

**MINUTES**  
STATE BUILDING COMMISSION  
September 10, 2020

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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

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

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

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

UNIVERSITY OF TENNESSEE

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:** 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



UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

**Requested Action:** Approval of emergency leases

**Transaction Description:** Transaction No. 2020-09-01

- **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

STATE BUILDING COMMISSION

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*)

1) **State Procurement Agency:** TN Board of Regents      **User Agency:** TCAT Shelbyville  
**Location:** Shelbyville, Tennessee  
**Project Title:** TCAT Building Systems Update  
**SBC Project No:** 166/000-01-2017      **Approval Date:** 08/04/2020  
**Designer:** Campbell & Associates      **Contractor:** Integrated Networking Technology  
**Construction Completion %:** 90%      **Targeted Substantial Completion:** 06/24/2020  
**Change Order No.** 2      **Comment: Hidden Conditions**  
**Change Order Amount:** \$18,301.58      This change order provides for different door hardware  
**Change Order Percentage:** 16.74%      for multiple existing doors. An additional 60 days have  
**Cumulative Percentage:** 18.42%      been added to the schedule due to this additional  
material and labor.

Approved Project Funding

**Original Bid Target:** \$109,300.00  
**Base Contract Amount:** \$109,300.34  
**Contingency:** \$10,930.00

After This Change Order

**Revised Contract Amount:** \$129,430.81  
**Remaining Undedicated Funds:** \$0.00

2) **State Procurement Agency:** TN Board of Regents      **User Agency:** TN State University  
**Location:** Nashville, Tennessee  
**Project Title:** Residence Center Systems Upgrade  
**SBC Project No:** 166/001-02-2018      **Approval Date:** 08/05/2020  
**Designer:** Edmonds Engineering      **Contractor:** Williams Mechanical LLC  
**Construction Completion %:** 90%      **Targeted Substantial Completion:** 09/08/2020  
**Change Order No.** 2      **Comment: Codes**  
**Change Order Amount:** \$50,264.11      This change order addresses a code issue discovered  
**Change Order Percentage:** 12.72%      and provides for the replacement of a damaged, rusted,  
**Cumulative Percentage:** 20.69%      and leaking exhaust duct and an inoperable fire damper.  
This work adds 30 days to the schedule.

Approved Project Funding

**Original Bid Target:** \$400,000.00  
**Base Contract Amount:** \$395,305.00  
**Contingency:** \$30,000.00

After This Change Order

**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.  
**Construction Completion %:** 95%  
**Change Order No.** 5  
**Change Order Amount:** \$13,860.22  
**Change Order Percentage:** 2.98%  
**Cumulative Percentage:** 14.39%  
**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**  
**Original Bid Target:** \$500,000.00  
**Base Contract Amount:** \$465,656.00  
**Contingency:** \$35,000.00  
**Revised Contract Amount:** \$532,674.64  
**Remaining Undedicated Funds:** \$2,325.36
- 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  
**Construction Completion %:** 92%  
**Change Order No.** 3  
**Change Order Amount:** \$24,705.18  
**Change Order Percentage:** 2.8%  
**Cumulative Percentage:** 10.4%  
**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**  
**Original Bid Target:** \$1,600,000.00  
**Base Contract Amount:** \$834,950.00  
**Contingency:** \$160,000.00  
**Revised Contract Amount:** \$922,446.31  
**Remaining Undedicated Funds:** \$892,957.98
- 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  
**Construction Completion %:** 85%  
**Change Order No.** 2  
**Change Order Amount:** \$40,483.63  
**Change Order Percentage:** 4.16%  
**Cumulative Percentage:** 10.77%  
**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**  
**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  
**Construction Completion %:** 55% **Targeted Substantial Completion:** 10/12/2020  
**Change Order No.** 4 **Comment:** Design Modification/Cost Efficiencies/  
**Change Order Amount:** \$11,773.18 **Value Added**  
**Change Order Percentage:** 2.26% This change order addresses design modifications to  
**Cumulative Percentage:** 18.46% 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.

**Approved Project Funding**

**Original Bid Target:** \$520,000.00  
**Base Contract Amount:** \$520,000.00  
**Contingency:** \$267,050.00

**After This Change Order**

**Revised Contract Amount:** \$615,984.93  
**Remaining Undedicated Funds:** \$201,914.56

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.  
**Construction Completion %:** 71% **Targeted Substantial Completion:** 09/04/2020  
**Change Order No.** 7 **Comment:** Hidden Conditions/Omission/Added  
**Change Order Amount:** \$42,078.74 **Scope**  
**Change Order Percentage:** 4.07% This change order addresses hidden conditions that were  
**Cumulative Percentage:** 20.56% 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.

**Approved Project Funding**

**Original Bid Target:** \$3,014,000.00  
**Base Contract Amount:** \$1,034,000.00  
**Contingency:** \$301,410.70

**After This Change Order**

**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	Comment:	Hidden Condition
Change Order Amount:	\$7,201.43	This change order accommodates costs associated with providing multiple mockup panels of the historic brick mortar for the foundation, drainage ditch repair due to erosion, and additional bridge support. Additional days have been added to the schedule due to needed coordination of repairs at the grave site which included investigations, and additional design time.	
Change Order Percentage:	3.68%		
Cumulative Percentage:	32.90%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$355,000.00	Revised Contract Amount:	\$260,264.81
Base Contract Amount:	\$195,833.00	Remaining Undedicated Funds:	\$187,588.31
Contingency:	\$35,500.00		

**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".
- **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 11:18 a.m.

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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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 400,000.00	\$ 0.00	\$ 400,000.00	Gifts	(O)
	8,600,000.00	750,000.00	9,350,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$9,000,000.00</b>				
<b>Change in Funding:</b>		<b>\$750,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$9,750,000.00</b>		

**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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 8,100,000.00	\$ 0.00	\$8,100,000.00	18/19	CurrFunds-CapImp	(A)
	1,360,000.00	0.00	1,360,000.00		Gifts	(O)
	0.00	1,000,000.00	1,000,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$ 9,460,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,000,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$10,460,000.00</b>			

**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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 5,700,000.00	\$ 0.00	\$ 5,700,000.00	16/17	CurrFunds-CapImp (D55Cap)	(A)
	12,825,000.00	0.00	12,825,000.00	17/18	CurrFunds-CapImp	(A)
	210,000.00	0.00	210,000.00		Donated Land	(O)
	465,000.00	750,000.00	1,215,000.00		Plant Funds (Non-Aux)	(A)
	5,500,000.00	0.00	5,500,000.00		Gifts	(O)
	5,000,000.00	0.00	5,000,000.00		TN ECD Grant	(O)
	7,408.74	0.00	7,408.74	2006	GOBonds-CapImp	(R)
	32,477.61	0.00	32,477.61	00/01	CurrFunds-CapImp	(R)
	468,506.82	0.00	468,506.82	04/05	CurrFunds-CapImp	(R)
	41,606.83	550,000.00	591,606.83	05/06	CurrFunds-CapImp	(R)
<b>Original Project Budget:</b>	<b>\$30,250,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,300,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$31,550,000.00</b>			

**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

DEPARTMENT OF MILITARYRipley 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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$415,000.00	\$ 0.00	\$415,000.00	19/20	CurrFunds-CapMaint (MP)	(A)
	0.00	40,000.00	40,000.00	10/11	CurrFunds-CapMaint	(R)
	415,000.00	40,000.00	455,000.00		Federal (NGB)	(F)
<b>Original Project Budget:</b>	<b>\$830,000.00</b>					
<b>Change in Funding:</b>		<b>\$80,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$910,000.00</b>			

**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

DEPARTMENT OF MILITARYSmyrna 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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,308,040.00	\$150,000.00	\$1,458,040.00	Federal (NGB)	(F)
<b>Original Project Budget:</b>	\$1,308,040.00				
<b>Change in Funding:</b>		\$150,000.00			
<b>Revised Project Budget:</b>			\$1,458,040.00		

**Comment:** NGB provided additional funding to improve the new facility that expires September 30<sup>th</sup>. 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

DEPARTMENT OF CORRECTIONTennessee 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.)

DEPARTMENT OF AGRICULTUREStatewide, 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

DEPARTMENT OF EDUCATIONTennessee 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.)



## DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass TN Tower, Nashville, Davidson County, Tennessee

**Requested 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 SERVICESStatewide, 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:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State