The State Building Commission met this day at 11:00 a.m. via a WebEx electronic meeting, with the following members and Departments present. Secretary Hargett 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, participated via electronic communication
Cameron Sexton, Speaker of the House of Representatives, participated via electronic communication
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 Board of Regents
- State Building Commission

PRESENTER

- President Randy Boyd
- Executive Director Dick Tracy
- State Architect Ann McGauran

OTHER PARTICIPANTS

Dr. Glenda Glover, President of Tennessee State University
Lieutenant Governor McNally requested that Secretary Hargett chair the meeting. Secretary Hargett stated that the purpose of this meeting was to consider the items on the agenda for the September 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 has 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; and the direction that most government employees work from home.

Lieutenant Governor McNally, Speaker Sexton, Secretary Hargett, Comptroller Wilson, Treasurer Lillard and Commissioner of Finance & Administration Eley participated electronically, and Governor Lee was absent.

At a roll call vote all members voted aye and approved the use of electronic communication for this meeting.
CONSENT AGENDA

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

1. Agency: University of Tennessee Institute of Agriculture
   Project Title: West TN 4-H Center Cabins & STEM Center
   SBC Project No: 540/001-05-2018
   Requested Action: Approval of a revision in project budget and funding

2. Agency: University of Tennessee Institute of Agriculture
   Project Title: Vet Medical Center – Teaching & Learning Center
   SBC Project No: 540/001-02-2018
   Requested Action: Approval of a revision in project budget and funding in order to award a contract

3. Agency: Tennessee Board of Regents / TCAT Knoxville
   Project Title: Training Facility and Renovations
   SBC Project No: 166/060-01-2017
   Requested Action: Approval of a revision in project budget and funding

4. Agency: Department of Military
   Project Title: Ripley RC HVAC and Energy Updates
   SBC Project No: 361/077-01-2019
   Requested Action: Approval of a revision in project budget and funding

5. Agency: Department of Military
   Project Title: Smyrna Open Bay Barracks
   SBC Project No: 361/079-03-2018
   Requested Action: Approval of a revision in project budget and funding

6. Agency: Department of Correction
   Project Title: TPW – Reroof Administration Building (Old Annex Dorm)
   SBC Project No: 142/009-01-2020
   Requested Action: Approval to award a construction contract to the Best Value Proposer

7. Agency: Department of Agriculture
   Project Title: Natchez Trace Survey
   SBC Project No: 100/001-01-2020
   Requested Action: Approval of a project and to issue a Request for Proposal

8. Agency: Department of Education
   Project Title: TSD Swimming Pool Upgrades
   SBC Project No: 168/007-02-2017
   Requested Action: Approval to award a construction contract to the Best Value Proposer

9. Agency: Department of General Services
   Project Title: TN Tower Equipment Removal and Roof Replacement
   SBC Project No: 529/079-02-2019
   Requested Action: Approval to award a construction contract to the Best Value Proposer
10. Agency: **Department of General Services**  
Project Title: Leasing Brokerage Services  
SBC Project No: 460/000-01-2017  
Requested Action: Approval to extend three contracts for leasing brokerage services for an additional twenty-four months
University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

Project Title: Food Bank Building Renovation

Project Description: This project will renovate a portion of the Food Bank building to create office space. Renovations will include wall modifications; replace rooftop HVAC units; ADA and fire safety; upgrade plumbing, security access, lighting, paint, flooring, and finishes.

SBC Number: 540/013-02-2020

Total Project Budget: $193,000.00

Source of Funding: $193,000.00 Plant Funds (Non-Aux) (A)

Comment: Campus Consultant (electrical: Allen & Hoshall, Inc.), Campus Resources (architectural; mechanical), and System Procurement are requested for this project due to the campus initiating construction prior to requesting approval of the project and the simplicity of the remaining work. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Minutes: 09/10/2020 SBC President Randy Boyd stated that at the request of the Commission during the last meeting a summary of detailed explanation of oversight items has been sent to the members. At a roll call vote all members voted aye and approved the project and utilizing Campus Consultant and Campus Resources for design and Campus Resources and System Procurement for construction.
University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

Project Title: GMP Cleanroom Storage and Restrooms Renovation

Project Description: This project will provide an HVAC humidity controlled storage area within the warehouse, reconfigure restroom/locker rooms, and provide needed refinements to meet the FDA requirements for cleanroom environmental standards. Improvements also include finish updates for affected areas, plumbing fixtures, and fire safety updates.

SBC Number: 540/013-03-2020

Total Project Budget: $192,000.00

Source of Funding: $192,000.00 Plant Funds (Non-Aux) (A)

Comment: Campus Consultants (architectural: Haizlip Studio, PLLC; HVAC/plumbing: Barham Cain Mynatt) and System Procurement are requested for this project in the Good Manufacturing Process Facility (GMP) due to the campus initiating construction prior to requesting approval of the project and the simplicity of the remaining work.

Minutes: 09/10/2020 SBC At a roll call vote all members voted aye and approved the project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
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 Campus Resources and System Procurement for construction

Project Title: 955 Madison Ave Renovation

Project Description: This project will provide offices, examination rooms, conference room, and lab and freezer space. Renovations include wall modifications, minor mechanical and fire safety upgrades; restroom and ramp modifications to ADA standards; security doors, lighting, and interior finishes.

SBC Number: 540/013-04-2020

Total Project Budget: $255,000.00

Source of Funding: $255,000.00 Plant Funds (Non-Aux) (A)

Comment: Campus Consultant (electrical: Allen & Hoshall, Inc.), Campus Resources (architectural; mechanical), and System Procurement are requested for this project due to the campus proceeding with construction prior to requesting approval of the project, and System Procurement due to the simplicity of the work.

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

Minutes: 09/10/2020 SBC At a roll call vote all members voted aye and approved the project and utilizing Campus Resources and Campus Consultant for design and Campus Resources and System Procurement for construction.
Requested Action: Approval of a project and utilizing Campus Resources and Campus Consultant for design and Campus Resources and System Procurement for construction

Project Title: 959 Madison Ave Renovation

Project Description: This project will provide offices, examination rooms, conference room, and lab and freezer space. Renovations will include wall modifications, systems upgrade, and fire safety upgrades; restroom and ramp modifications to ADA standards; security doors, lighting, and interior finishes.

SBC Number: 540/013-05-2020

Total Project Budget: $284,000.00

Source of Funding: $284,000.00 Plant Funds (Non-Aux) (A)

Comment: Campus Consultant (electrical: Allen & Hoshall, Inc.), Campus Resources (architectural; mechanical), and System Procurement are requested for this project due to the campus proceeding with construction prior to requesting approval of the project, and System Procurement due to the simplicity of the work.

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

Minutes: 09/10/2020 SBC At a roll call vote all members voted aye and approved the project and utilizing Campus Resources and Campus Consultant for design and Campus Resources and System Procurement for construction
Acquisition – Lease (Space)

Requested Action: Approval of emergency leases

Transaction Description:
- Proposed Lease
  - Locations: Various Locations in Knoxville, TN
  - Landlord: To Be Determined
  - Term: September 2020 - December 31, 2020
  - Area / Costs: TBD / All utilities, janitorial, overhead, and related costs deemed necessary to secure and maintain needed space(s).

- Source of Funding: Plant Funds (Non-Aux) (R)
- Procurement Method: Negotiated

Comment:
These leases will be used by UTK for students that need to be quarantined due to a positive Covid-19 test or isolated due to possible exposure to Covid-19. These leases will supplement leases for this purpose previously approved by the Commission and could include amendments to those leases to increase the number of units, beds or rooms leased.

Lease locations will be selected based on factors including: willingness to accept Covid-19 positive or symptomatic students, willingness to accept students to be isolated based on Covid-19 exposure, proximity to the UTK campus; availability of blocks of rooms or apartment units at the same location; and ownership by Tennessee based entities.

Advertising is not required since the term of these leases is for one year or less and an unforeseen situation has arisen making it impractical to advertise. Due to the short-term of the leases, there is no termination for convenience.

All leases will be approved by the Attorney General in compliance with T.C.A §12-2-115. UT will provide a report of the leases executed under this approval and prior related Commission actions, together with the funds expended under such leases and the space utilization, to the State Architect each month during 2020 and January 2021.

Minutes: 09/10/2020  SBC  At a roll call vote all members voted aye and approved emergency leases
TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Electrical Upgrades Phase 2

Project Description: Upgrade campus electrical infrastructure based on the recently completed Electrical Master Plan. Project will be completed over a four-year period.

SBC Number: 166/001-03-2020

Total Project Budget: $19,220,300.00

Current Project Budget: $ 5,000,000.00

Source of Funding: $ 5,000,000.00  20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item in the capital budget. Project description modified for clarification.

Minutes: 09/10/2020 SBC

Commissioner Eley stated that he appreciates the efforts of TSU in working with the Board of Regents, others and electrical consultants in this much needed project. Commissioner Eley stated he is concerned about, and would like to discuss before the next phase is approved, a maintenance plan that would be implemented prior to the completion of the upgrade. This is something he is interested in hearing more about as they move toward the next phase of the project so that there is an understanding of the long-term plan for maintenance.

Dr. Glenda Glover, President of Tennessee State University thanked the Commissioner and replied that they will do that.

Secretary Hargett asked State Architect McGauran to ensure that the Commission receives that information.

At a roll call vote all members voted aye and approved the project and to select a designer
Minutes of Meeting of State Building Commission

1) At a roll call vote all members voted aye and approved the Minutes of the State Building Commission meeting held on August 13, 2020.

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)

<table>
<thead>
<tr>
<th></th>
<th>State Procurement Agency:</th>
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<th>User Agency:</th>
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<tbody>
<tr>
<td>1)</td>
<td>TN Board of Regents</td>
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<td>TCAT Shelbyville</td>
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<tr>
<td>Location:</td>
<td>Shelbyville, Tennessee</td>
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<td>Project Title:</td>
<td>TCAT Building Systems Update</td>
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<tr>
<td>SBC Project No:</td>
<td>166/000-01-2017</td>
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<tr>
<td>Designer:</td>
<td>Campbell &amp; Associates</td>
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<tr>
<td>Construction Completion %:</td>
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<tr>
<td>Change Order No.:</td>
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<tr>
<td>Change Order Amount:</td>
<td>$18,301.58</td>
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<td>Cumulative Percentage:</td>
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<tr>
<td>Approval Date:</td>
<td>08/04/2020</td>
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<tr>
<td>Contractor:</td>
<td>Integrated Networking Technology</td>
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<tr>
<td>Targeted Substantial Completion:</td>
<td>06/24/2020</td>
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<tr>
<td>Comment:</td>
<td>Hidden Conditions</td>
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<td></td>
<td>This change order provides for different door hardware for multiple existing doors. An additional 60 days have been added to the schedule due to this additional material and labor.</td>
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<td><strong>After This Change Order</strong></td>
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<tr>
<td>Approved Project Funding</td>
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<td>Original Bid Target:</td>
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<tr>
<td>Revised Contract Amount:</td>
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<tr>
<td>Remaining Undedicated Funds:</td>
<td>$0.00</td>
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| 2) | State Procurement Agency: |   | User Agency: |
| Location: | TN Board of Regents |   | TN State University |
| Project Title: | Residence Center Systems Upgrade |   |               |
| SBC Project No: | 166/001-02-2018 |   |               |
| Designer: | Edmonds Engineering |   |               |
| Construction Completion %: | 90% |   |               |
| Change Order No.: | 2 |   |               |
| Change Order Amount: | $50,264.11 |   |               |
| Change Order Percentage: | 12.72% |   |               |
| Cumulative Percentage: | 20.69% |   |               |
| Approval Date: | 08/05/2020 |   |               |
| Contractor: | Williams Mechanical LLC |   |               |
| Targeted Substantial Completion: | 09/08/2020 |   |               |
| Comment: | Codes |   |               |
|                | This change order addresses a code issue discovered and provides for the replacement of a damaged, rusted, and leaking exhaust duct and an inoperable fire damper. This work adds 30 days to the schedule. |   |               |
| **After This Change Order** |   |               |
| Approved Project Funding |   |               |
| Original Bid Target: | $400,000.00 |   |               |
| Base Contract Amount: | $395,305.00 |   |               |
| Contingency: | $30,000.00 |   |               |
| Revised Contract Amount: | $477,084.00 |   |               |
| Remaining Undedicated Funds: | $32,916.00 |   |               |
3) State Procurement Agency: TN Board of Regents
   Location: Blountville, Tennessee
   Project Title: Chiller Replacement
   SBC Project No: 166/038-01-2018
   Designer: Engineering Services Group
   User Agency: Northeast State Community College
   Approval Date: 08/05/2020
   Contractor: Nor-Well Co., Inc.
   Targeted Substantial Completion: 09/06/2020
   Comment: Error
   This change order provides additional condenser water piping to the chiller to meet the capacity needs of the condenser. An additional 30 days have been added to the schedule for this additional work.
   After This Change Order
   Change Order No.: 5
   Change Order Amount: $13,860.22
   Change Order Percentage: 2.98%
   Cumulative Percentage: 14.39%

4) State Procurement Agency: TN Tech University
   Location: Cookeville, Tennessee
   Project Title: Capitol Quad Steam Line Replacement
   SBC Project No: 364/011-01-2018
   Designer: Maffett Loftis Eng.
   User Agency: TN Technological University
   Approval Date: 08/10/2020
   Contractor: Sergio & Sons Construction
   Targeted Substantial Completion: 08/31/2020
   Comment: Hidden Conditions/Design Modifications
   This change order provides for the rebuilding of manhole #12 and for adding vents to 2 manhole tops.
   After This Change Order
   Change Order No.: 3
   Change Order Amount: $24,705.18
   Change Order Percentage: 2.8%
   Cumulative Percentage: 10.4%

5) State Procurement Agency: Middle TN State Univ.
   Location: Murfreesboro, Tennessee
   Project Title: KOM Mechanical Upgrades
   SBC Project No: 366/009-14-2019
   Designer: Kurzynske & Assoc
   User Agency: Middle Tennessee State University
   Approval Date: 08/04/2020
   Contractor: Trinity Geothermal, LLC
   Targeted Substantial Completion: 09/30/2020
   Comment: Hidden Conditions
   This change order is for the replacement of multiple VAV boxes that were discovered above a ceiling area that need to be replaced. An additional 58 days have been added to the schedule.
   After This Change Order
   Change Order No.: 2
   Change Order Amount: $40,483.63
   Change Order Percentage: 4.16%
   Cumulative Percentage: 10.77%
   Revised Contract Amount: $532,674.64
   Remaining Undedicated Funds: $2,325.36

   Approved Project Funding
   Original Bid Target: $500,000.00
   Base Contract Amount: $465,656.00
   Contingency: $35,000.00

   Original Bid Target: $1,600,000.00
   Base Contract Amount: $834,950.00
   Contingency: $160,000.00

   Original Bid Target: $1,050,000.00
   Base Contract Amount: $973,700.00
   Contingency: $105,000.00

   Revised Contract Amount: $1,078,564.75
   Remaining Undedicated Funds: $135.25
6) State Procurement Agency: Austin Peay State Univ. User Agency: Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Military Family Resource Center
SBC Project No: 373/003-02-2019
Approval Date: 08/17/2020
Designer: Lyle Cook Martin
Contractor: Pride Concrete, LLC
Targeted Substantial Completion: 10/12/2020
Comment: Design Modification/Cost Efficiencies/Value Added
This change order addresses design modifications to add 5 interior windows in interior spaces to bring in daylighting, adding 3 additional electrical outlets to provide service for 3 owner provided TV screens, a credit back to the project for deleting temporary wall framing, and value added to replace a metal expansion joint cover with a sealant joint. This work adds 10 days to the project schedule.
Change Order No. 4
Change Order Amount: $11,773.18
Change Order Percentage: 2.26%
Cumulative Percentage: 18.46%

Approved Project Funding
Original Bid Target: $520,000.00
Base Contract Amount: $520,000.00
Contingency: $267,050.00

7) State Procurement Agency: STREAM User Agency: Dept. of Environment & Conservation
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation – Pickett State Park
SBC Project No: 126/000-03-2015
Approval Date: 08/06/2020
Designer: Sparkman Assoc. Arch
Contractor: Burwil Construction Company Inc.
Targeted Substantial Completion: 09/04/2020
Comment: Hidden Conditions/Omission/Added Scope
This change order addresses hidden conditions that were discovered when the gutters and downspouts on cabins 2, 3, and 5 were further reviewed and decided that they needed replacement, and that additional electrical outlets for cabins 2, 3, and 5 were not needed which includes a subsequent credit to the project. This work also includes the need for regrading and installation of a stone walkway to a terrace at cabin 5 that remediates a steep slope and creates a safe entry point on the site, piping insulation in the crawl space of cabins 1 and 4, and alteration of a shower at cabin 2 to allow a window screen latch to operate appropriately. This work adds 16 days to the schedule.
Change Order No. 7
Change Order Amount: $42,078.74
Change Order Percentage: 4.07%
Cumulative Percentage: 20.56%

Approved Project Funding
Original Bid Target: $3,014,000.00
Base Contract Amount: $1,034,000.00
Contingency: $301,410.70
Revised Contract Amount: $1,246,604.47
Remaining Undedicated Funds: $130,908.22
8) State Procurement Agency: STREAM  
User Agency: TN Historical Commission  
Location: Henning, Tennessee  
Project Title: Alex Haley State Historic Site Repairs & Upgrades  
SBC Project No: 160/016-01-2018  
Approval Date: 07/29/2020  
Designer: Centric Architecture  
Contractor: Simpson Construction  
Construction Completion %: 75%  
Targeted Substantial Completion: 09/30/2020  
Change Order No: 4  
Change Order Amount: $7,201.43  
Change Order Percentage: 3.68%  
Cumulative Percentage: 32.90%  

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<th>Approved Project Funding</th>
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<td>Base Contract Amount:</td>
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<td>Remaining Undedicated Funds:</td>
<td>$187,588.31</td>
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Initial and Revised Approvals of Capital Projects

- Reported the following three capital projects with total project cost of $100,000 - $500,000 in accordance with Item 2.04(A)(2) of the SBC By-Laws, Policy & Procedures:

1) State Procurement Agency: STREAM / Department of Environment & Conservation  
Location: Cookeville, Tennessee  
Project Title: Cummins Falls ADA Overlook  
Project Description: Construction of ADA accessible overlook over the existing observation points at Cummins Falls, and all required related work.  
SBC Project No: 126/032-01-2020  
Total Project Budget: $250,000.00  
Source of Funding: $200,000.00 Federal Grant (RTP) (F)  
$ 50,000.00 Gift-in-Place (O)  
Approval: Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect  
Approval Date: 08/21/2020  

2) State Procurement Agency: STREAM / Department of Environment & Conservation  
Location: Nashville, Tennessee  
Project Title: Radnor Lake Natural Area Bridge & Trail Upgrade  
Project Description: Restoration of the lake trail including rerouting trail, replacing bridge, and all required related work.  
SBC Project No: 126/098-01-2020  
Total Project Budget: $300,000.00  
Source of Funding: Gift-in-Place (O)  
Approval: Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect  
Approval Date: 08/25/2020
3) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Smyrna, Tennessee  
**Project Title:** Smyrna VTS Grubbs-Kyle HVAC & Facility Update  
**Project Description:** Upgrade HVAC system, lighting, installation of high volume low speed fan, updates to latrine, and all related work.  
**SBC Project No.:** 361/079-07-2020  
**Total Project Budget:** $470,000.00  
**Source of Funding:**  
- $235,000.00 20/21 CurrFunds-CapMaint (MP) (A)  
- $235,000.00 Federal Funds (NGB) (F)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 08/13/2020

**Approvals of Acquisitions and Disposals of State Property**

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Transaction Description:** Transaction No. 20-08-003  
**Location:** Justin P. Wilson Cumberland Trail State Park (JPWCTSP)  
Campbell County – 5.93 ± Acres – 0 Hwy 25W S. LaFollette, TN  
**Owner(s):** Tommy D. Cupp & Tilda V. Cupp  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** 20/21 State Lands Acquisition Fund (A)  
**Approval:** Approved acquisition in fee with waiver of advertisement and appraisals  
**Approval Date:** 08/21/2020

**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 – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Engineering Services Facility  
**SBC Project No.:** 540/009-05-2016  
**Designer:** McCarty Holsaple McCarty  
**Amount:** $150,842.00  
**Explanation:** This additional service involves the extension of FF&E design services from construction documents phase through the close-out phase of this project.  
**Approval Date:** 08/06/2020  
**OSA Receipt Date:** 08/06/2020
2) State Procurement Agency: University of Tennessee – Knoxville
   Location: Knoxville, Tennessee
   Project Title: Conference Center Renovations
   SBC Project No.: 540/009-08-2018
   Designer: Lindsay & Maples, Architects, Inc.
   Amount: $5,644.80
   Explanation: This additional service involves redesigning an administrative area of the building so that medical records storage can be accommodated better structurally.
   Approval Date: 08/10/2020
   OSA Receipt Date: 08/10/2020

- Quarterly Status Report of current projects in the Transportation Improvement Programs in accordance with the requirements of the “Transportation Reporting Act of 2001”.


Other Business

There being no further business, the meeting adjourned at 11:18 a.m.

* * * * * * *
1. UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Middleton, Hardeman County, Tennessee

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

Project Title: West TN 4-H Center Cabins & STEM Center

Project Description: This project will include site grading, roads, infrastructure, four cabins and a STEM Center consistent with the Master Plan.

SBC Number: 540/001-05-2018

Total Project Budget: $9,750,000.00

Source of Funding: | Original | Change | Revised |
<table>
<thead>
<tr>
<th></th>
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<tr>
<td>Gifts</td>
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<td>$8,600,000.00</td>
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Original Project Budget: $9,000,000.00
Change in Funding: $750,000.00
Revised Project Budget: $9,750,000.00

Comment: This increase is based on the designer’s estimate for higher than expected infrastructure cost related to the construction of the entrance road and increased cost of equipment. This project was originally disclosed at $10,000,000 in the FY 19/20 capital budget.

Previous Action: 07/12/2018 SBC Approved project and proceeding to select a designer
08/20/2018 ESC Approved designer selection (Allen & Hoshall, Inc.)
09/24/2018 ESC Approved a revision in project funding
11/14/2019 SBC Approved a revision in project budget and funding

Minutes: 09/10/2020 SBC Approved a revision in project budget and funding
UNIVERSITY OF TENNESSEE

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

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

Project Title: Vet Medical Center – Teaching & Learning Center

Project Description: This project will add new space and renovate existing space in the Veterinary Medical Hospital and will consist of a lecture hall, clinical simulation skills lab, classrooms, computer labs, group study space, student fitness room, offices, support space, and exterior plaza.

SBC Number: 540/001-02-2018

Total Project Budget: $10,460,000.00

Source of Funding:

<table>
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<tr>
<th>Source of Funding</th>
<th>Original</th>
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<tr>
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18/19 CurrFunds-CapImp (A) Gifts (O) Plant Funds (Non-Aux) (A)

Original Project Budget: $9,460,000.00
Change in Funding: $1,000,000.00
Revised Project Budget: $10,460,000.00

Comment: Seven bids were received on August 4, 2020. An increase in funding is needed to award a contract to Merit Construction for the base bid only. The primary areas driving the increase are millwork, framing, and electrical. There will be no additional designer fees.

Previous Action:
- 07/12/2018 SBC Approved project and proceeding to select a designer
- 08/20/2018 ESC Approved designer selection (Sanders Pace Architecture)
- 11/14/2019 SBC Approved revision in project budget and funding, and EDP as recommended by State Architect

Minutes:
- 09/10/2020 SBC Approved a revision in project budget and funding in order to award a contract (Merit Construction)
TENNESSEE BOARD OF REGENTS

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

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

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: $31,550,000.00

Source of Funding:

<table>
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<tr>
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<th>Revised</th>
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Original Project Budget: $30,250,000.00
Change in Funding: $1,300,000.00
Revised Project Budget: $31,550,000.00

Comment: Additional funds are needed because of higher costs on HVAC, Plumbing, and General Trades. These funds will be used for the Blount County facility.

Previous Action:
04/13/2017 SBC Approved project
04/24/2017 ESC Approved designer selection (Adams Craft Herz Walker)
07/13/2017 SBC Approved a revision in project budget and utilizing CM/GC
07/12/2018 SBC Approved revision in scope and budget
12/17/2018 ESC Selected designer for Blount County (Barber McMurry Arch.)
01/10/2019 SBC Award CMGC contract (Denark Construction)
09/12/2019 SBC Approved revision in budget & funding & EDP for Anderson County
10/10/2019 SBC Approved EDP for Blount County

Minutes:
09/10/2020 SBC Approved a revision in project budget and funding

** Project includes work in Anderson and Blount Counties
Ripley Readiness Center, Ripley, Lauderdale County, Tennessee

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

Project Title: Ripley RC HVAC and Energy Updates

Project Description: Complete mechanical, lighting, plumbing, and architectural renovation; ADA upgrades; exterior repairs, and all required related work.

SBC Number: 361/077-01-2019

Total Project Budget: $910,000.00

Source of Funding:

<table>
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<tr>
<th>Original</th>
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<th>MACC</th>
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<td>Federal (NGB) (F)</td>
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Original Project Budget: $830,000.00
Change in Funding: $80,000.00
Revised Project Budget: $910,000.00

Comment: Two bids were received on August 13, 2020. One bid was disqualified. The lowest evaluated responsive and responsible bidder’s base price exceeded the project MACC and required negotiation to within the MACC to award a contract. This request is to increase the total project budget to reestablish some contingency in support of any project unknowns.

Previous Action:
- 07/11/2019 SBC Approved project and to select designer
- 07/22/2019 ESC Approved designer selection (HFR Inc)

Minutes: 09/10/2020 SBC Approved a revision in project budget and funding
Smyrna Volunteer Training Site, Smyrna, Rutherford County, Tennessee

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

Project Title: Smyrna Open Bay Barracks

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

SBC Number: 361/079-03-2018

Total Project Budget: $1,458,040.00

Source of Funding:  

<table>
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<tr>
<th>Original</th>
<th>Change</th>
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<th>Federal (NGB)</th>
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<tr>
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<td>$150,000.00</td>
<td>$1,458,040.00</td>
<td>(F)</td>
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</table>

Original Project Budget: $1,308,040.00
Change in Funding: $150,000.00
Revised Project Budget: $1,458,040.00

Comment: NGB provided additional funding to improve the new facility that expires September 30th. This request is to increase the total project budget to fund a change order to provide scope removed during design.

Previous Action:
07/12/2018 SBC Approved project and to select designer
07/23/2018 ESC Approved designer selection (Gilbert McLaughlin Casella Arch)
05/14/2020 SBC Referred to ESC with Authority to act
05/14/2020 ESC Approved a revision in project budget and funding to award a contract

Minutes: 09/10/2020 SBC Approved a revision in project budget and funding
Tennessee Prison for Women, Nashville, Davidson County, Tennessee

Requested Action: Approval to award a construction contract to the Best Value Proposer

Project Title: TPW - Reroof Administration Building (Old Annex Dorm)

Project Description: Replacement of existing roofing including new standing seam roof, membrane, insulation, coping, and adjustments to roof curbs, and all required related work.

SBC Number: 142/009-01-2020

Total Project Budget: $248,394.00

Source of Funding:
- $86,046.00 04/05 CurrFunds-CapMaint (SA) (R)
- 25,000.00 19/20 TDOC Op Funds (A)
- 137,348.00 Insurance Proceeds (O)

Comment: Seven bids were received on Wednesday, August 5, 2020. Porter Roofing Contractors, Inc. submitted the lowest bid and has been deemed the Best Value Proposer. The contract award will be for the base bid.

Previous Action: 01/06/2020 ESC Approved project utilizing an Agency Consultant for design and utilizing Best Value alternative delivery method for Construction

Minutes: 09/10/2020 SBC Approved awarding a construction contract to the Best Value Proposer (Porter Roofing Contractors, Inc.)
**Statewide, Tennessee**

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

**Project Title:** Natchez Trace Survey

**Project Description:** Conduct a formal boundary survey in order to provide markers to eliminate uncertainty and provide a complete record of boundary limits, and all required related work.

**SBC Number:** 100/001-01-2020

**Total Project Budget:** $1,300,000.00

**Source of Funding:** $1,300,000.00 20/21 CurrFunds-CapMaint (MP) (A)

**Comment:** This is a FY 20/21 line-item project in the capital budget. This project will resurvey and set property corner markers on approximately 51.5 miles of rough terrain at the eastern boundary of the State Forest.

The use of the request for proposals procurement is being sought due to the need for an experienced rough terrain surveyor. This will be a two phased procurement. Phase 1 is a technical evaluation to identify qualified respondents. Phase 2 requires the qualified respondents to provide cost proposals to determine the lowest evaluated responsive and responsible proposer.

**Minutes:** 09/10/2020 SBC Approved project and issuing an RFP
Tennessee School for the Deaf, Knoxville, Knox County, Tennessee

Requested Action: Approval to award a construction contract to the Best Value Proposer

Project Title: TSD Swimming Pool Upgrades

Project Description: Upgrade HVAC system in the pool building, upgrade pool systems, repair pool, and all required related work.

SBC Number: 168/007-02-2017

Total Project Budget: $1,360,000.00

Source of Funding: $1,360,000.00 17/18 CurrFunds-CapMaint (MP) (A)

Comment: One bid was received on Wednesday, August 26, 2020. Wright Contracting, Inc. submitted the lowest bid and has been deemed the Best Value Proposer. The contract award will be for the base bid.

Previous Action: 07/13/2017 SBC Approved project and to select a designer using Best Value
09/28/2017 ESC Approved designer selection (Red Chair Architects)

Minutes: 09/10/2020 SBC Approved awarding a construction contract to the Best Value Proposer (Wright Contracting, Inc.)
Request Action: Approval to award a construction contract to the Best Value Proposer

Project Title: TN Tower Equipment Removal and Roof Replacement

Project Description: Removal of rooftop equipment, replacement of roof sections, and all required related work.

SBC Number: 529/079-02-2019

Total Project Budget: $1,790,000.00

Source of Funding: $1,790,000.00 19/20 FRF CurrFunds-CapMaint (MP) (A)

Comment: Three bids were received on Wednesday, August 5, 2020. Dowdle Construction Group, LLC submitted the lowest bid and has been deemed the Best Value Proposer. The contract award will be for the base bid and two alternates.

Previous Action: 07/11/2019 SBC Approved project and to select a designer and utilizing Best Value
08/22/2019 ESC Approved designer selection (Kline Swinney Associates)

Minutes: 09/10/2020 SBC Approved awarding a construction contract to the Best Value Proposer (Dowdle Construction Group, LLC)
DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: Approval to extend three contracts for leasing brokerage services for an additional twenty-four months

Project Title: Leasing Brokerage Services

Project Description: To assist with third-party leasing of office space throughout the State

SBC Number: 460/000-01-2017

Total Project Budget: $900,000.00

Source of Funding: $900,000.00 FRF Op Funds (501.03) (A)

Comment: The agreement for the current contracts will be amended to extend the contracts through October 31, 2022. This adds the remaining two years of a maximum of five years for the contracts. The broker contracts are listed below.

- East: Knox Office Realty, LLC
- Middle: CBRE, Inc.
- West: CBRE, Inc.

Previous Action:

- 07/27/2017 ESC Approved awarding three contracts to the best evaluated proposers for leasing brokerage services
- 07/13/2017 SBC Approved project budget funding. Referred Award to ESC
- 04/24/2017 ESC Approved issuing three RFPs for leasing Brokerage Services
- 04/13/2017 SBC Referred RFP to ESC

Minutes:

- 09/10/2020 SBC Approved extending three contracts for leasing brokerage services for an additional twenty-four months
Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State