The State Building Commission met this day at 11:00 a.m. via a WebEx electronic meeting, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:06 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor, participated via electronic communication
Cameron Sexton, Speaker of the House of Representatives, participated via electronic communication (for a portion of the meeting)
David Lillard, State Treasurer, participated via electronic communication
Tre Hargett, Secretary of State, participated via electronic communication
Justin Wilson, Comptroller of the Treasury, participated via electronic communication
Butch Eley, Commissioner, Department of Finance and Administration, participated via electronic communication

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- University of Tennessee
- Tennessee Wildlife Resources Agency
- State Building Commission

PRESENTER

- President Randy Boyd
- Assistant Chief of Engineering Jay McClellan
- State Architect Ann McGauran

Lieutenant Governor McNally stated that the purpose of this meeting was to consider the items on the agenda for the October meeting of the State Building Commission. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination had been made that the electronic communication in this meeting by the members is a necessity based on the following facts and circumstances:

1. The Commission has regularly scheduled monthly meetings around which agencies and institutions plan, and a delay will cause an operational hardship for certain of the agencies and institutions having time sensitive matters on today’s agenda.
2. The current public health crisis resulting from the COVID-19 virus has resulted in declarations of a “State of Emergency” by the State and local governments.
3. Meeting electronically is necessary to protect the health, safety and welfare of Tennesseans in light of the COVID-19 outbreak.

Let the minutes reflect that Lt. Governor McNally, Secretary Hargett, Comptroller Wilson, Treasurer Lillard and Commissioner of Finance & Administration Eley are participating electronically; that Governor Lee is absent; and Speaker Sexton has not yet joined the meeting. At a roll call vote the five members present voted aye and approved the use of electronic communication for this meeting.
CONSENT AGENDA

At a roll call vote the five members present voted aye and approved the following items which had been reviewed and recommended for approval by Commission staff.

1. Agency: Middle Tennessee State University
   Project Title: School of Concrete and Construction Management
   SBC Project No: 366/009-07-2019
   Requested Action: Approval of a revision in funding and to utilize a previously selected consultant

2. Agency: Tennessee Board of Regents / East Tennessee State University
   Project Title: Fine Arts Classroom
   SBC Project No: 166/005-08-2013
   Requested Action: Approval of a revision in project funding

3. Agency: Tennessee Board of Regents / Cleveland State Community College
   Project Title: Campus Parking and Road Updates
   SBC Project No: 166/013-02-2018
   Requested Action: Approval of a revision in project budget and funding

4. Agency: Tennessee Board of Regents / East Tennessee State University
   Project Title: Lamb Hall Renovation
   SBC Project No: 166/005-09-2017
   Requested Action: Approval of the Early Design Phase as approved by the State Architect

5. Agency: University of Tennessee – Knoxville
   Project Title: Utilities Improvements
   SBC Project No: 540/009-10-2017
   Requested Action: Approval to cancel the project

6. Agency: University of Tennessee – UTC & UTSI
   Project Title: ADA Compliance UTC & UTSI
   SBC Project No: 540/000-01-2017
   Requested Action: Approval of a revision in project budget and funding

7. Agency: University of Tennessee
   Project Title: Professional Consultants
   SBC Project No: 540/000-01-2020
   Requested Action: Approval of a procurement and to issue a Request for Qualifications

8. Agency: Department of Environment & Conservation
   Project Title: Paris Landing State Park Inn Replacement
   SBC Project No: 126/075-01-2017
   Requested Action: Approval of a revision in project funding

   Project Title: Fall Creek Falls Inn Replacement
   SBC Project No: 126/036-01-2017
   Requested Action: Approval of a revision in project funding
<table>
<thead>
<tr>
<th></th>
<th>Agency</th>
<th>Project Title</th>
<th>SBC Project No</th>
<th>Requested Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.</td>
<td>Department of Environment &amp; Conservation</td>
<td>Fall Creek Falls Campground C Renovations</td>
<td>126/036-01-2020</td>
<td>Approval of a project and proceeding with the process to select a designer</td>
</tr>
<tr>
<td>11.</td>
<td>Department of Education</td>
<td>TSD Akin Gym Floor and HVAC Repairs</td>
<td>168/007-01-2020</td>
<td>Approval of a project and proceeding with the process to select a designer</td>
</tr>
<tr>
<td>12.</td>
<td>Department of Finance &amp; Administration</td>
<td>Premise Wiring Installation</td>
<td>529/000-10-2017</td>
<td>Approval to extend the contract an additional twenty-four months</td>
</tr>
<tr>
<td>13.</td>
<td>Department of General Services</td>
<td>Andrew Johnson Vital Records Fire System Upgrades</td>
<td>529/078-01-2020</td>
<td>Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method</td>
</tr>
<tr>
<td>14.</td>
<td>Department of General Services</td>
<td>Davy Crockett Covered Parking Ceiling</td>
<td>529/077-01-2020</td>
<td>Approval of a project and proceeding with the process to select a designer</td>
</tr>
</tbody>
</table>

This item was removed from the agenda.

| 15. | Department of General Services   | TN Executive Residence Security Upgrades           | 529/029-01-2020 | Approval of a project utilizing I.C. Thomasson Associates, Inc. for design and Eye in the Sky, LLC to perform the work |

| 16. | Department of General Services   | New State Museum                                   | 529/050-01-2015 | Approval of a revision in project budget and funding                           |
University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval of a project and utilizing Campus Resources and Campus Consultant for design and System Procurement for construction

Project Title: Madison Plaza Deck

Project Description: This project provides a new seating area with ADA accessible ramp and stairs with an outdoor free-standing canopy to protect the area from the elements.

SBC Number: 540/013-06-2020

Total Project Budget: $270,000.00

Source of Funding: $270,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 20/21 disclosed project reported by THEC in Quarter 2. Campus Consultant (electrical: Allen & Hoshall, Inc.) and Campus Resources and System Procurement are requested for this project due to the campus proceeding with design prior to requesting approval of the project, and System Procurement due to the simplicity of the work.

Previous Action: 10/08/2020 SBC At a roll call vote the five members present voted aye and approved project and utilizing Campus Resources and Campus Consultant for design and System Procurement for construction.
Region 5 – Nashville Central Office, Nashville, Davidson County, Tennessee

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

Project Title: Nashville Central Office Site Upgrades

Project Description: Replace sidewalks, repair retaining wall, and repair and repave the parking lot that serves TWRA’s Central Office personnel and support functions, and all required related work.

SBC Number: 220/018-01-2020

Total Project Budget: $1,405,000.00

Source of Funding:
- $1,053,750.00 Federal Funds (F)
- 351,250.00 20/21 TWRA Op Funds (A)

Comment: A portion of the funding ($805,000 – $579,600 Federal Funds and $225,400 TWRA Op Funds) is contained within a FY 20/21 line-item project in the capital budget. The balance of funding ($600,000 – $474,150 Federal Funds and $125,850 TWRA Op Funds) is being provided by the agency outside of the budget cycle. TWRA performed the programming for this project ahead of submittal in the capital budget. STREAM performed programming for this project after the budget request was submitted, revealing the need for additional funding.

Previous Action: 10/08/2020 SBC State Architect McGauran presented the item. Lieutenant Governor McNally stated that TWRA performed the program ahead of submitting the capital budget to STREAM and asked if the process had been fixed. Not only for TWRA but for other agencies as well. State Architect McGauran stated that in speaking with STREAM they feel that TWRA and STREAM are working well together going forward. There has been a change in leadership in TWRA and a change in terms of the way they budget their items, so they feel good about these items coming forward in the future and that this was a holdover to a previous methodology. Lieutenant Governor McNally confirmed the additional cost and State Architect McGauran stated that was correct.

Lieutenant Governor McNally asked State Architect McGauran to contact TWRA letting them know that they need to make an effort to be at the meeting and to check their communication equipment.

Speaker Sexton joined the meeting before this item was presented and at a roll call vote all six members present voted aye and approved project and to select a designer.
Minutes of Meeting of State Building Commission

1) At a roll call vote all six members present voted aye and approved the Minutes of the State Building Commission meeting held on September 10, 2020.

SBC Policy & Procedures

1) At a roll call vote all six members present voted aye and approved the following policy revision for:

SBC Policy Item 2.01F.5: Deletion of “As to Austin Peay State University, the Director of the Office of University Design and Construction” and replacement with “As to Austin Peay State University, the Director of the Office of Capital Planning, Design and Construction”.

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: Chattanooga, Tennessee
Project Title: Academic Classroom Building Renovation (Fine Arts)
SBC Project No: 540/005-01-2015
Designer: Franklin Associates Arch
Construction Completion %: 95%

Change Order No. 7
Change Order Amount: $31,028.62
Change Order Percentage: .69%
Cumulative Percentage: 17.41%

User Agency: UT Chattanooga
Approval Date: 09/11/2020
Contractor: EMJ Corporation
Targeted Substantial Completion: 08/17/2020

Comment: Hidden Conditions/Unavoidable Delays/Added Scope
This change order provides for hidden conditions discovered and causing the need to remove and relocate the proscenium curtain and lighting in order to install a required fire safety curtain, moisture remediation patching at a wall, and providing new storm piping to replace and reroute existing that was discovered at the new foundation location. Also included is owner imposed new scope to paint handrails in existing stairwell 7 and 9, and to paint existing walls in the Ward Theater at the forestage and proscenium opening. Additional 13 days have been added to the schedule due to COVID related delays.

Approved Project Funding
Original Bid Target: $3,836,330.00
Base Contract Amount: $4,520,000.00
Contingency: $383,633.00

Revised Contract Amount: $5,306,893.36
Remaining Undedicated Funds: $862,000.00
Initial and Revised Approvals of Capital Projects

- Reported the following five 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 Technological University  
   **Location:** Cookeville, Tennessee  
   **Project Title:** Campus Gateway Signage  
   **Project Description:** Construct ceremonial gates at main entry points to campus and markers at secondary entry points and boundary points.  
   **SBC Project No.** 364/011-07-2020  
   **Total Project Budget:** $490,000.00  
   **Current Project Funding:** $230,000.00  
   **Source of Funding:** Plant Funds (Non-Aux) (A)  
   **Approval:** Approved project utilizing an Agency Consultant for design  
   **Approval Date:** 09/14/2020

2) **State Procurement Agency:** STREAM / Department of Military  
   **Location:** Henderson, Tennessee  
   **Project Title:** Henderson FMS Energy and Water Replacement  
   **Project Description:** Replacement of inefficient mechanical equipment and water heaters with efficient equipment; installation of water conserving equipment and all required related work.  
   **SBC Project No.** 361/035-03-2020  
   **Total Project Budget:** $140,000.00  
   **Source of Funding:** Federal Funds (NGB) (F)  
   **Approval:** Approved project utilizing Agency Resources for design and a Central Procurement Office contract to perform the work  
   **Approval Date:** 09/09/2020

3) **State Procurement Agency:** STREAM / Department of Military  
   **Location:** Johnson City, Tennessee  
   **Project Title:** Johnson City FMS Energy and Water Replacement  
   **Project Description:** Replacement of inefficient mechanical equipment and water heaters with efficient equipment; and installation of water conserving equipment and all required related work.  
   **SBC Project No.** 361/043-02-2020  
   **Total Project Budget:** $220,000.00  
   **Source of Funding:** Federal Funds (NGB) (F)  
   **Approval:** Approved project utilizing Agency Resources for design and a Central Procurement Office contract to perform the work  
   **Approval Date:** 09/09/2020

4) **State Procurement Agency:** STREAM / Department of Military  
   **Location:** Memphis, Tennessee  
   **Project Title:** Combined Hangar Fire Pumps Emergency Generator  
   **Project Description:** Install a new generator with automatic start and automatic transfer switch, conduit, conductors, and all required related work.  
   **SBC Project No.** 361/106-01-2020  
   **Total Project Budget:** $230,000.00  
   **Current Project Funding:** $ 14,875.41  
   **Source of Funding:** Federal Funds (NGB) (F)  
   **Approval:** Approved project and to select a designer  
   **Approval Date:** 09/16/2020
5) **State Procurement Agency:** STREAM / Department of Military
**Location:** Memphis, Tennessee
**Project Title:** Fuel Cell Hangar 4425 Pulley System
**Project Description:** Replace hose reels, pulley system and all required related work.
**SBC Project No.** 361/106-02-2020
**Total Project Budget:** $270,000.00
**Current Project Funding:** $19,800.06
**Source of Funding:** Federal Funds (NGB) (F)
**Approval:** Approved project and to select a designer
**Approval Date:** 09/17/2020

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

1) **State Procurement Agency:** University of Memphis
**Location:** Memphis, Tennessee
**Project Title:** Physical Plant Work Space
**Project Description:** Reconfigure interior spaces in the Herzog Building to accommodate training and work space for Physical Plant and Campus Planning staff.
**SBC Project No.** 367/007-06-2019
**Total Project Budget:** $275,000.00
**Source of Funding:** Plant Funds (Non-Aux) (A)
**Approval:** Approved utilizing Campus Resources and System Procurement for construction for a portion of the work
**Approval Date:** 09/09/2020

2) **State Procurement Agency:** STREAM / Department of Military
**Location:** Smyrna, Tennessee
**Project Title:** Building 200 Energy & Water Efficiency Improvements
**Project Description:** Replacement of inefficient mechanical equipment and water heaters with efficient equipment, on interior and exterior lighting fixtures with LED lighting and controls, and installation of water conserving equipment and all required related work.
**SBC Project No.** 361/079-06-2020
**Total Project Budget:** $176,000.00
**Source of Funding:** Federal Funds (NGB) (F)
**Approval:** Approved utilizing Agency Resources for design and a Central Procurement Office contract to perform the work
**Approval Date:** 09/18/2020
• Reported the following two approvals of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Elizabethton, Tennessee  
**Project Title:** Elizabethton RC Re-Roof and Facility Update  
**Project Description:** Replace roof system, doors, and windows; perform repairs to masonry, exterior and interior facility updates: site grading and drainage improvement; and all required related work.  
**SBC Project No.** 361/025-01-2019  
**Total Project Budget:** $880,000.00  
**Source of Funding:** $440,000.00 19/20 CurrFunds-CapMaint (MP) (A)  
$440,000.00 Federal Funds (F)  
**Approval:** Approved a revision in project funding (decrease contingency and increase Environmental)  
**Approval Date:** 09/10/2020

2) **State Procurement Agency:** STREAM / Department of Commerce & Insurance  
**Location:** Bell Buckle, Tennessee  
**Project Title:** TN Fire Training Academy New Conference Center  
**Project Description:** Construction of a conference center at the Fire and Codes Enforcement Academy and all required related work.  
**SBC Project No.** 700/001-01-2017  
**Total Project Budget:** $6,410,000.00  
**Source of Funding:** $5,710,000.00 17/18 CurrFunds-CapImp (A)  
$ 700,000.00 07/08 CurrFunds-CapImp (R)  
**Approval:** Approved a revision in funding (increase construction contingency)  
**Approval Date:** 09/11/2020

**Approvals of Contract Amendments**

• Reported the following two approvals 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:** Mechanical, Electrical & Plumbing Consultant  
**Project Description:** Consultant to support the agency for project development and associated facility needs including limited designer services.  
**SBC Project No.** 361/000-04-2019  
**Total Project Budget:** $375,000.00  
**Current Project Funding:** $ 75,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved an amendment to contract extending the term to the full 5 years  
**Approval Date:** 09/14/2020
2) **State Procurement Agency:** STREAM / Department of Military
**Location:** Statewide, Tennessee
**Project Title:** Roofing Consultant
**Project Description:** Consultant to support the agency for project development and associated facility needs including limited designer services.

**SBC Project No.:** 361/000-05-2019
**Total Project Budget:** $375,000.00
**Current Project Funding:** $ 75,000.00
**Source of Funding:** Federal Funds (NGB) (F)
**Approval:** Approved an amendment to contract extending the term to the full 5 years
**Approval Date:** 09/14/2020

**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:** Memphis, Tennessee
**Project Title:** National Civil Rights Museum Grant
**Project Description:** Annual grant to provide maintenance support.

**SBC Project No.:** 529/000-01-2020
**Total Project Budget:** $450,000.00
**Source of Funding:** $300,000.00 19/20 CurrFunds-CapMaint (A)
$150,000.00 20/21 CurrFunds-CapMaint (A)

**Approval:** Approved a revision in project budget, funding and an amendment to contract extending the term

**Approval Date:** 09/16/2020

**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 – Martin
**Location:** Martin, Tennessee
**Project Title:** Storm and Sewer Upgrades
**SBC Project No.:** 540/011-02-2017
**Designer:** Pickering Firm, Inc.
**Amount:** $5,791.20
**Explanation:** This ASR provides for geotechnical investigations to determine a subsurface water flow at the baseball complex, as well as the soil conditions below an existing concrete slab so that a relocated grease trap can be installed due to complications arising from underground utility line relocations.

**Approval Date:** 09/11/2020
**OSA Receipt Date:** 09/11/2020
2) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College  
**Location:** Cookeville, Tennessee  
**Project Title:** Cookeville Higher Education Parking Expansion  
**SBC Project No.:** 166/025-02-2019  
**Designer:** HFR Design, Inc.  
**Amount:** $5,700.00  
**Explanation:** This ASR is for the provision of a geotechnical investigation of the soil conditions at an existing parking lot area.  
**Approval Date:** 08/28/2020  
**OSA Receipt Date:** 08/28/2020

3) **State Procurement Agency:** Tennessee Board of Regents / Roane State Community College  
**Location:** Harriman, Tennessee  
**Project Title:** Building Envelope Repairs  
**SBC Project No.:** 166/027-01-2018  
**Designer:** Architects Weeks Ambrose McDonald, Inc.  
**Amount:** $26,017.64  
**Explanation:** This ASR provides for testing services to determine the structural integrity of various framing members, documentation of structural elements, and adhesion testing and identification of exterior coatings.  
**Approval Date:** 08/28/2020  
**OSA Receipt Date:** 08/28/2020

4) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Statewide, Tennessee  
**Project Title:** Bathhouse Replacement  
**SBC Project No.:** 126/000-02-2015  
**Designer:** CTI Engineers  
**Amount:** $17,323.63  
**Explanation:** This additional service request compensates the designer for providing excessive services during the design development and construction documents phases for this project.  
**Approval Date:** 08/26/2020  
**OSA Receipt Date:** 08/26/2020

5) **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  
**Amount:** $10,164.00  
**Explanation:** This additional service request is for increased construction administration phase services.  
**Approval Date:** 09/01/2020  
**OSA Receipt Date:** 09/10/2020

- **Annual Report of Facilities Assessment** for the National Civil Rights Museum in Memphis (in accordance with the lease agreement between the State and the Lorraine Civil Rights Museum Foundation)

**Other Business**

There being no further business, the meeting adjourned at 11:23 a.m.

* * * * *
Requested Action: Approval of a revision in funding and to utilize a previously selected consultant

Project Title: School of Concrete and Construction Management

Project Description: Construction of a facility for the School of Concrete and Construction Management. Project includes relocation of current functions and demolition of Abernathy and Ezell buildings, along with an addition to the satellite chiller plant, and all related work.

SBC Number: 366/009-07-2019

Total Project Budget: $40,100,000.00

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<th>Change</th>
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Original Funding: $2,470,000.00
Change in Funding: $37,630,000.00
Revised Funding: $40,100,000.00

Comment: This action will add the remainder of the institutional match funding, including gift funding, plant funding, and TSSBA short-term bonds needed to release GO bond funding and proceed with construction.

This action also includes a request to utilize Smith Seckman Reid, Inc. for the commissioning agent on the project. Smith Seckman Reid, Inc. is a selected commissioning agent procured through the Tennessee Board of Regents “Commissioning Services” project (SBC#166/000-03-2015). Smith Seckman Reid has previous work experience on the MTSU campus through TBR projects and is knowledgeable of current MTSU HVAC design standards.

Previous Actions:
- 07/11/2019 SBC Approved project and to select a designer, and utilizing CM/GC for a portion of the work
- 07/22/2019 ESC Approved designer selections (The Orcutt Winslow Limited Liability Limited Partnership and Bullock Smith & Partners Inc)
- 05/14/2020 SBC Approval awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction)
- 08/13/2020 SBC Approved the EDP as presented by Orcutt Winslow Limited Liability Partnership

Minutes: 10/08/2020 SBC Approved a revision in funding and to utilize a previously selected consultant
East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Fine Arts Classroom

Project Description: Construct facility for rehearsal, teaching and public presentation of the performing arts.

SBC Number: 166/005-08-2013

Total Project Budget: $52,338,250.00

Source of Funding:

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<td>7,500,000.00</td>
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Comment: Funding is being reallocated from Admin and Misc. to construction, to address owner requested items and fire marshal required modifications.

Previous Action:

- 10/10/2013 SBC Approved project
- 05/26/2015 ESC Approved designer selection (McCarty Holsaple McCarty, Inc.)
- 07/09/2015 SBC Approved a revision in budget and utilizing CM/GC
- 10/13/2015 SBC Approved CM/GC selection (Denark Construction, Inc.)
- 09/08/2016 SBC Approved a revision in budget
- 12/08/2016 SBC Approved a revision in budget and funding
- 05/11/2017 SBC Approved the EDP as presented by McCarty Holsaple McCarty, Inc.
- 01/09/2020 SBC Approved a revision in project funding

Minutes: 10/08/2020 SBC Approved a revision in project funding
Cleveland State Community College, Cleveland, Bradley County, Tennessee

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

Project Title: Campus Parking and Road Updates

Project Description: Expand parking and loop road behind campus.

SBC Number: 166/013-02-2018

Total Project Budget: $1,792,000.00

Source of Funding:

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<th>Original</th>
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Original Project Budget: $1,542,000.00
Change in Funding: $250,000.00
Revised Project Budget: $1,792,000.00

Comment: This is a FY 19/20 line-item in the capital budget for Technology Building Roof Replacement, which was never presented to the SBC for approval of a project. The Campus Parking and Road Updates is currently a higher priority for the campus. When bids came in higher than expected last year, portions of the project were removed. This addition will allow the project to continue as originally designed.

Previous Action:
07/12/2018 SBC Approved project
07/23/2018 ESC Approved designer selection (March Adams and Associates)
09/23/2019 SBC Approved revision in budget and funding to award contract

Minutes: 10/08/2020 SBC Approved a revision in project budget and funding
East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Lamb Hall Renovation

Project Description: Renovate facility for program needs to accommodate academic programs in the College of Public and Allied Health. Renovations will include classrooms, multi-media classrooms, class laboratories, and research. Add approximately 15,000 GSF classroom/specialty lab space to the existing building to meet program needs.

SBC Number: 166/005-09-2017

Total Project Budget: $23,000,000.00

Source of Funding: $17,250,000.00 17/18 CurrFunds-CapImp (A)
1,000,000.00 Plant Funds (Non-Aux) (A)
4,750,000.00 Gifts (O)

Comment: This project will primarily renovate Lamb Hall with only a small amount of new square footage added to the building. The project remains on budget and schedule.

Previous Action:
- 10/12/2017 SBC Approved project and use of CM/GC
- 12/18/2017 ESC Approved designer selection (Fisher + Associates)
- 12/12/2019 SBC Approved a revision in scope
- 08/13/2020 SBC Approved CM/GC selection (BurWil Construction Company)

Minutes: 10/08/2020 SBC Approved the EDP as recommended by the State Architect
University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Utilities Improvements

Project Description: This project will upgrade water distribution on the southeast end of the Ayres loop. Storm sewer improvements will be made from Neyland Stadium to Berry Hall, and along Chamique Holdsclaw to Lake Loudon. This project will also provide electrical duct bank crossing Cumberland Avenue at 17th.

SBC Number: 540/009-10-2017

Original Project Budget: $5,000,000.00

Project Expenditures: $0.00

Source of Funding:  

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Comment: The storm sewer replacement at Neyland Stadium to Berry Hall and Chamique Holdsclaw to Lake Loudon, and the water distribution were completed within other projects, and since the City of Knoxville completed the streetscape work on Cumberland Ave the electrical duct bank is not feasible; thus, this project is no longer needed.

Previous Action: 07/13/2017 SBC Approved project and to select a designer

Minutes: 10/08/2020 SBC Approved cancellation of the project
**UNIVERSITY OF TENNESSEE**

**University of Tennessee, Chattanooga and Tullahoma, Hamilton and Coffee Counties, Tennessee**

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

**Project Title:** ADA Compliance UTC & UTSI

**Project Description:** Provide for ongoing Accessibility Improvements for the disabled to campus facilities.

**SBC Number:** 540/000-01-2017

**Total Project Budget:** $1,217,600.00

**Source of Funding:**

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| Original Project Budget: | $334,500.00 |
| Change in Funding: | $883,100.00 |
| Revised Project Budget: | $1,217,600.00 |

**Comment:** This request will enable much needed ADA improvements to be performed at the Space Institute while continuing ADA improvements at UTC. Approximately $168,000 of this increase is from the closed 2012 Accessibility Improvements – UTC & UTSI project (540/000-01-2012), with the remainder from other closed projects at UTSI.

**Previous Action:**
- 07/13/2017 SBC Approved project and to select a designer
- 09/12/2019 SBC Approved allocation of additional line-item funding
- 09/23/2019 ESC Approved designer (Tinker Ma, Inc.)

**Minutes:**
- 10/08/2020 SBC Approved a revision in project budget and funding
University of Tennessee, Statewide, Tennessee

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

Project Title: Professional Consultants

Project Description: This project will provide system-wide professional consulting services for various types of specialties.

SBC Number: 540/000-01-2020

Total Project Budget: $4,140,000.00

Source of Funding: $4,140,000.00 Plant Funds (Non-Aux) (A)

Comment: This project will provide a pool of professional consulting services of multiple designers per specialty. The selection of consultant for the pool will follow the designer selection process. The same designer may be selected for various projects by the different campuses. The selection for use will be based on the designer qualifications, chosen by University System and reported to the State Architect. This will be the first year of a five-year term with contracts effective from November 1, 2020 through October 31, 2021.

Minutes: 10/08/2020 SBC Approved procurement and issuing an RFQ
### Professional Consultant Contract Dates

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

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DEPARTMENT OF ENVIRONMENT & CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Paris Landing State Park Inn Replacement

Project Description: Demolish existing inn, construct new inn to include guestrooms, conference and meeting space, restaurant, and all required related work.

SBC Number: 126/075-01-2017

Total Project Budget: $43,911,307.00

Source of Funding:

| Year | Amount     | Year | Amount     | | Year | Amount     |
|------|------------|------|------------||------|------------|
| 2004 | 3,617,204.97 | 2005 | 291,212.46  | | 2006 | 6,048,848.18 |
| 2007 | 686,491.55  | 2008 | 282,878.01  | | 2011 | 1,444,671.83 |
| 2012 | 1,444,671.83 | 2013 | 23,070,000.00 | | 2014 | 8,470,000.00 |

Comment: A revision in project funding is requested in order to move funds from FF&E to Contingency. The furnishings scope will be completed by the contractor.

Previous Action:

09/14/2017 SBC Approved project and to select a designer utilizing CM/GC
10/23/2017 ESC Approved designer selection (Goodwyn Mills & Cawood, Inc)
02/08/2018 SBC Approved revision in funding and award CM/GC (Doster)
07/12/2018 SBC Approved the EDP as Presented by Goodwyn Mills and Cawood, Inc.
07/11/2019 SBC Approved a revision in project budget and funding
09/12/2019 SBC Approved a revision in the EDP
04/09/2020 SBC Approved a revision in project budget and funding

Minutes: 10/08/2020 SBC Approved a revision in project funding
Fall Creek Falls State Park, Spencer, Van Buren County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: Fall Creek Falls Inn Replacement

Project Description: Demolish existing inn, construct new inn to include guestrooms, conference and meeting space, restaurant, and all required related work.

SBC Number: 126/036-01-2017

Total Project Budget: $40,400,000.00

Source of Funding:

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Comment: A revision in project funding is requested in order to move funds from FF&E to Contingency. The furnishings scope will be completed by the contractor.

Previous Action:

- 11/09/2017 SBC Approved project and to select designer utilizing CM/GC
- 11/20/2017 ESC Approved designer selection (Earl Swensson Associates, Inc)
- 03/08/2018 SBC Approved a revision in funding and CM/GC selection (Bell & Associates)
- 06/14/2018 SBC Approved EDP as presented by (Earl Swensson Associates, Inc)
- 07/11/2019 SBC Approved a revision in project budget and funding

Minutes:

- 10/08/2020 SBC Approved a revision in project funding
Fall Creek Falls State Park, Spencer, Van Buren County, Tennessee

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

Project Title: Fall Creek Falls Campground C Renovations

Project Description: Renovation of Fall Creek Falls Campground C including upgrading the primary electrical system, demolishing and replacing existing bathhouses, improving access roads and sidewalks, and all required related work.

SBC Number: 126/036-01-2020

Total Project Budget: $3,510,000.00

Source of Funding: $3,510,000.00  20/21  CurrFunds-CapMaint (MP)  (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

Minutes: 10/08/2020  SBC  Approved project and to select a designer
Tennessee School for the Deaf, Knoxville, Knox County, Tennessee

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

Project Title: TSD Akin Gym Floor and HVAC Repairs

Project Description: Replacement of flooring, upgrades to the mechanical system, and all related work.

SBC Number: 168/007-01-2020

Total Project Budget: $1,350,000.00

Source of Funding: $1,350,000.00  20/21  CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

Minutes: 10/08/2020  SBC  Approved project and to select a designer
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DEPARTMENT OF FINANCE & ADMINISTRATION

Statewide, Tennessee

Requested Action: Approval to extend the contract an additional twenty-four months

Project Title: Premise Wiring Installation

Project Description: To procure statewide services from a selected low-voltage wiring contractor for the installation and maintenance of telecommunications wiring statewide.

SBC Number: 529/000-10-2017

Total Project Budget: $18,000,000.00

Revised Project Funding: $18,000,000.00 Various Agency & Project Funds (A)

Comment: The agreement for the current contract will be amended to extend the contract through December 31, 2022. This is the remaining two years of a maximum of five years for the contract.

Previous Action:

09/14/2017 SBC Approved project and to issue a Request for Proposals
12/14/2017 SBC Approved awarding a contract to the best evaluated proposer (Institutional Network Communications)
12/12/2019 SBC Approved proposed rate change and amendment to the contract

Minutes: 10/08/2020 SBC Approved an amendment to contract extending the term
Andrew Johnson Tower, Nashville, Davidson County, Tennessee

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

Project Title: Andrew Johnson Vital Records Fire System Upgrades

Project Description: Replacement of wet fire suppression system with a clean agent (dry) system and all required related work.

SBC Number: 529/078-01-2020

Total Project Budget: $620,000.00

Source of Funding: $620,000.00 20/21 FRF CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

Best Value is being requested to obtain a contractor experienced in dry fire suppression systems located in a fully operational high-rise building in a downtown setting.

Minutes: 10/08/2020 SBC Approved project, to select a designer and utilizing Best Value alternative delivery method
Davy Crockett Tower, Nashville, Davidson County, Tennessee

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

Project Title: Davy Crockett Covered Parking Ceiling

Project Description: Installation of dropped ceiling system, adding insulation to the under deck of the floor above, and all required related work.

SBC Number: 529/077-01-2020

Total Project Budget: $620,000.00

Source of Funding: $620,000.00  20/21  FRF CurrFunds-CapMaint (MP)  (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

Minutes: 10/08/2020  SBC  Approved project and to select a designer
The Tennessee Residence, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project utilizing I.C. Thomasson Associates, Inc. for design and Eye in the Sky, LLC to perform the work

Project Title: TN Executive Residence Security Upgrades

Project Description: Upgrade security system to include enhancement of camera system, access control system and all required related work.

SBC Number: 529/028-01-2020

Total Project Budget: $970,000.00

Source of Funding: $970,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

The use of I.C. Thomasson Associates, Inc. for design and Eye in the Sky, LLC for construction is requested due to their involvement on the “Statewide Building Security Upgrades” project, SBC #529/000-04-2016. Their historical knowledge and expertise of the State’s security protocols uniquely qualifies them for this project.

Minutes: 10/08/2020 SBC This item was removed from the agenda and not approved.
**New State Museum, Nashville, Davidson County, Tennessee**

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

**Project Title:** New State Museum

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

**SBC Number:** 529/050-01-2015

**Total Project Budget:** $153,000,000.00

**Source of Funding:**

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**FRF CurrFunds-CapImp (A)**

**FRF GO Bonds-CapImp (R/A)**

**GO Bonds-CapImp (R/A)**

**Gifts (O)**

**Original Project Budget:** $157,510,000.00

**Change in Funding:** ($4,510,000.00)

**Revised Project Budget:** $153,000,000.00

**Comment:** This replaces some of the bridge funding with additional gift funding received from the museum foundation of $437,500.00. The Total Project Budget is being reduced from $160,000,000.00 to $153,000,000.00 to reflect actual construction costs.

**Previous Action:**

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

Minutes:  10/08/2020  SBC  Approved a revision in project budget and funding

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

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The breakdown of the $3,200,000.00 G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

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Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State