

**MINUTES**  
**STATE BUILDING COMMISSION**  
August 10, 2017

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room 16 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Department of Tourist Development
- University of Tennessee
- Department of Veterans Services
- Department of Economic & Community Development
- Department of Mental Health & Substance Abuse Services
- Department of Military
- Department of Environment & Conservation
- West Tennessee River Basin Authority
- Department of General Services
- Tennessee Board of Regents
- Department of Education
- Department of Correction
- State Building Commission

PRESENTER

Commissioner Kevin Triplett  
President Joe DiPietro  
Commissioner Many-Bears Grinder  
Commissioner Bob Rolfe  
Commissioner Marie Williams  
Major General Terry "Max" Haston  
Commissioner Bob Martineau  
Commissioner Bob Martineau  
Commissioner Bob Oglesby  
Chancellor Dr. Flora Tydings  
Deputy Commissioner Kathleen Airhart  
Commissioner Tony Parker  
State Architect Ann McGauran

OTHER PARTICIPANTS

Dr. Phillip Odom, President of Tennessee Technological University  
Dr. Jerry Faulkner, President of Volunteer State Community College  
Kim Chamberlin, Upland Design Group  
Garry Askew, Bauer Askew Architecture  
Woody Giles, Tunnell-Spangler-Walsh & Associates

DEPARTMENT OF TOURIST DEVELOPMENT

Statewide

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, and utilizing Agency Consultant for design

**Project Title:** Tennessee Music Pathway Phase 1

**Project Description:** Development, design, fabrication, and installation of statewide signage highlighting musically significant points of interest. Project includes the use of informational markers which will utilize narratives, photographs, illustrations, maps, beacon technology, and all required related work.

**SBC Number:** 660/000-01-2017

**Total Project Budget:** \$4,000,000.00

**Current Project Funding:** \$2,500,000.00

**Source of Funding:** \$1,900,000.00 17/18 CurrFunds-CapImp (A)  
\$ 600,000.00 17/18 TD Op Funds (A)

**Comment:** This project is a FY 17/18 line-item in the capital budget. The Agency will utilize their advertising consultant for planning and development services.

The Agency will work with local tourism partners to develop signage that complements the visitor experience for that location. Markers and experiences at each point of interest are expected to range in cost from \$500 - \$30,000 and may include pole-mounted signs, exhibit cases, detailed markers with photographs, custom videos displayed on monitors, computer touchscreens in cases, murals or digital technology to enable virtual reality experiences on visitor smart phones.

The intent is to install markers and/or experiences at approximately two hundred (200) points of interest in at least half of the counties in Tennessee as part of Phase 1, with the ultimate goal of installing markers in all ninety-five (95) counties by the completion of Phase 2.

Arrangement for placement of signage will be handled through license agreements.

**Minutes:** 08/10/2017 SBC Commissioner Triplett gave a presentation. Secretary Hargett asked if Tourism is looking for local participation. Commissioner Triplett replied that they do work with communities and there will be a community application period. Speaker Harwell stated that she was very impressed and excited about what this means for Tennessee. She asked if Tourism set aside money for added maintenance expenses. Commissioner Triplett replied that they have set aside maintenance money in their marketing budget.

The Commission approved the project, budget, scope, funding, sources of funding, and utilizing Agency Consultant for design.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval to accept gift in place Construction, with plans and specifications to be approved by the State Architect

**Project Title:** Dining Services Improvements (17/18)

**Project Description:** This project will upgrade furnishings, finishes, and equipment in campus dining facilities. These improvements will be funded and accomplished by the food service vendor. This is part of ongoing rebranding and refurbishment of dining facilities across Campus. Renovations may occur in multiple buildings including Volunteer Hall, Greve Hall, Hess Hall, Haslam Business Building, Art and Architecture, Hodges Library, Humanities, and McCord Hall.

**SBC Number:** 540/009-11-2017

**Total Project Budget:** \$500,000.00

**Source of Funding:** \$500,000.00 Gift in Place (Contract) (O)

**Comment:** This is a FY 17/18 **Disclosed** project in the capital budget. The project funding source has been modified from the FY 17/18 capital budget.

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

**Minutes:** 08/10/2017 SBC Approved accepting gift in place Construction, with plans and specifications to be approved by the State Architect.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, and proceeding with the process to select a designer

**Project Title:** Neyland Stadium South Renovations

**Project Description:** This project will provide renovations of the south ground and concourse levels and include relocating visitor locker room, addressing life safety issues in the seating areas, correcting safety regulations at the field level, and demolition of the south concourse area. This is a phased project with planning for the total project included in this first phase.

**SBC Number:** 540/009-02-2017

**Total Project Budget:** \$106,000,000.00

<b>Source of Funding:</b>	\$ 71,000,000.00	TSSBA	(A)
	\$ 15,000,000.00	Plant Funds (Aux-Athletics)	(A)
	\$ 20,000,000.00	Gifts	(O)

**Comment:** This is a FY 17/18 Disclosed project in the capital budget. This is phase one of a multi-phase project. The project description has been modified from the FY 17/18 capital budget for clarity.

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

**Minutes** 08/10/2017 SBC Approved project, budget, scope, funding and sources of funding, and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval to utilize Campus Consultant for design

**Project Title:** Hodges Library Sprinkler Heads Replacement

**Project Description:** This project will replace the defective sprinkler heads in Hodges Library (1966, reconstructed 1989).

**SBC Number:** 540/009-04-2017

**Total Project Budget:** \$1,000,000.00

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

**Comment:** Design will be limited due to the State Fire Marshal Office's approval to perform the work with a licensed sprinkler contractor.

**Previous Action:** 06/19/2017 SBC Approved project, scope, funding and source of funding, and proceeding with the process to select a designer.

**Minutes** 08/10/2017 SBC Approved utilizing Campus Consultant for design.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Columbia, Maury County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, and proceeding with the process to select a designer

**Project Title:** Ridley 4-H Center Improvements

**Project Description:** This project will replace roofs, windows, soffits, fascia, siding, drywall, ceilings, lighting, and attic insulation. It will upgrade bathrooms (ADA Compliant) and HVAC components in (10) dormitories. Interior improvements to the Dining/Recreation Hall are also included.

**SBC Number:** 540/001-02-2017

**Total Project Budget:** \$4,950,000.00

**Source of Funding:** \$4,950,000.00      17/18      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 17/18 line-item project in the capital budget. The project description has been modified from the FY 17/18 capital budget for clarity.

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

**Minutes:** 08/10/2017      SBC      Approved project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

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

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding

**Project Title:** Garden Pavilion

**Project Description:** This project will provide for a UT garden pavilion.

**SBC Number:** 540/001-02-2009

**Total Project Budget:** \$293,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$257,000.00	\$36,000.00	\$293,000.00	Gifts	(0)
<b>Original Project Budget:</b>	<u>\$257,000.00</u>				
<b>Change in Funding:</b>		<b>\$36,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$293,000.00</b>		

**Comment:** The increase will provide funding for added stone at the base of columns and pavilion lighting. There will be no additional designer fees.

**Previous Action:** 07/09/2009 SBC Approved project & acknowledged source of funding  
08/24/2015 ESC Approved designer selection (Sanders Pace Architecture)  
10/13/2016 SBC Approved revision in project budget, funding and sources of funding

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding and source of funding.

UNIVERSITY OF TENNESSEE

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

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding and proceeding with the process to select a designer

**Project Title:** Campus Police Building Renovation

**Project Description:** This project will renovate 807 Jefferson (1969) to be used for the Campus Police building. The project will enlarge space for new offices, training areas, firing range, and conference rooms, and will replace all interior finishes.

**SBC Number:** 540/013-04-2017

**Total Project Budget:** \$2,000,000.00

**Source of Funding:** \$2,000,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a FY 17/18 Disclosed project in the capital budget. The project description has been modified from the FY 17/18 capital budget for clarity.

**Minutes:** 08/10/2017 SBC Secretary Hargett asked about the enrollment and President DiPietro replied that enrollment at the Health Science Center was very strong and could grow if there was greater capacity. Lieutenant Governor McNally asked if it was still as strong in Memphis as it is in the satellite campus locations. President DiPietro replied that enrollment is strong in Memphis although some degrees, like pharmacy, had expanded their boundary to draw in out of state students.

The Commission approved the project, budget, scope, funding and source of funding and proceeding with the process to select a designer.



UNIVERSITY OF TENNESSEE

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

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding

**Project Title:** Multidisciplinary Simulation Center – GEB Annex

**Project Description:** This project will provide a new, approximately 59,000 GSF state of the art simulation center and renovate certain spaces of the existing Humphreys building. The addition will house the multidisciplinary patient simulation activities for the Colleges of Medicine, Pharmacy, Dentistry, Nursing, and Allied Health. The project will also demolish the Feurt Building as part of this project.

**SBC Number:** 540/013-03-2012

**Total Project Budget:** \$39,750,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 4,690,000.00	\$0.00	\$4,690,000.00	12/13	CurrFunds-CapImp	(A)
	17,000,000.00	0.00	17,000,000.00	2012	GO Bonds-CapImp	(A)
	0.00	1,030,816.58	1,030,816.58	12/13	CurrFunds-CapImp	(R)
	0.00	221,947.23	221,947.23	2008	GO Bonds-CapImp	(R)
	0.00	352,944.38	352,944.38	03/04	CurrFunds-CapMaint	(R)
	0.00	20,000.00	20,000.00	04/05	CurrFunds-CapMaint	(R)
	0.00	317,649.23	317,649.23	2004	GO Bonds-CapMaint	(R)
	0.00	84,435.01	84,435.01	05/06	CurrFunds-CapMaint	(R)
	0.00	75,000.00	75,000.00	06/07	CurrFunds-CapMaint	(R)
	0.00	331,283.87	331,283.87	2006	GO Bonds-CapMaint	(R)
	0.00	220,815.73	220,815.73	07/08	CurrFunds-CapMaint	(R)
	0.00	392,783.35	392,783.35	2007	GO Bonds-CapMaint	(R)
	0.00	6,500,000.00	6,500,000.00	17/18	CurrFunds-CapMaint	(A)
	<u>15,060,000.00</u>	<u>(6,547,675.38)</u>	<u>8,512,324.62</u>		Plant Funds (Non-Aux)	(A)

**Original Project Budget:** \$36,750,000.00

**Change in Funding:** \$3,000,000.00

**Revised Project Budget:** \$39,750,000.00

**Comment:** This increase is due to additional equipment needs. This utilizes the \$6.5M UTHSC Campus Restroom Upgrades FY 17/18 Capital Maintenance line-item in the capital budget; therefore, it will not be considered for approval as a separate project.

**Previous Action:**

07/12/2012	SBC	Approved project
06/13/2013	SBC	Approved alternative delivery method to issue RFP for CM/GC
07/30/2013	ESC	Approved designer (brg3s)
11/14/2013	SBC	Approval to award CM/GC (Flintco Constructive Solutions)
11/13/2014	SBC	Approved the Early Design Phase as presented.
12/11/2014	SBC	Approved a revision in project budget and source(s) of funding

**Minutes:** 08/10/2017 SBC Referred to ESC with authority to act.

DEPARTMENT OF VETERANS SERVICES

John Sevier State Veterans Cemetery, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding, and to award a contract for a bid above the MACC

**Project Title:** ETSVC – John Sevier Cemetery Expansion

**Project Description:** This project will convert undeveloped areas of the cemetery to finished areas for increased allowable interment, and all required related work.

**SBC Number:** 682/002-01-2016

**Total Project Budget:** \$3,968,018.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 288,242.00	\$ 0.00	\$ 288,242.00	16/17	TDVS Op Funds	(A)
	625,000.00	0.00	625,000.00	17/18	CurrFunds-CapImp	(A)
	2,890,000.00	164,776.00	3,054,776.00		Federal	(F)
<b>Original Project Budget:</b>	<b>\$3,803,242.00</b>					
<b>Change in Funding:</b>		<b>\$ 164,776.00</b>				
<b>Revised Project Budget:</b>			<b>\$3,968,018.00</b>			

**Comment:** Two bids were received on July 12, 2017 and K&F Construction Inc. is the apparent low cost bidder. The State plans to award the base bid and alternate #1.

**Previous Action:**

09/08/2016	SBC	Approved full planning a project and to select a designer
12/09/2016	ESC	Approved Designer (Littlejohn Engineering Associates)
07/13/2017	SBC	Approved additional funding and proceeding with the project

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, and sources of funding, and to award a contract for a bid above the MACC.

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

LG Electronics USA, Inc. Clarksville, Montgomery County, Tennessee

**Requested Action:** Approval of a grant agreement

**Project Title:** LG Electronics USA, Inc. Plant Infrastructure

**Project Description:** Grant to the Industrial Development Board of the County of Montgomery for the development of the LG Electronics USA, Inc. plant infrastructure, site development, equipment, facility construction, and all required related work.

**SBC Number:** 170/006-01-2017

**Total Project Budget:** \$22,300,000.00

**Source of Funding:** \$22,300,000.00      16/17      CurrFunds-CapImp      (A)

**Comment:** This project is a FY 16/17 line-item in the FY 17/18 capital budget. The grant will incorporate the accountability agreement with clawback provisions. The grant will include a requirement that the grantee provide a 25% payment bond securing the State's grant funding. Grant will permit reimbursement of expenses incurred after March 1, 2017.

**Minutes:** 08/10/2017      SBC      Approved a grant agreement.

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Nokian Tyres U.S. Operations LLC, Dayton, Rhea County, Tennessee

**Requested Action:** Approval of a grant agreement

**Project Title:** Nokian Tyres U.S. Operations LLC Plant Infrastructure

**Project Description:** Grant to the Industrial Development Board of the City of Dayton for the development of the Nokian Tyres U.S. Operations LLC plant infrastructure, site development, equipment, facility construction, and all required related work.

**SBC Number:** 170/007-01-2017

**Total Project Budget:** \$28,424,000.00

**Source of Funding:**

\$23,750,000.00	15/16	CurrFunds-CapImp	(R)
4,674,000.00	17/18	ECD Fast Track	(A)

**Comment:** This project is a FY 16/17 line-item in the FY 17/18 capital budget. The grant will incorporate the accountability agreement with clawback provisions. The grant will include a requirement that the grantee provide a 25% payment bond securing the State's grant funding. Grant will permit reimbursement of expenses incurred after May 15, 2017.

**Minutes:** 08/10/2017 SBC Approved a grant agreement.

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

Moccasin Bend Mental Health Institute, Chattanooga, Hamilton County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work

**Project Title:** Moccasin Bend LED Lighting and Controls

**Project Description:** Upgrade main hospital building existing lighting with new LED lighting, associated controls, and all required related work.

**SBC Number:** 344/009-02-2017

**Total Project Budget:** \$ 260,000.00

<b>Source of Funding:</b>	\$ 245,000.00	2015	GO Bonds CapMaint (Empower)	(A)
	\$ 15,000.00	17/18	MHSAS CurrFunds-MajorMaint	(A)

**Comment:** This project is funded out of EmPower TN Project Implementation fund. The VAR Contract is requested since it is better aligned with the project scope. Lighting is original to facility and is approximately fifty-eight years old. The time frame for payback of Empower funds is as follows:

	<u>Est. Annual Savings</u>	<u>Estimated Simple Payback (yrs)</u>
LED Lighting and Controls	\$38,270	6 to 7 years

**Minutes:** 08/10/2017 SBC Approved project, budget, scope, funding and sources of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work.

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

Middle TN Mental Health Institute, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work

**Project Title:** Middle TN LED Lighting Upgrades

**Project Description:** Upgrade main hospital building existing lighting with new LED lighting, associated controls, and all required related work.

**SBC Number:** 344/001-02-2017

**Total Project Budget:** \$ 1,000,000.00

<b>Source of Funding:</b>	\$ 980,000.00	2015	GO Bonds CapMaint (Empower)	(A)
	\$ 20,000.00	17/18	MHSAS CurrFunds-MajorMaint	(A)

**Comment:** This project is funded out of EmPower TN Project Implementation fund. The Value Added Reseller Contract is requested since it is better aligned with the project scope. Lighting is original to facility and is approximately twenty-three years old. The time frame for payback of Empower funds is as follows:

	<u>Est. Annual Savings</u>	<u>Estimated Simple Payback (yrs)</u>
LED Lighting and Controls	\$138,570	6.5 to 7.5 years

**Minutes:** 08/10/2017 SBC Approved project, budget, scope, funding, sources of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work.

DEPARTMENT OF MILITARY

Statewide

**Requested Action:** Approval of a revision in project budget, funding, source(s) of funding, and to extend the contract for an additional 12 months

**Project Title:** Environmental Consultant

**Project Description:** Consultant to support the agency for project development and associated facility needs.

**SBC Number:** 361/000-01-2016

**Total Project Budget:** \$150,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 75,000.00	\$75,000.00	\$150,000.00	Federal Funds (NGB)	(F)
<b>Original Project Budget:</b>	\$ 75,000.00				
<b>Change in Funding:</b>		\$75,000.00			
<b>Revised Project Budget:</b>			\$150,000.00		

**Comment:** The agency requests to add current year federal funds and to extend the contract through September 30, 2018. This is the second year, of a maximum of five years, for the contract. Unspent prior year federal funds expire annually on September 30.

**Previous Action:** 07/14/2016 SBC Approved project  
08/22/2016 ESC Selected designer (S&ME Inc.)

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, source of funding, and to extend the contract for an additional 12 months.

DEPARTMENT OF MILITARY

Readiness Center, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding

**Project Title:** Knoxville-Sutherland RC Renovation

**Project Description:** Complete mechanical, electrical, plumbing, and architectural renovation, and all required related work.

**SBC Number:** 361/047-01-2016

**Total Project Budget:** \$6,420,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 2,755,000.00	\$ 0.00	\$2,755,000.00	16/17	CurrFunds-CapImp	(A)
	0.00	108,544.35	108,544.35	11/12	CurrFunds-CapMaint	(R)
	0.00	346,455.65	346,455.65	12/13	CurrFunds-CapMaint	(R)
	<u>2,755,000.00</u>	<u>455,000.00</u>	<u>3,210,000.00</u>		Federal Funds (NGB)	(F)
<b>Original Project Budget:</b>	<b>\$ 5,510,000.00</b>					
<b>Change in Funding:</b>		<b>\$910,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$6,420,000.00</b>			

**Comment:** The agency requests to add additional funding at this time to meet the Designer's estimate for the State's required scope.

**Previous Action:** 07/14/2016 SBC Approved project  
07/25/2016 ESC Selected designer (Design House 1411)

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, and sources of funding.



DEPARTMENT OF MILITARY

Readiness Center, Athens, McMinn County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, and utilizing the Job Order Contract (JOC) to perform the work

**Project Title:** Field Maintenance Shop Sanitary Sewer Repairs

**Project Description:** Make repairs to existing septic sewer system and all required related work.

**SBC Number:** 361/002-02-2017

**Total Project Budget:** \$150,000.00

\$150,000.00 Federal Funds (NGB) (F)

**Comment:** Use of the JOC is being requested for efficient project delivery and the estimated JOC portion of the project will be \$136,500.00.

In order to utilize federal funding for this 100% federally funded project, a JOC work order must be awarded before 9/30/2017.

**Minutes:** 08/10/2017 SBC Approved project, budget, scope, funding, source of funding, and utilizing the Job Order Contract (JOC) to perform the work.

DEPARTMENT OF MILITARY

Statewide

**Requested Action:** Approval of a revision in project budget, funding, source(s) of funding, and utilizing the Job Order Contract to perform a portion of the work

**Project Title:** Force Protection Upgrades

**Project Description:** Implement force protection enhancements at National Guard facilities.

**SBC Number:** 361/000-02-2016

**Total Project Budget:** \$2,433,100.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,582,100.00	\$ 0.00	\$1,582,100.00	16/17	CurrFunds-CapImp	(A)
	280,000.00	571,000.00	851,000.00		Federal Funds (NGB)	(F)
<b>Original Project Budget:</b>	<b>\$1,862,100.00</b>					
<b>Change in Funding:</b>		<b>\$571,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$2,433,100.00</b>			

**Comment:** This project is in receipt of \$571,000.00 of additional federal funding. Of this additional funding \$200,000.00 will be utilized to increase the existing Value Added Reseller portion (window film) of the project. The remaining \$371,000.00 of the additional federal funding will be utilized to replace exterior doors acquired through agency procurement methods.

Use of the JOC is being requested in order to expedite the installation of fencing at certain sites. It is anticipated that the cost of the JOC portion of the work will be approximately \$450,000.00.

**Previous Action:** 07/14/2016 SBC Approved project  
 08/11/2016 SBC Approved revision in project budget, funding and sources of funding, and to utilize the Value Added Reseller to perform a portion of the work

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, sources of funding, and utilizing the Job Order Contract to perform a portion of the work.

DEPARTMENT OF MILITARY

Catoosa - Volunteer Training Site, Tunnel Hill, Catoosa County, Georgia

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, and utilizing the Value Added Reseller (VAR) to perform the work

**Project Title:** Solar Area Lighting

**Project Description:** Install new solar-powered area lights and all required related work.

**SBC Number:** 368/001-01-2017

**Total Project Budget:** \$540,000.00

\$540,000.00 Federal Funds (NGB) (F)

**Comment:** VAR Contract is being requested because it is better aligned with project scope. Estimated VAR portion of the project will be \$510,000.00.

In order to utilize federal funding for this 100% federally funded project, a contract must be awarded before 9/30/2017.

**Minutes:** 08/10/2017 SBC Lieutenant Governor McNally asked if this involves Tennessee units. Major General Haston replied yes and that it is Tennessee property of 2,000 acres that has flown the Tennessee State flag for 75 years.

The Commission approved project, budget, scope, funding, source of funding, and utilizing the Value Added Reseller (VAR) to perform the work.

DEPARTMENT OF MILITARY

Jackson Airport Armory, Jackson, Madison County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, and proceeding with the process to select a designer

**Project Title:** Army Aviation Support Facility Emergency Generator

**Project Description:** Install new 150kW generator, fuel storage tank, conduit, conductors, switches, and all required related work.

**SBC Number:** 361/042-01-2017

**Total Project Budget:** \$220,000.00

\$220,000.00 Federal Funds (NGB) (F)

**Comment:** In order to utilize federal funding for this 100% federally funded project, a design contract must be awarded before 9/30/2017.

**Minutes:** 08/10/2017 SBC Approved project, budget, scope, funding, source of funding, and proceeding with the process to select a designer.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Pickwick Landing State Park, Pickwick Dam, Hardin County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

**Project Title:** Pickwick Landing State Park Inn Renovation

**Project Description:** Renovate the inn, conference center, kitchen, and restaurant; replace mechanical, plumbing and electrical systems, repair parking lots and swimming facilities and all required related work.

**SBC Number:** 126/079-01-2017

**Total Project Budget:** \$11,680,000.00

**Source of Funding:** \$11,680,000.00      17/18      CurrFunds-CapImp      (A)

**Comment:** This project is a FY 17/18 line-item in the capital budget.

Construction Manager/General Contractor is being requested to obtain services of a Contractor who has specialized experience and construction methods within the hospitality industry including inn renovations and commercial restaurant construction.

**Minutes:** 08/10/2017      SBC      Approved project, budget, scope, funding, source of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Henry Horton State Park, Chapel Hill, Marshall County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method

**Project Title:** Henry Horton State Park Inn, Restaurant, and Visitor Center

**Project Description:** Demolition of the visitor center and restaurant, construction of a new visitor center and restaurant, road reconfiguration, required site work, and planning funds for the park, which may include additional cabins, and all required related work.

**SBC Number:** 126/051-02-2017

**Total Project Budget:** \$10,050,000.00

**Current Project Funding:** \$ 8,250,000.00  
(if not fully funded)

**Source of Funding:** \$ 8,250,000.00      17/18      CurrFunds-CapImp      (A)

**Comment:** This project funding is a portion of a FY 17/18 line-item in the capital budget.

Best Value is being requested to obtain services of a Contractor who has specialized experience and construction methods within the hospitality industry including commercial restaurant construction, and the development of a park visitor center.

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

**Minutes:** 08/10/2017      SBC      Approved project, budget, scope, funding, source of funding, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

**Requested Action:**           **Approval of utilizing Best Value alternative delivery method and approval of the Early Design Phase** as recommended by the State Architect

**Project Title:**               Fall Creek Falls SP Village Green Visitor Center

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

**SBC Number:**               126/036-02-2016

**Total Project Budget:**     \$2,895,000.00

**Source of Funding:**       \$2,895,000.00           16/17     CurrFunds-CapImp           (A)

**Comment:**                 The new Visitor Center will be approximately 4,800 square feet. Bids are anticipated in January 2018.

Best Value is being requested to obtain the services of a contractor who has experience in sophisticated building type with high level of detailing, material interfacing, vaulted timber structures, and located in a remote area.

**Previous Action:**           07/14/2016     SBC     Approved project and to select designer  
                                  07/25/2016     ESC     Approved designer selection (Upland Design Group)

**Minutes:**                 08/10/2017     SBC     Approved utilizing Best Value alternative delivery method and approved the Early Design Phase as recommended by the State Architect.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Pickwick Landing State Park, Pickwick Dam, Hardin County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, utilizing a Job Order Contract to perform the work, and utilizing an Agency Consultant for design

**Project Title:** Pickwick Landing Inn Water Heater Replacements

**Project Description:** Replace domestic water heaters and all required related work.

**SBC Number:** 126/079-02-2017

**Total Project Budget:** \$320,000.00

**Source of Funding:** \$320,000.00                      17/18                      TDEC Op Funds                      (A)

**Comment:** The Job Order Contract is requested in order to expedite the replacement of equipment and maintain operation of the inn. The anticipated construction cost is \$286,000.

The Agency Consultant is requested because design services will be limited to Construction Documents and Contract Administration.

**Minutes:** 08/10/2017                      SBC                      Approved project, budget, scope, funding, source of funding, utilizing a Job Order Contract to perform the work, and utilizing an Agency Consultant for design.



DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide

**Requested Action:** Approval to utilize Best Value alternative delivery method

**Project Title:** Civilian Conservation Corps Cabin Renovations

**Project Description:** Renovate cabins at three State parks. Upgrade to include HVAC, plumbing and electrical systems.

**SBC Number:** 126/000-03-2015

**Total Project Budget:** \$5,900,000.00

**Source of Funding:** \$5,900,000.00      15/16      CurrFunds-CapMaint      (A)

**Comment:** Best Value is being requested to obtain services of a qualified general contractor who has experience in renovating historic structures.

The cabins are located in Chickasaw State Park, Cumberland Mountain State Park, and Pickett State Park.

**Previous Action:** 07/09/2015      SBC      Approved project  
03/21/2016      ESC      Approved designer (Sparkman & Associates)

**Minutes:** 08/10/2017      SBC      Approved utilizing Best Value alternative delivery method.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide

**Requested Action:** Approval to utilize Best Value alternative delivery method

**Project Title:** Fueling Infrastructure Upgrades & Training Facilities

**Project Description:** Upgrades of fueling infrastructure and installation of mock infrastructure for training purposes at three state parks.

**SBC Number:** 126/000-01-2016

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

**Current Project Funding:** \$362,000.00  
(if not fully funded)

**Source of Funding:** \$362,000.00      UST      Trust Settlement Operational Fund      (R)

**Comment:** Best Value is being requested to obtain services of a qualified general contractor who has experience in underground fuel tank installation.

The upgrades are to be performed at Montgomery Bell State Park with future phases proposed at Fall Creek Falls State Park and Pickwick State Park.

**Previous Action:** 05/12/2016      SBC      Approved project and to select designer  
07/25/2016      ESC      Approved designer selection (Triad Environmental Consultants)

**Minutes:** 08/10/2017      SBC      Approved utilizing Best Value alternative delivery method.

WEST TENNESSEE RIVER BASIN AUTHORITY

Statewide

**Requested Action:** Approval of a revision in project budget, funding, source(s) of funding, and to extend the contract for an additional 12 months

**Project Title:** Engineering Services Consultant

**Project Description:** Professional engineering services for the agency.

**SBC Number:** 128/020-01-2014

**Total Project Budget:** \$1,345,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 100,000.00	\$ 0.00	\$ 100,000.00	14/15	CurrFunds-MajMaint	(A)
	700,000.00	0.00	700,000.00	15/16	CurrFunds-MajMaint	(A)
	250,000.00	0.00	250,000.00	16/17	CurrFunds-MajMaint	(A)
	0.00	295,000.00	295,000.00	17/18	CurrFunds-MajMaint	(A)
<b>Original Project Budget:</b>	<b>\$1,050,000.00</b>					
<b>Change in Funding:</b>		<b>\$295,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,345,000.00</b>			

**Comment:** The agreement for the current consultant will be amended to extend the contract to include November 1, 2017, through October 31, 2018. This is the fourth year of a maximum of five years of this contract.

**Previous Action:**

07/10/2014	SBC	Approved project.
12/17/2014	ESC	Selected designer (Kimley Horn & Associates)
07/09/2015	SBC	Approved revision in funding and contract extension
04/18/2016	SBC	Approved revision in funding and contract extension
08/11/2016	SBC	Approved a revision in budget, funding and sources of funding

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, sources of funding, and to extend the contract for an additional 12 months.

DEPARTMENT OF GENERAL SERVICES

TBI Regional Consolidated Facility, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work

**Project Title:** TBI Nashville Commissioning and LED Upgrades

**Project Description:** The project will implement Existing Building Commissioning and replace or retrofit interior and exterior lighting fixtures with LED lighting and controls, and all required related work.

**SBC Number:** 500/001-01-2017

**Total Project Budget:** \$1,279,000.00

<b>Source of Funding:</b>	\$ 979,000.00	2015	GO Bonds-CapMaint (EmPower)	(A)
	\$ 300,000.00	15/16	FRF (EmPower)	(A/R)

**Comment:** This project is funded out of the EmPower TN Project Implementation fund. The VAR Contract is requested as it aligns with the project scope for efficient delivery. The time frame for payback of EmPower funds is as follows:

	<u>Est. Annual Savings</u>	<u>Est. Simple Payback</u>
<b>Total Project</b>	<b>\$288,186</b>	<b>4.4 years</b>
LED Lighting and controls	\$108,186	9.4 years
Commissioning	\$180,000	1.2 years

**Minutes:** 08/10/2017 SBC Approved project, budget, scope, funding and sources of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work.

DEPARTMENT OF GENERAL SERVICES

Davidson County, Tennessee

**Requested Action:**           **Approval of a proposed rate change for the Facilities Revolving Fund (FRF)**

**Comment:**                   Pursuant to SBC Policy 14.01(E)(1), the lease rates to be charged State Agencies will be developed pursuant to SBC Policy 14.01(A) and submitted to SBC for approval. The Commissioner of Finance and Administration has analyzed current market and lease rate factors supplied by STREAM for office and related spaces in Davidson County, and supports this rate increase for approval by the State Building Commission. Effective July 1, 2017 the following increases within Davidson County include:

- The FRF rate for office space with a current rate of \$19.00 will increase to \$20.00 per square foot.
- The FRF rate for office/warehouse space will increase from \$8.50 to \$9.50 per square foot.
- The FRF rate for warehouse space will increase from \$7.50 to \$8.50 per square foot.

**Previous Action:**           08/20/2007    ESC    Approved proposed FRF rate increases  
                                  06/09/2016    SBC    Approved rate changes for the Facilities Revolving Fund

**Minutes:**                   08/10/2017    SBC    Lieutenant Governor asked if the rates were going up due to market place adjustments or due to actual costs. Commissioner Oglesby replied both were factors based on a market rate study for the area. Commissioner Oglesby also stated that the State rate is not an apples to apples comparison with the private sector since FRF pays for furniture and moving costs which he thinks is a great deal for the State.

The Commission approved rate change for the Facilities Revolving Fund (FRF).

DEPARTMENT OF GENERAL SERVICES

Tennessee Performing Arts Center, Nashville, Davidson County, Tennessee

Requested Action:           Approval of a grant agreement

Project Title:                TPAC Annual Maintenance Grant

Project Description:        Grant to provide maintenance assistance.

SBC Number:                529/075-02-2017

Total Project Budget:     \$ 300,000.00

Source of Funding:         \$ 300,000.00           17/18     CurrFunds-CapMaint     (A)

Comment:                    This project is a FY 17/18 line-item in the capital budget.

Minutes:                     08/10/2017     SBC     Approved a grant agreement.

DEPARTMENT OF GENERAL SERVICES

Agricenter International Arena, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a revision in project budget, scope, funding and source(s) of funding, and an amendment to the grant amendment

**Project Title:** Agricenter International Arena - Grant

**Project Description:** Grant to provide capital support to be used for improvements for Agricenter International's Show Place Arena.

**SBC Number:** 460/000-07-2016

**Total Project Budget:** \$3,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,000,000.00	\$ 0.00	\$ 2,000,000.00	16/17	CurrFunds-CapImp	(A)
	0.00	1,000,000.00	1,000,000.00	17/18	CurrFunds-CapImp	(A)
<b>Original Project Budget:</b>	<b>\$2,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$ 1,000,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$ 3,000,000.00</b>			

**Comment:** This request adds FY 17/18 line-item in the capital budget. The term of the grant remains through October 31, 2020.

**Previous Action:** 09/08/2016 SBC Approved Grant

**Minutes:** 08/10/2017 SBC Approved revision in project budget, scope, funding and sources of funding, and an amendment to the grant amendment.

DEPARTMENT OF GENERAL SERVICES

Multipurpose Agricultural Facility, Blountville, Sullivan County, Tennessee

**Requested Action:** Approval of a revision in project budget, scope, funding and source(s) of funding, and an amendment to the grant agreement

**Project Title:** Multipurpose Agricultural Facility - Grant

**Project Description:** Grant for purchase and development of a multipurpose agricultural facility.

**SBC Number:** 460/000-03-2015

**Total Project Budget:** \$4,050,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,200,000.00	\$ 0.00	\$2,200,000.00	15/16	CurrFunds-CapImp	(A)
	1,100,000.00	0.00	1,100,000.00	16/17	CurrFunds-CapImp	(A)
	0.00	750,000.00	750,000.00	17/18	CurrFunds-CapImp	(A)
<b>Original Project Budget:</b>	<b>\$3,300,000.00</b>					
<b>Change in Funding:</b>		<b>\$ 750,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$4,050,000.00</b>			

**Comment:** This request adds FY 17/18 line-item in the capital budget. The term of the grant remains through October 31, 2020.

**Previous Action:** 07/09/2015 SBC Approved Grant  
07/14/2016 SBC Approved budget revision and grant amendment

**Minutes:** 08/10/2017 SBC Approved revision in project budget, scope, funding and sources of funding, and an amendment to the grant agreement.



DEPARTMENT OF GENERAL SERVICES

Watkins College, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a revision in project budget, scope, funding and source(s) of funding, and an amendment to a grant agreement

**Project Title:** Watkins College of Art, Design, & Film - Grant

**Project Description:** Grant to provide maintenance assistance.

**SBC Number:** 460/000-02-2015

**Total Project Budget:** \$ 1,100,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00	15/16	CurrFunds-CapImp	(A)
	300,000.00	0.00	300,000.00	16/17	CurrFunds-CapMaint	(A)
	0.00	500,000.00	500,000.00	17/18	CurrFunds-CapMaint	(A)
<b>Original Project Budget:</b>	<b>\$ 600,000.00</b>					
<b>Change in Funding:</b>		<b>\$ 500,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$ 1,100,000.00</b>			

**Comment:** This project is a FY 17/18 line-item in the capital budget. The term of the grant will be extended for one year from October 31, 2017 to October 31, 2018 and this is the 3<sup>rd</sup> year of the grant.

**Previous Action:** 07/09/2015 SBC Approved grant  
 07/14/2016 SBC Approved a revision in project budget, funding and sources of funding, and an amendment to the grant.

**Minutes:** 08/10/2017 SBC Approved revision in project budget, scope, funding and sources of funding, and an amendment to a grant agreement.

DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding, proceeding with the process to select additional designers, and to extend the contract for an additional 12 months

**Project Title:** Consultants

**Project Description:** The selection of various consultants to provide professional services to STREAM and various agencies through STREAM.

**SBC Number:** 529/000-08-2012

**Total Project Budget:** \$ 5,300,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 200,000.00	\$ 0.00	\$ 200,000.00	12/13	CurrFunds-MajMaint	(A)
	200,000.00	0.00	200,000.00	12/13	FRF OperFunds	(A)
	100,000.00	0.00	100,000.00	12/13	OtherAgencyOperFunds	(A)
	1,400,000.00	0.00	1,400,000.00		DGS OpFunds/Preplan	(A)
	250,000.00	0.00	250,000.00	12/13	FRF CurrFundCapMaint/E&C	(A)
	200,000.00	0.00	200,000.00	13/14	FRF OperFunds	(A)
	200,000.00	0.00	200,000.00	13/14	CurrFunds-MajMaint	(A)
	100,000.00	0.00	100,000.00	13/14	Other AgencyOpeFunds	(A)
	200,000.00	0.00	200,000.00	14/15	FRF Op Funds	(A)
	100,000.00	0.00	100,000.00	14/15	Other AgencyOpeFunds	(A)
	250,000.00	0.00	250,000.00	14/15	ADA Funds	(A)
	200,000.00	0.00	200,000.00	15/16	FRF Op Funds	(A)
	200,000.00	0.00	200,000.00	15/16	OtherAgency OperFunds	(A)
	200,000.00	0.00	200,000.00	16/17	OtherAgencyOperFunds	(A)
	0.00	1,000,000.00	1,000,000.00	17/18	CurrFunds-CapMaint	(A)
	0.00	300,000.00	300,000.00	17/18	Agency Op Funds	(A)
	0.00	200,000.00	200,000.00	17/18	Various Project Funds	(A)

<b>Original Project Budget:</b>	<b>\$3,800,000.00</b>		
<b>Change in Funding:</b>		<b>\$1,500,000.00</b>	
<b>Revised Project Budget:</b>			<b>\$5,300,000.00</b>

**Comment:** The master contract is perpetual and renewed on an annual basis. One consultant agreement will be a new procurement and the new contract will be from September 1, 2017 – October 31, 2018. No new tasks will be assigned to the expiring consultant during the two month overlap. The remaining consultant contracts will be extended through October 31, 2018. Below are the consultant contracts for this project

Continued...

**STREAM – Professional Consultant Contract Dates**

**Agency Consultant Contract 529/000-08-2012**

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

		Start Date	Current End date	Anticipated Maturity Date
<b>The consultant contract below will be re-solicited</b>				
MEP Engineering - Statewide	Barge Waggoner Sumner Cannon	9/1/2012	10/31/2017	10/31/2017
<b>The consultant contracts below are being extended</b>				
MEP Engineering - Statewide	Smith Seckman Reid	11/1/2014	10/31/2017	10/31/2019
Architectural – Middle TN	Goodwin Mills Cawood	11/1/2014	10/31/2017	10/31/2019
Civil Engineering - Statewide	AECOM Technical Services	10/1/2015	10/31/2017	10/31/2020
Architectural – East TN	Adams Craft Herz Walker	9/1/2016	10/31/2017	10/31/2021
Architectural – Middle TN	EOA Architects PLLC	7/1/2017	10/31/2018	10/31/2023
Architectural – West TN	TLM Associates	9/1/2016	10/31/2017	10/31/2021
Historical Architectural - Statewide	Hefferlin & Kronenberg	9/1/2016	10/31/2017	10/31/2021
Structural Engineering - Statewide	Allen & Hoshall	9/1/2016	10/31/2017	10/31/2021
Roofing & Envelope – West TN	Urbanarch Associates	9/1/2016	10/31/2017	10/31/2021
Roofing & Envelope – Middle TN	Smith Seckman Reid	9/1/2016	10/31/2017	10/31/2021
Roofing & Envelope – East TN	Architects Weeks Ambrose McDonald	9/1/2016	10/31/2017	10/31/2021
Surveying – West TN	Allen & Hoshall	9/1/2016	10/31/2017	10/31/2021
Surveying – Middle TN	Littlejohn Engineering	9/1/2016	10/31/2017	10/31/2021
Surveying – East TN	Littlejohn Engineering	9/1/2016	10/31/2017	10/31/2021
Security - Statewide	Security Risk Management Consultants	4/1/2017	10/31/2017	10/31/2022
Detention Security - Statewide	Latta Technical Services, Inc.	7/1/2017	10/31/2018	10/31/2023

<b>Previous Action:</b>	07/12/2012	SBC	Appr project
	07/23/2012	ESC	Selected designers
	10/11/2012	SBC	Selected West Arch (Askew Hargraves Harcourt)
	12/13/2012	SBC	Revise funding
	07/30/2013	ESC	Selected New Data Center Consultant
	08/08/2013	SBC	Revised funding
	07/10/2014	SBC	Revised funding
	08/04/2014	ESC	Selected consultant (Goodwyn Mills Cawood)
	01/08/2015	SBC	Revised source(s) of funding
	07/09/2015	SBC	Revised funding; extended contracts
	07/20/2015	ESC	Designer selected (AECOM; Street Dixon Rick)
	08/13/2015	SBC	Approved contract extension
	07/14/2016	SBC	Approved revision in funding, contract extension & selected additional designers

	07/25/2016	ESC	Approved designer selections (multiple)
	10/24/2016	ESC	Approved designer selection (EOA Architects PLLC)
Minutes:	08/10/2017	SBC	Approved revision in project budget, funding and sources of funding, proceeding with the process to select additional designers, and to extend the contract for an additional 12 months.

DEPARTMENT OF GENERAL SERVICES

Legislative/War Memorial Plaza, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, and proceeding with the process to select a Consultant

**Project Title:** War Memorial Renovation and Legislative Plaza Garage (Planning)

**Project Description:** Planning interior and exterior renovations to the War Memorial building. Planning for the conversion of Legislative Plaza (offices) into additional parking areas, and all required related work.

**SBC Number:** 529/045-02-2017

**Total Project Budget:** \$ 1,100,000.00

**Source of Funding:** \$ 1,100,000.00      17/18      FRF CurrFunds-CapImp      (A)

**Comment:** This project funding is a portion of a 17/18 FY line-item in the capital budget and initial programming services by the selected consultant will determine the best use of the current facility and will confirm the budget for the future project. Additional funding will be included in a future Capital Budget request for the proposed scope.

**Minutes:** 08/10/2017      SBC      Approved project, budget, scope, funding and source of funding, and proceeding with the process to select a Consultant.

DEPARTMENT OF GENERAL SERVICES

Warehouse @ Old Tennessee State Prison, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, and proceeding with the process to select a designer

**Project Title:** State Museum Storage Building Renovation

**Project Description:** Renovate existing warehouse facility to provide storage for museum artifacts. Project includes office areas, storage, new mechanical system, site modifications, and all required related work.

**SBC Number:** 529/010-02-2017

**Total Project Budget:** \$ 3,750,000.00

**Source of Funding:** \$ 3,750,000.00      17/18      FRF CurrFunds-CapImp      (A)

**Comment:** This project is a FY 17/18 line-item in the capital budget.

**Minutes:** 08/10/2017      SBC      Referred to ESC with authority to act.

DEPARTMENT OF GENERAL SERVICES

East Tennessee Regional Health Office, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding

**Project Title:** ETRHO LED Lighting

**Project Description:** Perform LED Lighting retrofit and all required related work

**SBC Number:** 408/001-02-2016

**Total Project Budget:** \$265,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$133,000.00	\$ 0.00	\$133,000.00	15/16	FRF CurrFunds-Cap Maint (EmPower)	(A/R)
	62,000.00	70,000.00	132,000.00	2015	GO Bonds-CapMaint (EmPower)	(A)
<b>Original Project Budget:</b>	<b>\$195,000.00</b>					
<b>Change in Funding:</b>		<b>\$70,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$265,000.00</b>			

**Comment:** This project is funded out of the EmPower TN Project Implementation fund. Additional funds are requested due to unforeseen conditions requiring UL rated fixture enclosures. The time frame for payback of EmPower funds is revised as follows.

	<u>Est. Annual Savings</u>	<u>Est. Simple Payback</u>
LED Lighting Controls	\$ 20,100	13 years

**Previous Action:** 08/11/2016 SBC Approved project utilizing VAR contract

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, and sources of funding.

DEPARTMENT OF GENERAL SERVICES

Mid Cumberland Regional Health, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding

**Project Title:** MCRHO Energy Improvements

**Project Description:** Replace boiler with high efficiency equipment. Replace fluorescent lighting with controllable LED lighting and perform existing building commissioning to optimize building control and performance, and all required related work.

**SBC Number:** 408/002-01-2015

**Total Project Budget:** \$340,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$225,000.00	\$115,000.00	\$340,000.00	15/16	FRF CurrFunds-CapMaint (EmPower) (A/R)
<b>Original Project Budget:</b>	\$225,000.00				
<b>Change in Funding:</b>		\$115,000.00			
<b>Revised Project Budget:</b>			\$340,000.00		

**Comment:** This project is funded out of the EmPower TN Project Implementation fund. Additional funds are requested to meet the JOC estimate. The existing boiler is original to the facility and at the end of its useful life. The time frame for payback of EmPower funds is revised as follows.

	<u>Est. Annual Savings</u>	<u>Est. Simple Payback</u>
<b>Total Project</b>	\$27,230	12.4 years
Commissioning	\$ 5,280	9.9 years
LED Lighting & Controls	\$16,950	9.7 years
Boiler Replacement	\$ 5,000	16.2 years

**Previous Action:** 11/12/2015 SBC Approved project utilizing JOC  
06/09/2016 ESC Designer selected (I C Thomasson Associates)

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, and source of funding.



DEPARTMENT OF GENERAL SERVICES

South Central Regional Health, Columbia, Maury County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding and utilizing the Value Added Reseller (VAR) Contract to perform the work

**Project Title:** BAS and Lighting Control

**Project Description:** Provide a Direct Digital Control replacement for the Building Automation System (BAS) and provide LED lighting controls.

**SBC Number:** 408/003-02-2015

**Total Project Budget:** \$205,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$140,000.00	\$65,000.00	\$205,000.00	15/16	FRF CurrFunds-CapMaint (EmPower)	(A/R)
<b>Original Project Budget:</b>	\$140,000.00					
<b>Change in Funding:</b>		\$65,000.00				
<b>Revised Project Budget:</b>			\$205,000.00			

**Comment:** This project is funded out of the EmPower TN Project Implementation fund. The VAR Contract is requested as it aligns with the project scope for efficient delivery, therefore, the Job Order Contract and Agency Consultant are no longer required. Additional funds are requested to meet the VAR estimate. The time frame for payback of EmPower funds is as follows:

	<u>Est. Annual Savings</u>	<u>Est. Simple Payback</u>
<b>Total Project</b>	<b>\$20,100</b>	<b>10.2 years</b>
LED Lighting Controls	\$ 5,500	8.5 years
Building Automation System	\$ 14,600	10.8 years

**Previous Action:** 11/12/2015 SBC Approved project utilizing JOC and Agency Consultant

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding and source of funding and utilizing the Value Added Reseller (VAR) Contract to perform the work.

DEPARTMENT OF GENERAL SERVICES

900 – 1000 2<sup>nd</sup> Avenue, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work

**Project Title:** 900 – 1000 2<sup>nd</sup> Ave. LED Lighting and Controls

**Project Description:** The project will replace or retrofit interior and exterior lighting fixtures with LED fixtures and lighting controls and incorporate existing thermostats into the lighting control system, and all required related work.

**SBC Number:** 529/000-08-2017

**Total Project Budget:** \$ 340,000.00

**Source of Funding:** \$ 303,000.00      2015      GO Bonds-CapMaint (EmPower)      (A)  
\$ 37,000.00      15/16      FRF CurrFunds-CapMaint (EmPower)      (A/R)

**Comment:** This project is funded out of the EmPower TN Project Implementation fund. The VAR Contract is requested as it aligns with the project scope for efficient delivery.

The time frame for payback of EmPower funds is as follows:

	Est. Annual Savings	Simple Payback
LED Lighting and controls	\$ 49,130	7 years

**Minutes:** 08/10/2017      SBC      Approved project, budget, scope, funding and sources of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work.

DEPARTMENT OF GENERAL SERVICES

James K Polk State Office Building, Nashville, Davidson County, Tennessee

**Requested Action:** Approval to cancel the project

**Project Title:** James K. Polk Retro Commissioning/Chilled Water/Energy Valves

**Project Description:** Existing Building Commissioning to optimize building performance and chilled water system upgrade with digital energy valves.

**SBC Number:** 529/075-02-2016

**Total Project Budget:** \$522,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 522,000.00	\$(522,000.00)	\$ 0.00	15/16	FRF CurrFunds-CapMaint (EmPower) (A/R)
<b>Original Project Budget:</b>	\$ 522,000.00				
<b>Change in Funding:</b>		\$(522,000.00)			
<b>Revised Project Budget:</b>			\$0.00		

**Comment:** Due to current work being performed on the building, cancellation of this project is being requested.

**Previous Action:** 06/09/2016 SBC Approved project utilizing VAR contract

**Minutes:** 08/10/2017 SBC Approved cancellation of project.

DEPARTMENT OF GENERAL SERVICES

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

**Requested Action:** Approval to utilize Best Value alternative delivery method

**Project Title:** John Sevier Building Renovation

**Project Description:** Complete interior and exterior renovation including all required related work.

**SBC Number:** 529/070-01-2016

**Total Project Budget:** \$ 43,073,062.27

**Source of Funding:**

\$ 16,058,762.27		FRF Reserves	(R)
\$ 22,384,300.00	16/17	FRF CurrFunds-CapMaint	(A)
\$ 4,630,000.00	16/17	FRF CurrFunds-CapMaint	(A/R)

**Comment:** Based on the status of the project, it was determined to be in the best interest of the State to utilize the Best Value alternative delivery method to obtain services from construction companies with historical building experience.

**Previous Action:** 8/11/2016 SBC Approved project and HFR Design utilizing CM/GC

**Minutes:** 08/10/2017 SBC Approved utilizing Best Value alternative delivery method.

DEPARTMENT OF GENERAL SERVICES

Bid Activity Report

- 1) Russellville Readiness Center  
(Re-roof & Facility Update)  
SBC Project No. 361/063-01-2016  
Bid Target: \$95,893.00  
M.A.C.C. \$105,482.30  
Bid date: 7/18/17  
SBC Action: Referred to ESC with authority to act.
  
- 2) Turney Center Industrial Complex  
(Steam System Replacement)  
SBC Project No. 140/001-03-2014-01  
Bid Target: \$3,350,000.00  
M.A.C.C. \$3,685,000.00  
Bid date: 8/1/17  
SBC Action: Referred to ESC with authority to act.

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

**Project Title:** TCAT Master Plan

**Project Description:** Develop a Master Plan for Tennessee Colleges of Applied Technology across the state. *Perform an updated statewide demographic and labor analysis.*

**SBC Number:** 166/000-04-2011

**Total Project Budget:** \$430,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$350,000.00	\$80,000.00	\$430,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<u>\$350,000.00</u>			
<b>Change in Funding:</b>		\$80,000.00		
<b>Revised Project Budget:</b>			\$430,000.00	

**Comment:** Additional funds are for an analysis of workforce development relative to the Drive to 55 and Reconnect programs. Data will also be used for the Community Colleges.

**Previous Action:**

07/14/2011	SBC	Approved issuance of RFP
02/14/2013	SBC	Selected consultant (Tunnell-Spangler-Walsh & Associates)
12/11/2014	SBC	Presentation and approval of Master Plan

**Minutes:**

08/10/2017	SBC	Approved revision in project budget, scope, funding, and source of funding.
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TENNESSEE BOARD OF REGENTS

Austin Peay State University Clarksville, Montgomery County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, and source(s) of funding, and proceeding with the process to select a designer

**Project Title:** Farm Residence

**Project Description:** Construct facility to use as a residence and sustainable demonstration building.

**SBC Number:** 166/003-06-2017

**Total Project Budget:** \$340,000.00

**Source of Funding:** \$340,000.00 Plant funds (Non-Aux) (A)

**Comment:** This is a FY 2017/2018 disclosed project.

**Minutes:** 08/10/2017 SBC Approved project, budget, scope, funding, and source of funding, and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

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

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

**Project Title:** D. P. Culp Addition and Renovations

**Project Description:** Phase 1 will include interior renovations for a multi-cultural center and various other student spaces. Phase 2 will construct a 46,000 sf addition to the student center and make interior and exterior renovations to the existing building. This addition will enhance circulation and provide space for food service, media center, student lounge, and other student functions.

**SBC Number:** 166/005-01-2014

**Total Project Budget:** \$45,500,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$39,000,000.00	\$ 0.00	\$39,000,000.00	TSSBA (Student Fees)	(A)
	1,500,000.00	5,000,000.00	6,500,000.00	Plant (Aux-Student Fees)	(A)
<b>Original Project Budget:</b>	<b>\$40,500,000.00</b>				
<b>Change in Funding:</b>		<b>\$5,000,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$45,500,000.00</b>		

**Comment:** Additional funds are for buildouts for retail dining options as requested by the students.

**Previous Action:**

04/16/2014	SBC	Approved project
05/19/2014	ESC	Selected designer (Red Chair Architects)
08/13/2015	SBC	Revised scope & budget; issued RFQ for new designer
12/17/2015	SBC	Approved issuance of CMGC
01/25/2016	ESC	New designer selected (Beeson, Lusk & Street)
11/10/2016	SBC	Selected CM/GC (BurWil Construction Company, Inc.)

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, and sources of funding.



TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:**            **Approval of a revision in project scope**

**Project Title:**                Central Plant Control Updates

**Project Description:**        Replace control systems for turbine boilers, solar gas turbine, Central Plant boilers, and campus Building Automation System controls. *Replace condenser pumps in the cooling towers that serve the central plant.*

**SBC Number:**                166/009-07-2015

**Total Project Budget:**      \$4,320,000.00

**Source of Funding:**        \$2,000,000.00      2015   GO Bonds-CapMaint      (A)  
   1,670,000.00      16/17   CurrFunds-CapMaint      (A)  
   650,000.00      15/16   CurrFunds-CapMaint      (A)

**Comment:**                    Two pumps have failed and were replaced. The remaining condenser pumps need to be replaced before additional failures occur. Work will be accomplished within the current project budget.

**Previous Action:**            7/09/2015      SBC    Approved project  
   7/20/2015      ESC    Selected designer (I. C. Thomasson Associates, Inc.)  
   7/14/2016      SBC    Revised budget & funding

**Minutes:**                      08/10/2017    SBC    Approved revision in project scope.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding and revising the Total Project Budget from \$30,500,000 to \$39,600,000

**Project Title:** Academic Classroom Building

**Project Description:** Construct a new collaborative academic classroom building for the College of Behavioral and Health Sciences and the Departments of Criminal Justice, Psychology and Social Work.

**SBC Number:** 166/009-05-2016

**Total Project Budget:** \$39,600,000.00

**Current Project Funding:** \$ 1,900,000.00  
(if not fully funded)

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 1,600,000.00	\$300,000.00	\$1,900,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	\$ 1,600,000.00				
<b>Change in Funding:</b>		\$300,000.00			
<b>Revised Project Budget:</b>			\$1,900,000.00		

**Comment:** Additional funds are needed to continue with full planning of the project estimated by the designer and the CM/GC. These firms have determined a rise in costs even after an analysis of the design and materials by the project team to determine that all possible cost savings measures have been considered.

**Previous Action:**

06/09/2016	SBC	Approval to fully plan and use CM/GC
07/25/2016	ESC	Select designer (Bauer Askew Architecture)
03/09/2017	SBC	Selected CM/GC (Turner Construction Company)

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, and source of funding and revising the Total Project Budget from \$30,500,000 to \$39,600,000.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding

**Project Title:** Floyd Stadium and Field Lighting

**Project Description:** Replace the Floyd Stadium lighting systems to LED lighting and replace lighting for other athletic fields.

**SBC Number:** 166/009-10-2016

**Total Project Budget:** \$1,500,000.00

**Current Project Funding:** \$ 800,000.00  
(if not fully funded)

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 600,000.00	\$200,000.00	\$800,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$ 600,000.00</b>				
<b>Change in Funding:</b>		<b>\$200,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$800,000.00</b>		

**Comment:** Additional funds are needed to meet the designer's estimate for Floyd Stadium.

**Previous Action:** 12/08/2016 SBC Approved project  
01/23/2017 ESC Select designer (Maffett Loftis Engineering)

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding in order to award a contract

**Project Title:** Roaden University Center Upgrades

**Project Description:** Update finishes and systems. Perform waterproofing and exterior repairs. Expand the west side of the facility by approximately 19,500 sf. and enclose the north patio. Eliminate parking adjacent to the west side expansion area and return to green space.

**SBC Number:** 166/011-14-2014

**Total Project Budget:** \$7,634,400.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,700,000.00	(\$353,600.00)	\$1,346,400.00	16/17	CurrFunds-CapMaint	(A/R)
	6,000,000.00	288,000.00	6,288,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$7,700,000.00</b>					
<b>Change in Funding:</b>		<b>(\$65,600.00)</b>				
<b>Revised Project Budget:</b>			<b>\$7,634,400.00</b>			

**Comment:** Four bids were received on June 7<sup>th</sup>, with J. Cumby Construction, Inc. submitting the low bid. The additional funds transferred from another project, Several Buildings Waterproofing & Exterior Repairs (166/011-06-2016) last October were only for the masonry repairs. Not all of these funds were needed, so the campus is putting them back into the 2016 project. At this time, additional funds are being added to award base plus alternate one. There will be no additional designer fees.

**Previous Action:**

07/10/2014	SBC	Approved project
07/10/2014	ESC	Selected designer (Sparkman & Associates)
10/13/2016	SBC	Revised funding

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, and sources of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Several Buildings Waterproofing & Exterior Repairs

**Project Description:** Clean, tuckpoint, caulk, repair, and waterproof brick walls, brick patios, window sills, stone caps, concrete expansion joints and seating areas. Repair stone fencing and coping on buildings. Install shelf angles, flashings and weeps, and remove and replace brick as required.

**SBC Number:** 166/011-06-2016

**Total Project Budget:** \$3,573,600.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 100,000.00	\$353,600.00	\$ 453,600.00	16/17	CurrFunds-CapMaint	(A/R)
	3,120,000.00	0.00	3,120,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
<b>Original Project Budget:</b>	<b>\$3,220,000.00</b>					
<b>Change in Funding:</b>		<b>\$353,600.00</b>				
<b>Revised Project Budget:</b>			<b>\$3,573,600.00</b>			

**Comment:** Masonry repairs for the Roaden University Center Upgrades (166/011-14-2014) were included in the scope of both projects. Funds were transferred from this project into the Roaden University Center Upgrades last October. Not all transferred funds were used, so a portion of the funds are being moved back into this project.

**Previous Action:**

07/14/2016	SBC	Approved project
07/25/2016	ESC	Approved designer (Richard C. Rinks and Associates)
10/13/2016	SBC	Revised budget and funding
07/13/2017	SBC	Revised budget and funding

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding and sources of funding.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, and source(s) of funding, and proceeding with the process to select a designer

**Project Title:** Lighting Updates

**Project Description:** Update lighting in the McWherter Library, Administration building, and campus site and 2 parking garages.

**SBC Number:** 166/007-08-2017

**Total Project Budget:** \$4,030,000.00

**Source of Funding:** \$3,674,000.00 2015 GO Bonds-CapMaint (Empower) (A)  
356,000.00 Plant Funds (Non-Aux) (A)

**Comment:** Project is funded out of the Empower TN Project Implementation fund. Updated lighting will save energy, and provide better security and controls.

The timeframe for payback of Empower funds is as follows:

	<b>Est. Annual Savings</b>	<b>Simple Payback</b>
Library:	\$228,067	7.3 years
Campus Site and Parking Garages	\$296,765	6.3 years
Administration Building	\$63,326	7.6 years

**Minutes:** 08/10/2017 SBC Approved project, budget, scope, funding, and sources of funding, and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee \*\*

**Requested Action:** Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

**Project Title:** Rutherford County Teaching Addition III

**Project Description:** Construct a third building at the Rutherford County (Smyrna) center. Project to include parking and renovations of existing facilities.

**SBC Number:** 166/021-01-2016

**Total Project Budget:** \$27,190,000.00

**Current Project Funding:** \$ 1,392,500.00  
(if not fully funded)

**Source of Funding:** \$ 1,392,500.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** Six proposals were received on July 20th. The Notice of Intent to award will be sent on August 9th. The protest period will expire on August 16th.

\*\* Work will be done in Rutherford County

**Previous Action:** 07/14/2016 SBC Approved project  
09/19/2016 ESC Selected designer (TM Partners)

**Minutes:** 08/10/2017 SBC Referred to ESC with authority to act.

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

**Requested Action:** Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

**Project Title:** Madison Teaching Facility

**Project Description:** Construct a facility, including site work in Madison TN for a new teaching facility.

**SBC Number:** 166/034-02-2016

**Total Project Budget:** \$11,800,000.00

**Source of Funding:** \$11,800,000.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** Three proposals were received on July 20th. The Notice of Intent to award was sent on August 1st naming Hoar Construction, LLC as the best evaluated proposer. The protest period will expire on August 8th.

**Previous Action:** 12/08/2016 SBC Approved project  
01/23/2017 ESC Selected designer (Gilbert McLaughlin Casella Architects)  
06/19/2017 SBC Approved utilization of CM/GC and revised funding

**Minutes:** 08/10/2017 SBC Approved awarding a contract to the best evaluated proposer for a Construction Manager/General Contractor.



TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

**Requested Action:** Approval of the Early Design Phase as presented by Upland Design Group, Inc.

**Project Title:** Laboratory Science Building and Infrastructure

**Project Description:** Construct new facilities for laboratory sciences, relocating the Chemistry program. Project includes modifications to the utilities facilities to accommodate the new building.

**SBC Number:** 166/011-11-2013

**Total Project Budget:** \$91,899,506.00

**Source of Funding:**

\$13,535,506.00		Plant (Non-Aux)	(A)
1,000,000.00		Gifts	(O)
6,000,000.00		TSSBA (Student Fees)	(O)
114,000.00		Student Fees	(A)
71,250,000.00	16/17	CurrFunds-CapImprov	(A)

**Previous Action:**

07/11/2013	SBC	Approved fully planning a project
01/25/2016	ESC	Selected designer (Upland Design Group, Inc.)
08/11/2016	SBC	Approved utilization of CM/GC
10/13/2016	SBC	Revised budget and funding
11/10/2016	SBC	Approved CM/GC (Rentenbach Constructors)
12/08/2016	SBC	Revised budget and funding

**Minutes:** 08/10/2017 SBC Chancellor Tydings introduced Dr. Phillip Odom, President of Tennessee Technological University, Kim Chamberlin with Upland Design Group and Garry Askew with Bauer Askew Architecture.

Mr. Chamberlin gave the presentation. Lieutenant Governor McNally asked if the 700 parking spaces would be replaced and Mr. Chamberlin replied that they are being replaced on the campus.

The Commission approved the Early Design Phase as presented by Upland Design Group, Inc.

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee

**Requested Action:** Presentation and approval of a Master Plan as presented by Tunnell-Spangler-Walsh & Associates

**Project Title:** Master Plan

**Project Description:** Develop Master Plan

**SBC Number:** 166/027-01-2013

**Total Project Budget:** \$125,000.00

**Source of Funding:** \$125,000.00 Plant (Non-Auxiliary) (A)

**Comment:** The last Master Plan was done in 2007.

**Previous Action:** 03/14/2013 SBC Approval to issue an RFP  
04/18/2016 SBC Approved budget and selection of consultant (Tunnell-Spangler-Walsh & Associates)

**Minutes:** 08/10/2017 SBC Approved a Master Plan as presented by Tunnell-Spangler-Walsh & Associates.

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

**Requested Action:** Presentation and approval of a Master Plan as presented by Tunnell-Spangler-Walsh & Associates

**Project Title:** Master Plan

**Project Description:** Develop Master Plan

**SBC Number:** 166/025-01-2013

**Total Project Budget:** \$140,000.00

**Source of Funding:** \$140,000.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** The last Master Plan was done in 2007.

**Previous Action:** 03/14/2013 SBC Approval to issue RFP for Master Plan  
09/10/2015 SBC Approved budget and selection of consultant (Tunnell-Spangler-Walsh & Associates)

**Minutes:** 08/10/2017 SBC Approved a Master Plan as presented by Tunnell-Spangler-Walsh & Associates.

DEPARTMENT OF EDUCATION

**Disposal – Easement (Utility)**

**Requested Action:** Approval of disposal by easement with waiver of advertisement and appraisals

**Transaction Description:** Transaction No. 17-07-005

- **Location:** Alvin C. York Institute  
Baseball Field Perimeter, 701 N. Main Street, Jamestown, Fentress County, TN
- **Grantee:** Volunteer Energy Cooperative (VEC)
- **Estimated Sale Price:** Mutual Benefit
- **Source of Funding:** Dept. of Ed. Op Funds (REM Fees) (A)

**Comment:** The Agency proposes to grant a utility easement to VEC to install and maintain a lighting system around the school's baseball field. The Agency would like to enter into a separate operational agreement with VEC pursuant to the installation. The new lighting system will allow for later scheduling of events, which reduces instructional absences for students participating in athletic events. The easement will automatically expire when VEC ceases to maintain the lighting system.

Date of Last Transfer: 12/26/1933  
Square Footage Improvements: N/A

**Minutes:** 08/10/2017 SBC Approved disposal by easement with waiver of advertisement and appraisals.

DEPARTMENT OF CORRECTION

Statewide

**Requested Action:** Approval of a revision in project budget, funding, source(s) of funding, and to extend the contract for an additional 12 months

**Project Title:** Agency Consultants

**Project Description:** Provide Agency Consultants for Architectural, Engineering and Environmental consultant services for various projects.

**SBC Number:** 140/001-01-2016

**Total Project Budget:** \$700,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$300,000.00	\$ 0.00	\$300,000.00	16/17	CurrFunds-MajorMaint	(A)
	200,000.00	0.00	200,000.00	16/17	CurrFunds-MajorMaint	(A)
	0.00	200,000.00	200,000.00	17/18	CurrFunds-MajorMaint	(A)
<b>Original Project Budget:</b>	<b>\$500,000.00</b>					
<b>Change in Funding:</b>		<b>\$200,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$700,000.00</b>			

**Comment:** The Agency requests to add additional funding and to extend the contract through October 31, 2018. Additional funding will be added to the Gobbell Hays and Fisher Arnold Contracts. This is the second year, of a maximum of five years, for the contract.

**Previous Action:**

07/14/2016	SBC	Approved project and to select designer
08/22//2016	ESC	Approved designer selection (Gobbell Hays and Fisher Arnold)
09/19/2016	ESC	Approved designer selection (Smith Seckman Reid)
05/11/2017	SBC	Approved revision in project budget, funding and source of funding

**Minutes:** 08/10/2017 SBC Approved revision in project budget, funding, sources of funding, and to extend the contract for an additional 12 months.

DEPARTMENT OF CORRECTION

Northwest Correctional Complex, Tiptonville, Lake County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work

**Project Title:** NWCX LED Lighting Upgrades

**Project Description:** The project will replace or retrofit interior and exterior lighting fixtures with LED fixtures and lighting controls, and all required related work.

**SBC Number:** 142/016-04-2017

**Total Project Budget:** \$2,540,000.00

**Source of Funding:** \$2,360,000.00                      2015 GO Bonds-CapMaint (Empower)                      (A)  
\$ 180,000.00                                      10/11 CurrFunds-CapMaint (SA)                                      (R)

**Comment:** This project is funded out of the EmPower TN Project Implementation fund. The VAR Contract is requested as it aligns with the project scope for efficient delivery. The time frame for payback of EmPower funds is as follows:

	<b>Est. Annual Savings</b>	<b>Simple Payback</b>
LED Lighting and controls	\$225,400	10 to 11.5 years

**Minutes:** 08/10/2017      SBC      Approved project, budget, scope, funding, sources of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work.

DEPARTMENT OF CORRECTION

Northeast Correctional Complex, Mountain City, Johnson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work

**Project Title:** NECX LED Lighting Upgrades

**Project Description:** The project will replace or retrofit interior and exterior lighting fixtures with LED fixtures and lighting controls, and all required related work.

**SBC Number:** 142/024-01-2017

**Total Project Budget:** \$2,448,000.00

**Source of Funding:** \$ 2,270,000.00                      2015 GO Bonds-CapMaint (Empower)                      (A)  
\$ 178,000.00                                      10/11 CurrFunds-CapMaint (SA)                                      (R)

**Comment:** This project is funded out of the EmPower TN Project Implementation fund. The VAR Contract is requested as it aligns with the project scope for efficient delivery. The time frame for payback of EmPower funds is as follows:

	<b>Est. Annual Savings</b>	<b>Simple Payback</b>
LED Lighting and controls	\$208,020.00	10-11 years

**Minutes:** 08/10/2017      SBC      Approved project, budget, scope, funding, sources of funding, and utilizing the Value Added Reseller (VAR) Contract to perform the work.

DEPARTMENT OF CORRECTION

Morgan County Correctional Complex, Wartburg, Morgan County, Tennessee

**Requested Action:** Approval of a grant agreement and a disposal by easement to The City of Wartburg

**Project Title:** Morgan County Complex Sewer System Repair

**Project Description:** Repairs to the sanitary sewer system holding tank and on-site sanitary system. Project will install a new force main system and ancillary equipment and all related work.

**SBC Number:** 142/014-01-2014

**Total Project Budget:** \$2,800,000.00

**Source of Funding:** \$2,800,000.00 14/15 CurrFunds-CaptMaint (SA) (A)

**Comment:** It has been determined that the work of this project is better accomplished through a grant to the City of Wartburg. The State's selected designer will continue to provide design services on the project.

So that the City can properly maintain and improve the sewer service to the correctional complex, the State will grant the City an easement over the lands underwhich the sewer lines and equipment are located and will convey equipment to the City. The grant sum is \$1,920,000.00.

**Previous Action:** 10/09/2014 SBC Approved project  
11/24/2014 ESC Selected designer (HFR Design)

**Minutes:** 08/10/2017 SBC Approved grant agreement and a disposal by easement to The City of Wartburg.



DEPARTMENT OF CORRECTION

Bledsoe County Correctional Complex, Pikeville, Bledsoe County, Tennessee

**Requested Action:** Approval of grant agreements

**Project Title:** Water Plant Repairs & Modifications

**Project Description:** Make repairs and modifications to the Water Plant at Taft Youth Development Center to include raw water pumps, flocculation basin, rapid mix basin, settling basin, rapid filters, clear well, chemical feed systems and other repairs as required. Approval to use Direct Order contract to install supplemental holding tank as required by TDEC Corrective Action Plan to bring facility operations into EPA regulatory compliance.

**SBC Number:** 144/005-01-2008

**Total Project Budget:** \$1,700,000.00

**Source of Funding:** \$1,700,000.00 08/09 CurrFunds-CaptMaint (A)

**Comment:** The Taft Youth Development Center property was transferred to the Department of Correction and is now known as BCCX Site 3.

The grant to Fall Creek Falls Utility District is for work related to piping pumps and valves. The grant sum is \$500,000.00.

The grant to Sequatchie Valley Electric Cooperative is for electrical work related to the project. The grant sum is \$450,000.00.

The grants will allow the completion of the project.

**Previous Action:** 07/10/2008 SBC Approved project; refer designer to ESC  
08/25/2008 ESC Approved designer selection  
05/14/2009 SBC Approved utilizing Direct Order

**Minutes:** 08/10/2017 SBC Approved grant agreements.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on July 13, 2017.

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      User Agency: Knoxville Campus  
Location: Knoxville  
Project Title: Hodges Library Improvements  
SBC Project No: 540/009-08-2014  
Designer: Sparkman & Associates      Contractor: Southern Constructors, Inc.  
Construction Completion %: 100%      Targeted Substantial Completion: 05/03/2017  
Change Order No. 2      Comment: Codes / Added Scope  
Change Order Amount: \$7,809      This change order provides for back up batteries for 6  
Change Order Percentage: 6.69%      existing exit signs that the SFM found were not working.  
Cumulative Percentage: 10.77%      Also, included are the relocation of several electrical  
outlets and additional wall painting requested by the  
Owner and categorized as additional scope.
- Approved Project Funding      After This Change Order  
Original Bid Target: \$255,600  
Base Contract Amount: \$191,500      Revised Contract Amount: \$212,123.87  
Contingency: \$25,560      Remaining Undedicated Funds: \$615,000.00
- 2) State Procurement Agency: TN Board of Regents      User Agency: TCAT Covington  
Location: Covington  
Project Title: CIT Renovation  
SBC Project No: 166/000-04-2013  
Designer: Breganza Associates      Contractor: Fulwood Construction Co. LLC  
Construction Completion %: 90%      Targeted Substantial Completion: 07/22/2017  
Change Order No. 6      Comment: Codes  
Change Order Amount: \$1,153.72      This change order addresses the need to have an ADA  
Change Order Percentage: 0.2%      accessible ramp installed at two new doors that were  
Cumulative Percentage: 10.15%      added as a part of this project. This additional cost is due  
to required codes.
- Approved Project Funding      After This Change Order  
Original Bid Target: \$563,705  
Base Contract Amount: \$563,705      Revised Contract Amount: \$620,932.27  
Contingency: \$56,300      Remaining Undedicated Funds: \$700.82

3) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee Technological University  
**Location:** Cookeville  
**Project Title:** Parking and Transportation Improvements  
**SBC Project No:** 166/011-02-2016  
**Designer:** Lose & Associates, Inc. **Contractor:** Elk Mountain Construction Co, Inc.  
**Construction Completion %:** 21% **Targeted Substantial Completion:** 11/10/2017  
**Change Order No.** 2 **Comment: Hidden Conditions**  
**Change Order Amount:** \$161,035 This change order provides for additional cubic yards of  
**Change Order Percentage:** 9.74% unsuitable soil encountered and costed at the initial  
**Cumulative Percentage:** 10.07% approved unit pricing.  
**After This Change Order**  
**Approved Project Funding**  
**Original Bid Target:** \$2,200,000  
**Base Contract Amount:** \$1,653,236 **Revised Contract Amount:** \$1,819,725.96  
**Contingency:** \$100,000 **Remaining Undedicated Funds:** \$480,274.04

4) **State Procurement Agency:** TN Board of Regents **User Agency:** Volunteer State Community College  
**Location:** Gallatin  
**Project Title:** Roof Replacement & Envelope Repairs  
**SBC Project No:** 166/025-02-2016  
**Designer:** Kaatz Binkley Jones **Contractor:** Roofix, Inc.  
**Construction Completion %:** 5% **Targeted Substantial Completion:** 09/21/2017  
**Change Order No.** 1 **Comment: Design Modifications**  
**Change Order Amount:** \$34,916.06 This change order addresses the need to provide  
**Change Order Percentage:** 13.57% adhesive applied roof deck insulation board in lieu of  
**Cumulative Percentage:** 13.57% mechanical fasteners due to the finding that mechanical  
fasteners were spalling off the existing roof deck spray  
on fire proofing insulation.  
**After This Change Order**  
**Approved Project Funding**  
**Original Bid Target:** \$257,300  
**Base Contract Amount:** \$257,300 **Revised Contract Amount:** \$292,216.06  
**Contingency:** \$37,700 **Remaining Undedicated Funds:** \$2,783.94

- **Projects Approved Under Delegated Authority** which are not in excess of the \$500,000 threshold for major maintenance, and are not funded in whole or part by bond proceeds or residual proceeds from bond funding (in accordance with Item 2.01 of the *SBC By-Laws, Policy & Procedures*)

1) **State Procurement Agency:** Tennessee Board of Regents  
**User Agency:** Southwest Tennessee Community College  
**Location:** Memphis, Tennessee  
**Project Title:** Macon Cove Campus Generator Replacement  
**Project Description:** Replace generator at the Macon Cove campus.  
**SBC Project No.** 166/033-02-2017  
**Total Project Budget:** \$300,000  
**Source of Funding:** Plant funds (non-auxiliary)

- 2) State Procurement Agency: STREAM  
 User Agency: Department of Mental Health & Substance Abuse Services  
 Location: Middle Tennessee Mental Health Institution  
 Project Title: Cooling Tower Replacement  
 Project Description: Replace the existing cooling towers at the main hospital, and all required related work.  
 SBC Project No. 344/001-01-2017  
 Total Project Budget: \$430,000  
 Source of Funding: 2017-2018 CFCM
- 3) State Procurement Agency: STREAM  
 User Agency: Department of Military  
 Location: Volunteer Training Site – Milan  
 Project Title: Building I-200 Latrine Repairs  
 Project Description: Make architectural finish repairs, ADA improvements, and Mechanical, Electrical and Plumbing upgrades to the facility's latrine and include all related work.  
 SBC Project No. 368/031-03-2017  
 Total Project Budget: \$393,000  
 Source of Funding: Federal (NGB)

- Sole Source / Proprietary Procurement

- 1) State Procurement Agency: STREAM  
 User Agency: Department of Military  
 Location: Volunteer Training Site – Milan/Lavinia, Carrol County, Tennessee  
 Project Title: Electrical Conversion  
 SBC No. 368/031-02-2017  
 Type: Proprietary  
 Comment: Milan Public Utility (MPU) will operate and maintain the primary electrical distribution system and requires a particular meter base that interfaces with MPU. Multiple vendors can competitively bid this product.

- 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: STREAM  
 User Agency: Department of Correction  
 Project: Bledsoe County Correctional Complex Expansion  
 SBC No. 142/013-01-2013-05  
 Designer: Thomas Miller & Partners, PLLC  
 Amount: \$114,000  
 Explanation: This ASR provides services to investigate the deficiencies with the existing geothermal bore field and review associated equipment such as pumps, water source heat pumps, recovery units, and water heaters. This will also determine whether new structures can be supported by this existing bore field. Any required remedial work will be proposed under a separate project.

- 2) State Procurement Agency: STREAM  
 User Agency: Department of Military  
 Project: Volunteer Training Site – Smyrna, Street Paving Improvements  
 SBC No. 361/079-03-2014  
 Designer: Ragan-Smith Associates, Inc.  
 Amount: \$6,602.50  
 Explanation: This ASR addresses the cost to extend the construction administration phase for the designer, due to the contractor's faulty work and required remediation which has extended the construction period.
- 3) State Procurement Agency: STREAM  
 User Agency: Department of General Services  
 Project: New State Museum  
 SBC No. 529/050-01-2015  
 Designer: EOA Architects, PLLC  
 Amount: \$18,240  
 Explanation: This ASR is for retail consulting services for layout of the gift shop for the museum. These services are not available basic services under the designer agreement.
- 4) State Procurement Agency: STREAM  
 User Agency: Department of General Services  
 Project: New State Museum  
 SBC No. 529/050-01-2015  
 Designer: EOA Architects, PLLC  
 Amount: \$170,025  
 Explanation: This ASR provides for the recommendations for the maintenance, operation, and periodic replacement of various materials and systems in the new State Museum, along with estimated utility costs for the building. This work will provide an estimated annual cost for the maintenance and operations of the Museum prior to the 17/18 legislative budget session.

**Other Business**

There being no further business, the meeting adjourned at 12:12 p.m.

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Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State