revision in funding and to extend the contract for an additional twenty-four months

    Project Title: General Statewide Roof Replacements West TN  
    SBC Project No: 126/000-02-2019  
    Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Best Value alternative delivery method
17. **Agency:** Department of General Services  
**Project Title:** Andrew Jackson Building Elevator Replacement  
**SBC Project No:** 529/073-01-2018  
**Requested Action:** Approval to cancel the project

18. **Agency:** Department of General Services  
**Project Title:** Women's Residential Recovery Court Renovations  
**SBC Project No:** 529/021-01-2019  
**Requested Action:** Approval of a project and proceeding with the process to select a designer
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Science Laboratory Facility (Strong Hall Site)

Project Description: This project will provide a new, approximately 268,000 GSF, multidisciplinary science laboratory facility on the site of Strong Hall. Strong Hall will be evaluated to determine the feasibility of adapting a portion of the facility for reuse or salvaging architectural components for incorporation into new construction; otherwise, it will be demolished. In addition, a 2,000 SF residential structure, (circa 1879) exists on the site and will be renovated for office and administrative use. Renovate two suites into a clean lab and instrumentation lab.

SBC Number: 540/009-19-2012

Total Project Budget: $115,950,000.00

Source of Funding:

<table>
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<th>Change</th>
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<tbody>
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<td>34,750,000.00</td>
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</tr>
</tbody>
</table>

Original Project Budget: $114,000,000.00
Change in Funding: $1,950,000.00
Revised Project Budget: $115,950,000.00

Comment: This request adds scope for renovating two suites into a clean lab and instrumental lab. The additional scope was disclosed as Strong Hall Lab Renovation, an additional FY 19/20 disclosed project reported by THEC in Quarter 2.

Previous Action:

<table>
<thead>
<tr>
<th>Date</th>
<th>Agency</th>
<th>Action Description</th>
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<tbody>
<tr>
<td>08/20/2012</td>
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</tr>
<tr>
<td>05/20/2013</td>
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<td>Approved designer (The Lewis Group)</td>
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<tr>
<td>07/11/2013</td>
<td>SBC</td>
<td>Approved revision in budget, scope, and funding</td>
</tr>
<tr>
<td>08/08/2013</td>
<td>SBC</td>
<td>Approved award of contract to JV Rentenbach/Messer CM/GC</td>
</tr>
<tr>
<td>03/13/2014</td>
<td>SBC</td>
<td>Approved Early Design Phase</td>
</tr>
</tbody>
</table>

Minutes: 10/10/2019 SBC Approved a revision in project budget, scope, and funding
Statewide, Tennessee

Requested Action: Approval of a project and to issue a Request for Qualifications for a real estate master plan consultant

Project Title: Real Estate Master Plan

Project Description: Development of a real estate master plan and all required related work.

SBC Number: 529/000-03-2019

Total Project Budget: $3,000,000.00

Source of Funding: $3,000,000.00  19/20  Misc Op Funds (A)

Comment: This is a project for master planning the State’s real estate needs with the initial focus in the Middle TN grand division.

Request for qualifications is proposed based on the specialized nature of the services required for this project.

Minutes: 10/10/2019 SBC Commissioner Branscom stated that they look forward to working with representatives from each branch of government to outline the long term vision for the State’s real estate beginning with the Middle Tennessee division.

The Commission approved the project and issuing an RFQ for a real estate master plan consultant.
Region 2 - Middle, Ashland City, Cheatham County, Tennessee

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

Project Title: Cheatham WMA Flooding Pumps Replacement

Project Description: Install water pump systems that seasonally flood fields for waterfowl habitat, and all required related work.

SBC Number: 220/018-02-2018

Total Project Budget: $1,750,000.00

Source of Funding:

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<tr>
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18/19 TWRA Op Funds (A)
19/20 TWRA Op Funds (A)

Original Project Budget: $ 800,000.00
Change in Funding: $950,000.00
Revised Project Budget: $1,750,000.00

Comment: Additional funds are requested as a result of a hidden soils condition affecting all three pump sites. This project had to be modified to provide anti-flotation for the system, including the three pump pads and their associated underground piping. This work also requires a significant increase in the extent of coffer dams utilized to isolate the work area from the Cheatham Reservoir for dewatering the required excavations.

Previous Action:

12/13/2018 SBC Approved project and to select a designer
01/28/2019 ESC Approved designer selection (Griggs & Maloney, Inc.)

Minutes: 10/10/2019 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: Residence Centers Elevator Upgrades

Project Description: Repair and replace elevator systems and components in residences, including Rudolph and Hale Residence Centers.

SBC Number: 166/001-01-2018

Total Project Budget: $890,000.00

Source of Funding:  

<table>
<thead>
<tr>
<th></th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
<th>Plant Funds (Aux-Housing)</th>
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<tr>
<td>Original Project Budget:</td>
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<td>$400,000.00</td>
<td>$890,000.00</td>
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<tr>
<td>Change in Funding:</td>
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<tr>
<td>Revised Project Budget:</td>
<td></td>
<td></td>
<td></td>
<td>$890,000.00</td>
</tr>
</tbody>
</table>

Comment: Rudolph Hall elevators have been upgraded. Additional funds are necessary due to unanticipated market increases, labor shortages from the time that this project was budgeted, and the competitive market for elevator projects. This is an additional FY19/20 disclosed project reported by THEC in Quarter 2.

Previous Action:  

03/19/2018 ESC Approved project and to select a designer  
04/23/2018 ESC Approved designer selection (Engineering Services Group)

Minutes: 10/10/209 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 budget, scope, and funding and of the Early Design Phase as presented by Moody Nolan, Inc.

**Project Title:** New Student Housing

**Project Description:** Complete a long-term student housing modernization program, including the construction of a new housing facility with 700 beds.

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

**Total Project Budget:** $77,800,000.00

**Source of Funding:**

<table>
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</table>

TSSBA (Rent) (O)  
Plant Funds (Aux-Housing) (A)

**Original Project Budget:** $75,300,000.00  
**Change in Funding:** $2,500,000.00  
**Revised Project Budget:** $77,800,000.00

**Comment:** Additional funds are needed to meet the designer's estimate funds due to changes in the programmed housing unit types and the addition of energy saving and redundancy items in the electrical system. It was determined that one facility would be less expensive than two facilities, so scope was revised for only one housing facility with the same amount of beds.

**Previous Action:**

<table>
<thead>
<tr>
<th>Date</th>
<th>Agency</th>
<th>Action Description</th>
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<tbody>
<tr>
<td>09/14/2017</td>
<td>SBC</td>
<td>Approved project and use of CM/GC</td>
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<tr>
<td>03/20/2018</td>
<td>ESC</td>
<td>Approved designer selection (Moody Nolan, Inc.)</td>
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<tr>
<td>03/14/2019</td>
<td>SBC</td>
<td>Approved award of CM/GC (Bell and Associates Construction)</td>
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</table>

**Minutes:**

10/10/2019  SBC  Dick Tracy introduced Horace Chase, Vice President of Business and Finance for Tennessee State University and Beryl Alder and Aron Thompson with Moody Nolan, Inc. Ms. Alder gave the presentation stating that the project is below bid target and construction is expected to start early 2020 and anticipate completion late 2021.

Lieutenant Governor McNally asked if any other dorms would be closing since this facility has the ability to house 700 students or is there that much of a demand for dorm rooms. Mr. Chase replied that the master plan includes demolition of two residence halls and coincides with the plan to build this new residence.

The Commission approved a revision in budget, scope, and funding and the EDP as presented by Moody Nolan, Inc.
TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Knoxville, Knoxville, Knox County, Tennessee **

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

Project Title: Training Facility and Renovations

Project Description: Expand programs in the service area to include Welding, Machine Tool, Diesel, Truck Driving, Automotive, Industrial Maintenance, Special Industry training, and related programs. Make renovations for program at the main campus. Include a facility in Blount County and a facility in Anderson County

SBC Number: 166/060-01-2017

Total Project Budget: $30,250,000.00

Source of Funding:

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<td>Plant Funds (Non-Aux)</td>
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<td>Gifts</td>
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</table>

Comment: The EDP is for TCAT Blount County only.

Previous Action:

<table>
<thead>
<tr>
<th>Date</th>
<th>SBC/ESC</th>
<th>Action Description</th>
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<tbody>
<tr>
<td>04/13/2017</td>
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</tr>
<tr>
<td>04/24/2017</td>
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<tr>
<td>07/13/2017</td>
<td>SBC</td>
<td>Approved a revision in project budget and utilizing CM/GC</td>
</tr>
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<td>07/12/2018</td>
<td>SBC</td>
<td>Approved revision in scope and budget</td>
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<tr>
<td>12/17/2018</td>
<td>ESC</td>
<td>Approved designer selection for Blount County (Barber McMurry Arch.)</td>
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<tr>
<td>01/10/2019</td>
<td>SBC</td>
<td>Award CM/GC contract (Denark Construction)</td>
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<tr>
<td>09/12/2019</td>
<td>SBC</td>
<td>Approved revision in funding and budget and EDP for Anderson County</td>
</tr>
</tbody>
</table>

Minutes: 10/10/2019 SBC Dick Tracy introduced Kelli Chaney, TCAT Knoxville President, Dr. Anthony Wise, Pellissippi State Community College President and Chuck Griffin with Barber McMurry Architects. Mr. Griffin gave the presentation stating that the project is in budget and on schedule.
Lieutenant Governor McNally stated that Senator Art Swann, Representative Jerome Moon and Representative Bob Ramsey have expressed interest in the project. Lieutenant Governor McNally stated that this is part of the commitment made to DENSO Manufacturing.

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

** Project includes work in Blount County
Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on September 12, 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:** Chiller System Improvements  
   **SBC Project No:** 540/009-10-2014  
   **Designer:** Barge Design Solutions  
   **Construction Completion %:** 80%  
   **Change Order No:** 3  
   **Change Order Amount:** $9,054.13  
   **Change Order Percentage:** 1.59%  
   **Cumulative Percentage:** 50.71%  

   **Approved Project Funding**  
   - **Original Bid Target:** $880,000.00  
   - **Base Contract Amount:** $568,064.00  
   - **Contingency:** $90,000.00

   **User Agency:** UT Knoxville  
   **Approval Date:** 09/18/2019  
   **Contractor:** Interstate Mechanical Contractors  
   **Targeted Substantial Completion:** 12/31/2019  
   **Comment:** Hidden Conditions/Unavoidable Delays  
   This change order provides for an electrical breaker to be changed from 20 amp to 30 amp in order to carry the additional heat trace load from additional piping. This work also includes costs for unloading and reloading a crane, with additional costs for storage and delivery when the campus requested cooling tower #3 work be delayed until Fall 2019 due to the current need.

   **After This Change Order**  
   - **Revised Contract Amount:** $856,108.01  
   - **Remaining Undedicated Funds:** $290,000.00

2) **State Procurement Agency:** TN Board of Regents  
   **Location:** McMinnville, Tennessee  
   **Project Title:** ADA & Accessibility Adaptations  
   **SBC Project No:** 166/000-01-2016  
   **Designer:** DKRS Architects / Engineers PLLC  
   **Construction Completion %:** 45%  
   **Change Order No:** 3  
   **Change Order Amount:** $23,912.55  
   **Change Order Percentage:** 11.13%  
   **Cumulative Percentage:** 12.38%

   **Approved Project Funding**  
   - **Original Bid Target:** $214,771.65  
   - **Base Contract Amount:** $214,771.65  
   - **Contingency:** $35,228.35

   **User Agency:** TCAT McMinnville  
   **Approval Date:** 09/05/2019  
   **Contractor:** FMT Contracting  
   **Targeted Substantial Completion:** 09/29/2019  
   **Comment:** Added Scope  
   This change order addresses the need to replace a section of deteriorated underground sewer line which was discovered during an ADA bathroom renovation.

   **After This Change Order**  
   - **Revised Contract Amount:** $241,366.05  
   - **Remaining Undedicated Funds:** $8,633.95
### 3) State Procurement Agency: TN Board of Regents
#### Location: Chattanooga, Tennessee
#### Project Title: Parking Lots
#### SBC Project No: 166/000-02-2015
#### Designer: S & ME, Inc.

<table>
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<tr>
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<th>Change Order No. 2</th>
<th>Change Order Amount: $62,561.37</th>
<th>Change Order Percentage: 14.76%</th>
<th>Cumulative Percentage: 15.91%</th>
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</table>

**Approved Project Funding**
- **Original Bid Target**: $409,000.00
- **Base Contract Amount**: $423,950.00
- **Contingency**: $20,000.00

**Change Order No. 2**
- **Comment**: Hidden Conditions
- **This change order accounts for the replacement of existing pavement to provide proper drainage that was not initially included in the scope of this project.**

**After This Change Order**
- **Change Order Amount**: $62,561.37
- **Change Order Percentage**: 14.76%
- **Cumulative Percentage**: 15.91%
- **Approved Project Funding**
- **Original Bid Target**: $409,000.00
- **Base Contract Amount**: $423,950.00
- **Contingency**: $20,000.00

### 4) State Procurement Agency: TN Board of Regents
#### Location: Gallatin, Tennessee
#### Project Title: Campus Underground Utility Upgrades
#### SBC Project No: 166/025-03-2017
#### Designer: Eastern Engineering, Inc.

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<th>Change Order No. 1</th>
<th>Change Order Amount: $29,815.00</th>
<th>Change Order Percentage: 19.03%</th>
<th>Cumulative Percentage: 19.03%</th>
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</table>

**Approved Project Funding**
- **Original Bid Target**: $201,000.00
- **Base Contract Amount**: $156,700.00
- **Contingency**: $11,000.00

**Change Order No. 1**
- **Comment**: Hidden Conditions
- **This change order provides for exploratory digging by the contractor to locate an underground utility line which was not found in its expected location. This work also includes rock removal in order to locate a utility line at its proper elevation.**

**After This Change Order**
- **Change Order Amount**: $29,815.00
- **Change Order Percentage**: 19.03%
- **Cumulative Percentage**: 19.03%
- **Approved Project Funding**
- **Original Bid Target**: $201,000.00
- **Base Contract Amount**: $156,700.00
- **Contingency**: $11,000.00

### 5) State Procurement Agency: STREAM
#### Location: Statewide, Tennessee
#### Project Title: CCC Cabin Renovation – Chickasaw & Cumberland
#### SBC Project No: 126/000-03-2016
#### Designer: Sparkman Assoc. Arch.

<table>
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<tr>
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<th>Change Order No. 6</th>
<th>Change Order Amount: $13,671.28</th>
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<th>Cumulative Percentage: 16.83%</th>
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</table>

**Approved Project Funding**
- **Original Bid Target**: $5,006,000.00
- **Base Contract Amount**: $4,270,000.00
- **Contingency**: $500,600.00

**Change Order No. 6**
- **Comment**: Hidden Conditions
- **This change order #6 addresses hidden conditions discovered in the cabins as a part of the base scope, and applies the remedies to the recent added scope for cabins 1, 3, and 4.**

**After This Change Order**
- **Change Order Amount**: $13,671.28
- **Change Order Percentage**: 0.32%
- **Cumulative Percentage**: 16.83%
- **Approved Project Funding**
- **Original Bid Target**: $5,006,000.00
- **Base Contract Amount**: $4,270,000.00
- **Contingency**: $500,600.00

**Approved Project Funding After This Change Order**
- **Original Bid Target**: $5,006,000.00
- **Base Contract Amount**: $4,270,000.00
- **Contingency**: $500,600.00

**Revised Contract Amount**: $4,988,758.19
**Remaining Undedicated Funds**: $531,513.06
6) **State Procurement Agency:** STREAM  
**Location:** Statewide, Tennessee  
**Project Title:** CCC Cabin Renovation – Chickasaw & Cumberland  
**SBC Project No:** 126/000-03-2016  
**Approval Date:** 09/06/2019  
**Design:** Sparkman Assoc. Arch.  
**Contractor:** King Construction Group  
**Targeted Substantial Completion:** 02/28/2021  
**Construction Completion %:** 40%  
**Change Order No:** 7  
**Change Order Amount:** $99,090.32  
**Change Order Percentage:** 2.32%  
**Cumulative Percentage:** 19.15%  
**Comment:** Hidden Conditions  
This change order no. 7 provides for changing the design of the cabin ceiling material from lay-in acoustical ceiling to a fiber cementitious material due to the irregularities found in the old ceiling joists.  
**Approved Project Funding**  
| Original Bid Target | $5,006,000.00  
| Base Contract Amount | $4,270,000.00  
| Contingency | $500,600.00  
| Revised Contract Amount | $5,087,848.51  
| Remaining Undedicated Funds | $517,841.78

7) **State Procurement Agency:** STREAM  
**Location:** Nashville, Tennessee  
**Project Title:** New Visions Rec Yard & Site Work  
**SBC Project No:** 144/004-01-2015  
**Approval Date:** 09/06/2019  
**Designer:** McFarlin Huitt Panvini, Inc.  
**Contractor:** Edwards Construction LLC  
| Construction Completion % | 99%  
| Change Order No | 3  
| Change Order Amount | $52,973.37  
| Change Order Percentage | 3.67%  
| Cumulative Percentage | 11.81%  
**Comment:** Hidden Conditions / Added Scope  
This change order provides for agreed upon Class I expenses due the contractor for time-related expenses for change order no. 2, and additional scope items to address safety and security needs such as supplemental fencing, climb barriers, and anti-tamper devices. This work also includes 30 additional days to the contract time.  
**Approved Project Funding**  
| Original Bid Target | $1,500,000.00  
| Base Contract Amount | $1,445,000.00  
| Contingency | $150,000.00  
| Revised Contract Amount | $1,615,661.62  
| Remaining Undedicated Funds | $1,077,317.73
Initial and Revised Approvals of Capital Projects

- Reported the following two 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 Health Science Center  
**Location:** Memphis, Tennessee  
**Project Title:** SAC Wellness Center  
**Project Description:** This project will renovate an area of the Student Alumni Center for a yoga / meditation / wellness center. Improvements include finishes, lighting, furniture, ceiling, and HVAC.  
**SBC Project No.:** 540/013-04-2019  
**Total Project Budget:** $352,000  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Consultant for a portion of the design and Campus Resources for design, procurement, and construction  
**Approval Date:** 09/18/2019

2) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College  
**Location:** Knoxville, Tennessee  
**Project Title:** Blount County Fountain Replacement  
**Project Description:** Replace decorative fountain in the Blount County campus plaza.  
**SBC Project No.:** 166/032-02-2019  
**Total Project Budget:** $430,000  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 09/16/2019

Approvals of Revisions to Existing Capital Projects

- Reported the following approval 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 Correction  
**Location:** Statewide, Tennessee  
**Project Title:** Various Facilities – Staff Residences Upgrades  
**Project Description:** Replace and renovate residences statewide. Residences vary in size from 1,200 to 1,500 sf and renovation projects will vary based on the condition of each residence.  
**SBC Project No.:** 140/001-05-2014  
**Total Project Budget:** $1,800,000  
**Source of Funding:** 13/14 CurrFunds-CapMaint (SA) (A)  
**Approval:** Approved utilizing a Central Procurement contract for portions of construction  
**Approval Date:** 09/16/2019
Approvals of Contract Amendments

- Reported the following approval of a capital grant amendment in accordance with Item 2.04(C)(3) of the SBC By-Laws, Policy & Procedures:

1) State Procurement Agency: STREAM / Department of General Services
Location: Statewide, Tennessee
Project Title: Tennessee Aquarium and Zoos – Grants
Project Description: Grant for capital improvement projects at the Tennessee Aquarium and each of the four Tennessee accredited zoos: Nashville, Knoxville, Chattanooga, and Memphis.
SBC Project No. 460/000-04-2015
Total Project Budget: $4,500,000
Source of Funding:
- $1,000,000 15/16 CurrFunds-CapImp (A)
- $1,000,000 16/17 CurrFunds-CapImp (A)
- $1,000,000 17/18 CurrFunds-CapImp (A)
- $ 750,000 18/19 CurrFunds-CapImp (A)
- $ 750,000 19/20 CurrFunds-CapImp (A)
Approval: Approved a revision in project budget and funding an amendments to grants extending the term
Approval Date: 09/20/2019

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 Institute of Agriculture
Location: Middleton, Tennessee
Project Title: Educational Facility and Shooting Range – West TN 4-H Center
SBC Project No. 540/001-04-2016
Designer: WM Whitaker & Associates
Amount: $16,117
Explanation: This ASR addresses the need to provide construction testing services and required oversight by designer.
Approval Date: 08/28/2019
OSA Receipt Date: 08/28/2019

2) State Procurement Agency: University of Tennessee Institute of Agriculture
Location: Middleton, Tennessee
Project Title: Educational Facility and Shooting Range – West TN 4-H Center
SBC Project No. 540/001-04-2016
Designer: WM Whitaker & Associates
Amount: $5,554.05
Explanation: This ASR is for adding 5 new shooting stations along with redesign of 2 shooting stations due to relocation of the cart path. This change is affected by the user group.
Approval Date: 09/17/2019
OSA Receipt Date: 09/17/2019
3) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
   **Location:** Middleton, Tennessee  
   **Project Title:** West TN 4-H Center Cabins & STEM Center (planning)  
   **SBC Project No.:** 540/001-05-2018  
   **Designer:** Allen & Hoshall, Inc.  
   **Amount:** $48,500  
   **Explanation:** This ASR provides for a grading survey, which will include utility locations and road elevations.  
   **Approval Date:** 08/30/2019  
   **OSA Receipt Date:** 09/03/2019

4) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
   **Location:** Burns, Tennessee  
   **Project Title:** Montgomery Bell State Park Inn Renovation  
   **SBC Project No.:** 126/054-01-2017  
   **Designer:** EOA Architects  
   **Amount:** $5,448.00  
   **Explanation:** This ASR provides for marketing renderings by the designer for the User Agency’s effort in promoting the project to the public.  
   **Approval Date:** 08/19/2019  
   **OSA Receipt Date:** 09/11/2019

- **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 11:21 a.m.

*******
### East 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:** Buc Ridge Buildings P & Q HVAC Upgrades Phase 2

**Project Description:** Complete the upgrade to existing HVAC systems for Buc Ridge P & Q apartments to correct deficiencies with humidity, cooling, and heating.

**SBC Number:** 369/005-06-2019

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

**Source of Funding:** $900,000.00 Plant Funds (Aux-Housing) (A)

**Comment:** This is an additional FY 19/20 disclosed project reported by THEC in Quarter 1.

**Minutes:** 10/10/2019 SBC Approved project and to select a designer
2.

East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Nave Center Renovation

Project Description: Renovate space to accommodate the audiology clinics. Space to be demolished and additional renovation to add 4 exam rooms and additional waiting room space. The work to include carpentry, electrical, HVAC, flooring and miscellaneous plumbing.

SBC Number: 369/005-14-2018

Total Project Budget: $675,000.00

Source of Funding: | Original | Change | Revised |
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Plant Funds (Non-Aux) (A)

Comment: A revision in scope will increase the area by 400 SF to include four additional exam rooms and a waiting room.

Previous Action: 11/19/2018 ESC Approved project and to select a designer
12/17/2018 ESC Approved designer selection (Reedy & Sykes Architecture & Design)

Minutes: 10/10/2019 SBC Approved a revision in project scope and budget
East 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: Housing Planning and Programming

Project Description: Complete planning and programming for all housing facilities capital maintenance and renovation needs as indicated in the 2019 Brailsford and Dunlavey Marketing and Business Plan.

SBC Number: 369/005-07-2019

Total Project Budget: $120,000.00

Source of Funding: $120,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 1.

Minutes: 10/10/2019 SBC Approved project and to select a designer
University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of an amendment to the 2015 Campus Master Plan as approved by THEC

Project Title: Campus Master Plan – Amendment

Project Description: Provide amendment to the campus master plan for the Main Campus and Park Avenue Campus location.

SBC Number: 367/000-02-2018

Total Project Budget: $250,000.00

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

Comment: The recent establishment of the University Middle School has facilitated the need to expand the Park Avenue Campus. The opportunity to acquire the adjacent Audubon Baptist Church property and three residential parcels to the north of Park Avenue would meet the immediate and growing needs of the University Middle School and would allow for program expansion to include a potential University High School. This amendment expands the land acquisition to include to accommodate this need.

The main campus amendment provides for new student housing along Deloach Street to replace existing single-family rental property and provides for a change in use of land west of campus from fraternity to a mixed-use parking / research facility. Increased density in this area needs more parking and the UMRF Research Park needs space for growth.

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: 10/10/2019 SBC Approved an amendment to the 2015 Campus Master Plan as approved by THEC
TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Rudolph Roof, Ventilation, and Fire Alarm Repairs

Project Description: Make repairs to Rudolph Residence, including roof system, ventilation systems, and fire alarm system. Replace roofing system over cafeteria and entrance canopy.

SBC Number: 166/001-03-2017

Total Project Budget: $690,000.00

Source of Funding: Original | Change | Revised
| $490,000.00 | $200,000.00 | $690,000.00 |

Plant Funds (Aux-Housing) (A)

Original Project Budget: $490,000.00
Change in Funding: $200,000.00
Revised Project Budget: $690,000.00

Comment: Revised scope and additional funds are to finish the lower roof on Rudolph Residence (5,500 square feet) which exceeded the available funds. This is an additional FY 19/20 disclosed project reported by THEC in Quarter 2.

Previous Action: 05/30/2017 OSA Approved Threshold project
07/26/2017 OSA Approved designer selection (Johnson + Associates Architects)

Minutes: 10/10/2019 SBC Approved a revision in project budget, scope and funding
Roane State Community College, Roane, Harriman County, Tennessee

Requested Action: Approval of the Early Design Phase as recommended by the State Architect

Project Title: Baseball and Softball Complex Improvements

Project Description: Improvements at the existing baseball and softball fields. Work to include construction of a new locker room facility and related site improvements.

SBC Number: 166/027-04-2018

Total Project Budget: $1,140,000.00

Source of Funding: $1,140,000.00 Plant Funds (Non-Aux) (A)

Previous Action:
- 09/13/2018 SBC Approved project
- 10/29/2018 ESC Approved designer selection (Studio Four Design)
- 04/11/2019 SBC Approved revision in budget and funding

Minutes: 10/10/2019 SBC Approved the EDP as recommended by the State Architect
University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Browning Hall Roof Replacement

Project Description: This project will replace the existing roof on Browning Hall which was installed in 1990.

SBC Number: 540/011-04-2019

Total Project Budget: $628,000.00

Source of Funding: $628,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 2.

Minutes: 10/10/2019 SBC Approved project and to select a designer
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 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), Veterinary Science Teaching Center (1966/2015)/(roof 1960's), and Alumni Center (1969). The project will also include repair/replacement of exterior doors and exterior painting of these buildings; roof replacement of the Veterinary Science buildings; clean, seal, and paint the University Center (1965) and Johnson EPS Building (1960).

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 Alumni Center, University Center, and Johnson EPS Building. 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 the State-owned resource and no further action is necessary.

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
05/09/2019 SBC Approved a revision in scope

Minutes: 10/10/2019 SBC Approved a revision in 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: Art and Architecture Improvements

Project Description: This project will make improvements to the Art & Architecture building. The work will include basic overall building upgrades for restrooms, offices and student workspace, security, HVAC system, and electrical.

SBC Number: 540/009-21-2019

Total Project Budget: $1,000,000.00

Source of Funding: $1,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 2.

Minutes: 10/10/2019 SBC Approved project and to select a designer
University 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 Improvements

Project Description: This project will provide improvements to interior finishes, furniture, and lighting.

SBC Number: 540/009-22-2019

Total Project Budget: $1,000,000.00

Source of Funding: $1,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 2.

Minutes: 10/10/2019 SBC Approved project and to select a designer
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Public Safety Building Renovation

Project Description: This project will renovate the Public Safety Building to house the Public Safety functions including Environmental Health and Safety, Emergency Management, Radiation Safety, and Biological Safety. Improvements include environmental remediation, building envelope, mechanical, electrical, and plumbing; minimal interior wall modifications; and new finishes.

SBC Number: 540/009-23-2019

Total Project Budget: $5,300,000.00

Source of Funding: $5,300,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 19/20 disclosed project in the capital budget with total budget of $6,250,000.00. The project description has been modified from the capital budget for clarity.

The Tennessee Historical Commission requests to look at the design drawings of these alterations, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior’s Standards for Treatment of Historic Properties.

Minutes: 10/10/2019 SBC Approved project and to select a designer
University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Stokely Mgt Center Improvements

Project Description: This project will provide improvements to interior finishes, furniture, and lighting.

SBC Number: 540/009-24-2019

Total Project Budget: $1,000,000.00

Source of Funding: $1,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 2.

Minutes: 10/10/2019 SBC Approved project and to select a designer
Statewide, Tennessee

Requested Action: Approval of a revision in project budget and funding and to extend the contract an additional 12 months and 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 $395,000.00
- 540/005-06-2015 UTC $2,695,000.00
- 540/009-10-2015 UTK $8,250,000.00
- 540/011-06-2015 UTM $500,000.00
- 540/013-03-2015 UTHSC $1,585,000.00

Total Project Budget: $13,425,000.00

Source of Funding: Original | Change | Revised | Plant (Non-Auxiliary) (A)
--- | --- | --- | ---
$10,020,000.00 | $3,405,000.00 | $13,425,000.00

Original Project Budget: $10,020,000.00
Change in Funding: $3,405,000.00
Revised Project Budget: $13,425,000.00

Comment: The agreement for the current contract will be amended to extend the contract to include November 1, 2019 through October 31, 2020. This is the fifth year of a maximum of five years for this contract. This request also increases the annual amounts for the UTHSC Mechanical Consultant ($10,000), Structural Consultant ($10,000), and adds a Building Envelope Consultant ($10,000).

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
- 10/11/2018 SBC Approved a revision in project budget and funding and an amendment extending the term and to select a consultant
- 07/11/2019 SBC Approved a revision in project budget and funding

Minutes:
- 10/10/2019 SBC Approved a revision in project budget and funding and an amendment to contract 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.

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| UTHSC | | | | |
| Architectural | Haizlip Studio, PLLC | 11/01/2015 | 10/31/2020 | 10/31/2020 |
| Bldg. Env./Roofing | TBD | | | |
| Electrical | Allen & Hoshall, Inc. | 11/01/2015 | 10/31/2020 | 10/31/2020 |
| Environmental | Ensafe | 11/01/2015 | 10/31/2020 | 10/31/2020 |
| Landscape | A2H, Inc. | 11/01/2015 | 10/31/2020 | 10/31/2020 |
| Mechanical | Barham/Cain/Mynatt, Inc. | 11/01/2015 | 10/31/2020 | 10/31/2020 |
| Structural | Burr & Cole, Inc. | 11/01/2015 | 10/31/2020 | 10/31/2020 |

| UTIA | | | | |
| Architectural | Community Tectonics Architects, Inc. | 11/01/2015 | 10/31/2020 | 10/31/2020 |
| Electrical/Mechanical | Facility Systems Consultants, LLC | 11/01/2015 | 10/31/2020 | 10/31/2020 |

<p>| UTK | | | | |
| Architectural | Architects Weeks Ambrose McDonald, Inc. | 11/01/2015 | 10/31/2018 | 10/31/2018 |
| Architectural | Dollar &amp; Ewers Architecture, Inc. | 11/01/2018 | 10/31/2020 | 10/31/2020 |
| Bldg. Envelope | Roof Design &amp; Consulting Services | 11/01/2018 | 10/31/2020 | 10/31/2020 |
| Civil | Gresham, Smith, and Partners | 11/01/2015 | 10/31/2018 | 10/31/2018 |
| Civil | Fulghum Macindoe &amp; Associates, Inc. | 11/01/2018 | 10/31/2020 | 10/31/2020 |
| Electrical | West Welch Reed Engineers, Inc. | 11/01/2015 | 10/31/2020 | 10/31/2020 |
| Environmental | Quantum Environmental &amp; Engineering Services, LLC | 11/01/2015 | 10/31/2020 | 10/31/2020 |
| Geotechnical | IBI Group Architects, Engineers, and Landscape | 11/01/2015 | 10/31/2020 | 10/31/2020 |
| Landscape | Architects, a New York General Partnership | 11/01/2015 | 10/31/2020 | 10/31/2020 |
| Mechanical | Engineering Service Group, Inc. | 11/01/2015 | 10/31/2018 | 10/31/2018 |
| Mechanical | Engineering Service Group, Inc. | 11/01/2018 | 10/31/2020 | 10/31/2020 |
| Structural | Ross Bryan Associates, Inc. | 11/01/2015 | 10/31/2020 | 10/31/2020 |</p>
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Acquisition – Lease (Space)

Requested Action: Approval of a lease and option to purchase with waiver of advertisement and appraisals

Transaction Description: Transaction No. 2019-06-01

- Proposed Lease
  - Location: University of Tennessee Health Science Center
    Shelby County – 45 S. Dudley Street, Memphis, TN 38104
  - Landlord: Memphis Specialized Laboratory, Inc.
  - Term: November 1, 2019 – October 31, 2021
  - Area / Costs: 26,171 Square Feet
    - Annual Contract Rent: $392,565/yr, $15.00/sf
    - Estimated Annual Operating Cost: $740,000/yr, $28.28/sf
    - Total Annual Effective Cost: $1,132,565/yr, $43.28/sf

- Source of Funding: Plant Funds (Non-Auxiliary)(A)
- Procurement Method: Negotiated
- FRF Rate: $18.00/sf (for reference)

Comment: On June 24, 2019, the ESC approved a two-year lease with a start date of July 1, 2019. The University requests the start date be revised to November 1, 2019. All other lease terms and conditions remain the same.

Previous Action:
- 03/23/2015 ESC: Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise option to acquire interest, not to exceed fair market value, with waiver of advertisement and one appraisal. (Transaction No. 15-03-003)
- 08/21/2017 ESC: Approved a lease and option to purchase with waiver of advertisement and appraisals
- 06/24/2019 ESC: At a roll call vote all members voted aye and approved a lease with waiver of advertisement and appraisals

Minutes:
- 10/10/2019 SBC: Approved a lease and option to purchase with waiver of advertisement and appraisals
Statewide, Tennessee

Requested Action: Approval of a revision in funding and to extend the contract for an additional twenty-four months

Project Title: Hospitality Consultant

Project Description: Hospitality consultant to support the agency for project development and associated facility needs, along with addressing operational and business requirements.

SBC Number: 126/000-04-2017

Total Project Budget: $1,950,000.00

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<th>Source of Funding</th>
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<th>Change</th>
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Original Project Budget: $1,200,000.00
Change in Funding: $750,000.00
Revised Project Budget: $1,950,000.00

Comment: Additional funding is needed to continue ongoing asset management, portfolio management, benchmarking and organizational setup. The contract expiration date will be extended to October 31, 2022 due to anticipated substantial completion of the Tennessee State Parks' Inn portfolio.

Previous Action:
- 10/12/2017 SBC Referred to ESC with authority to act
- 10/23/2017 ESC Approved project and issuing an RFQ for a Hospitality Consultant
- 02/08/2018 ESC Approved awarding contract for Hospitality Consultant. (CHM Government Services)
- 03/25/2019 ESC Approved a revision in funding

Minutes: 10/10/2019 SBC Approved a revision in funding and an amendment to contract extending the term
Statewide, Tennessee

Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method

Project Title: General Statewide Roof Replacements West TN

Project Description: Replace roof systems at Pinson Mounds State Archeology Park and Reelfoot Lake State Park. Project includes all related work.

SBC Number: 126/000-02-2019

Total Project Budget: $2,720,000.00

Source of Funding: $2,720,000.00 19/20 CurriFunds-CapMaint (MP) (A)

Comment: This is a FY 19/20 line-item project in the capital budget.

Minutes: 10/10/2019 SBC Approved project and to select a designer and utilizing Best Value
Andrew Jackson State Office Building, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Andrew Jackson Building Elevator Replacement

Project Description: Replacement of elevators, associated controls, and all required related work.

SBC Number: 529/073-01-2018

Original Project Budget: $3,270,000.00

Project Expenditures: $49,518.42

Source of Funding: Original Change Revised
Original Project Funding: $3,270,000.00 ($3,220,481.58) $49,518.42 18/19 FRF CurrFunds-CapMaint (A)
Change in Funding: ($3,220,481.58)
Revised Project Funding: $49,518.42

Comment: The project is being canceled in order to reexamine the scope of the project. The project will be reevaluated as a future budget request.

Previous Action: 07/12/2018 SBC Approved project and to select a designer
08/20/2018 ESC Approved designer selection (Engineering Services Group Inc)

Minutes: 10/10/2019 SBC Approved cancellation of the project
DEPARTMENT OF GENERAL SERVICES

Foster Avenue, Nashville, Davidson County, Tennessee

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

Project Title: Women's Residential Recovery Court Renovations

Project Description: Replacement or repair of existing interior finishes, fixtures, mechanical units, site improvements, and all required related work.

SBC Number: 529/021-01-2019

Total Project Budget: $1,200,000.00

Source of Funding: $1,200,000.00 19/20 Mental Health Operating Funds (A)

Comment: This project will renovate the existing Scott Quad at Tennessee Preparatory School on Foster Avenue to accommodate the Women’s Residential Recovery Court program for the Department of Mental Health and Substance Abuse Services. The funding for this program was included in the FY19/20 budget.

Minutes: 10/10/2019  SBC  Approved project and to select a designer
Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State