

MINUTES
STATE BUILDING COMMISSION
June 14, 2018

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:10 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Beth Harwell, Speaker of the House of Representatives
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Department of General Services
- University of Tennessee
- Austin Peay State University
- Tennessee Board of Regents
- Department of Military
- Department of Correction
- Department of Environment & Conservation
- State Building Commission

PRESENTER

Commissioner Bob Oglesby
President Joe DiPietro
President Dr. Alisa White
Chancellor Dr. Flora Tydings
Colonel Andrew Milligan
Deputy Commissioner Chuck Taylor
Deputy Commissioner Deputy Commissioner Brock Hill
State Architect Ann McGauran

OTHER PARTICIPANTS

Li Wang, McCarty Holsaple McCarty, Inc.
Doug McCarty, McCarty Holsaple McCarty, Inc.
Art Lidsky, Dober Lidsky Mathey
Wendell Brown, Earl Swensson Associates
Mike Terry, Renaissance Group, Inc.
Josh Gruner, EOA Architects
Kevin Hudson, EOA Architects
Brandon Keown, Earl Swensson Associates
Ron Luntig, Earl Swensson Associates

STATE BUILDING COMMISSION

SBC By-Laws, Policy and Procedures

Approved revisions to the SBC By-laws, Policy and Procedures to be effective upon approval.

CONSENT AGENDA

Approved the following capital projects which have been reviewed and recommended for approval by Commission staff:

- A. Agency: **University of Tennessee – Knoxville**
Project Title: Campus Beautification Projects
SBC Project No: 540/009-03-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

- B. Agency: **University of Tennessee – Knoxville**
Project Title: Residence Hall Improvements
SBC Project No: 540/009-04-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

- C. Agency: **Tennessee Board of Regents – Austin Peay State University**
Project Title: Master Plan Update
SBC Project No: 166/003-04-2011
Requested Action: Approval to cancel a project

- D. Agency: **Tennessee Board of Regents – Middle Tennessee State University**
Project Title: Campus Quadrangle
SBC Project No: 166/009-11-2015
Requested Action: Approval to cancel a project

- E. Agency: **Tennessee Board of Regents – Motlow State Community College**
Project Title: Athletic Field Upgrades
SBC Project No: 166/021-02-2017
Requested Action: Approval to cancel a project

- F. Agency: **University of Memphis**
Project Title: Parking Expansion
SBC Project No: 367/007-01-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

- G. Agency: **Tennessee Technological University**
Project Title: Campus Consultants
SBC Project No: 364/000-01-2018
Requested Action: Approval of a procurement and proceeding with the process to select consultants

- H. Agency: **Tennessee Technological University**
Project Title: Capitol Quad Steam Line Replacement
SBC Project No: 364/011-01-2018
Requested Action: Approval of a project and proceeding with the process to select a designer

- I. Agency: **Department of Military**
Project Title: Comprehensive Energy and Water Audit Consultant (Statewide)
SBC Project No: 361/000-03-2018
Requested Action: Approval of a procurement and proceeding with the process to select a consultant

- J. Agency: Department of Military
Project Title: Clarksville Readiness Center Parking Improvements
SBC Project No: 361/011-01-2016
Requested Action: Approval to cancel a project
- K. Agency: Department of General Services
Project Title: BAS and Lighting Control (South Central Regional Health)
SBC Project No: 408/003-02-2015
Requested Action: Approval to cancel the project
- L. Agency: Department of General Services
Project Title: ADA Improvements (South Central Regional Health)
SBC Project No: 408/003-01-2015
Requested Action: Approval to cancel the project
- M. Agency: Department of General Services
Project Title: Library and Archives Building Elevator Backup Power
SBC Project No: 529/043-01-2016
Requested Action: Approval to cancel the project
- N. Agency: Department of General Services
Project Title: Energy Generation System (Statewide)
SBC Project No: 460/000-06-2015
Requested Action: Approval to cancel the project

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Statewide Interior Renovation Upgrades Phase II

Project Description: Interior renovations to bring spaces in-line with Alternative Workspace Solutions (AWS) standards including AWS office furnishings, associated data, and all required related work.

SBC Number: 529/000-09-2017

Total Project Budget: \$15,830,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	17/18	FRF CurrFunds-CapImp	(A)
	\$ 5,700,500.00	\$10,129,500.00	\$15,830,000.00			
Original Project Budget:	\$ 5,700,500.00					
Change in Funding:		\$10,129,500.00				
Revised Project Budget:			\$15,830,000.00			

Comment: The remaining portion of this FY17/18 line-item in the capital budget is being added to this project.

This work will be performed to consolidate Commerce and Insurance (C&I) from 9 floors onto 5 floors within the Davy Crockett Tower in Davidson County. This project will create approximately 85,000 SF of available space for future tenants to relocate. The project will include interior renovation of floors 8-12 to bring them up to State AWS standards.

Previous Action:

09/14/2017	SBC	Approved project and to select a designer
09/28/2017	ESC	Approved designer selection (Johnson & Associates Arch)
11/09/2017	SBC	Approved revision in funding
12/20/2017	OSA	Approved revision in funding
05/31/2018	OSA	Approved utilizing the JOC to perform the work

Minutes: 06/14/2018 SBC Approved a revision in funding

DEPARTMENT OF GENERAL SERVICES

Bid Activity Report

1. **TN Law Enforcement Training Academy**

TLETA HVAC Upgrades

SBC Project No. 700/002-01-2017

Bid Target: \$392,000.00

M.A.C.C. \$431,200.00

Bid date: 06/07/2018

SBC Action: Refer to ESC with authority to act

2. **Jackson Airport Armory**

Emergency Generator

SBC Project No. 361/042-01-2017

Bid Target: \$176,507.00

M.A.C.C. \$194,157.70

Bid date: 06/13/2018

SBC Action: Refer to ESC with authority to act

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Clement Building System Improvements

Project Description: This project will replace the HVAC, and electrical systems and make improvements to the plumbing system. An elevator will be added to remedy accessibility deficiencies. Code deficiencies will also be addressed and hazardous material will be abated as necessary.

SBC Number: 540/011-02-2014

Total Project Budget: \$7,722,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$7,000,000.00	\$0.00	\$7,000,000.00	14/15	CurrFunds-CapMaint	(A)
	0.00	722,000.00	722,000.00	11/12	CurrFunds-CapMaint	(R)
Original Project Budget:	<u>\$7,000,000.00</u>					
Change in Funding:		\$722,000.00				
Revised Project Budget:			\$7,722,000.00			

Comment: This increase is based on the designer's estimate for the State's approved scope for this last phase of the project. Increases are primarily due to deficiencies in verification of existing building conditions.

Previous Action: 07/10/2014 SBC Approved project and to select a designer
12/17/2014 ESC Approved designer selection (HNA Engineering)

Minutes: 06/14/2018 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

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: \$180,000,000.00

Source of Funding:	\$109,000,000.00	TSSBA	(A)
	37,400,000.00	Plant Funds (Aux-Athletics)	(A)
	33,600,000.00	Gifts	(O)

Comment: Two proposals were received on March 16, 2018. The notice of Intent to award was sent on May 8, 2018 naming The Christman Company as the best evaluated proposer. No protests were received in the protest period.

Previous Action:	02/09/2017	SBC	Referred to ESC with authority to act
	02/27/2017	ESC	Approved project and to select a programmer and consultant
	08/10/2017	SBC	Approved project and to select a designer
	11/20/2017	ESC	Approved designer selection (Cope Associates Architecture)
	12/14/2017	SBC	Approved a revision in project budget and funding and utilizing CM/GC

Minutes: 06/14/2018 SBC Approved awarding a CM/GC contract (The Christman Company)

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Engineering Services Facility

Project Description: This project will provide spaces for student services for the College of Engineering and research and instructional space for the Nuclear Engineering Department. The building location will be in the vicinity of Berry Hall (1939), Estabrook Hall (1898), and Pasqua (1925) buildings and may require demolition of these buildings.

SBC Number: 540/009-05-2016

Total Project Budget: \$129,000,000.00

Source of Funding:	\$ 90,250,000.00	17/18	CurrFunds-CapImp	(A)
	10,000,000.00		Gifts	(O)
	10,750,000.00		Plant Funds (Non-Aux)	(A)
	18,000,000.00		TSSBA	(A)

Previous Action:	04/18/2016	SBC	Approved preplanning a project and to select a designer
	01/23/2017	ESC	Approved designer selection (McCarty Holsaple McCarty, Inc.)
	07/13/2017	SBC	Approved a revision in project budget and funding to fully fund the project.
	12/14/2017	SBC	Approved utilizing CM/GC.
	04/12/2018	SBC	Approved awarding a CM/GC contract (Blaine Construction Corporation)

Minutes:	06/14/2018	SBC	President Joe DiPietro introduced Li Wang and Doug McCarty with McCarty Holsaple McCarty, Inc. Ms. Wang gave the presentation.
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Treasurer Lillard asked about the roof structure on the wings at the back of the building. Ms. Wang stated that the roofs on the two south wing building blocks will be flat. Treasurer Lillard pointed out that we have more problems with flat asphalt roof over gabled roofs and usually need more maintenance. Ms. Wang said they would take into consideration during the construction design phase.

Commissioner Martin asked how Estabrook Hall is being incorporated into the project. Doug McCarty stated that they will be incorporating design elements from Estabrook at the entry and the courtyard and will have an exhibit about the history of the building. They did studies on trying to save Estabrook Hall but it was not economically feasible.

Lieutenant Governor McNally asked if the Tickle Building is dedicated to engineering. Mr. McCarty replied that the building is for civil engineering.

The Commission approved the EDP as presented by McCarty Holsaple McCarty, Inc.

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: **Approval of a project and an update to the Master Plan** as approved by THEC and presented by Dober Lidsky Mathey/Lose & Associates

Project Title: APSU Campus Master Plan Update

Project Description: Update the original campus plan that was prepared in 2013 to reflect the change in land ownership and the implementation of the new University Strategic Plan.

SBC Number: 373/000-01-2018

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Plant Funds (Non-Aux) (A)

Comment: Dober Lidsky Mathey/Lose & Associates, Inc. was selected for this update under TBR project 166/003-04-2011 because they were used for the original Master Plan. TBR project 166/003-04-2011 is being cancelled so this item can be brought forward by APSU.

Minutes: 06/14/2018 SBC President Dr. Alisa White introduced Art Lidsky with Dober Lidsky Mathey. Mr. Lidsky gave the presentation. Secretary Hargett asked if there would be any buildings being demolished. Mr. Lidsky stated that Marks Hall is planned to be demolished and was in the original 2013 plan to be demolished.

The Commission approved the project and the update to the Master Plan as approved by THEC and presented by Dober Lidsky Mathey/Lose & Associates

TENNESSEE BOARD OF REGENTS

Austin Peay State University Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in project budget and approval of an EDP as recommended by the State Architect

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: \$410,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$340,000.00	\$70,000.00	\$410,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$340,000.00			
Change in Funding:		\$70,000.00		
Revised Project Budget:			\$410,000.00	

Comment: Funds are being added to meet the designer's estimate because of market conditions and the higher up-front costs of sustainable design.

Previous Action: 08/10/2017 SBC Approved project and to select a designer
08/21/2017 ESC Approved designer selection (Lyle Cook Martin Architects)

Minutes: 06/14/2018 SBC Treasurer Lillard asked how this building would be used. Dr. White, APSU stated that this will be the residence of the caretaker for the 440 acre farm. The prior residence was damaged and needs to be replaced. Treasurer Lillard asked about the cost of \$160 per square foot and asked if the university considers this reasonable. Dr. White replied that it is reasonable and they are trying to be green with this building as it is also a demonstration residence and the design works for the site. Dr. White stated that one thing lacking is a carport or garage but other than that it is a serviceable residence.

The Commission approved a revision in project budget and approval of an EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Concrete Industry Management

Project Description: Construct facility to house Concrete Industry Management Program, including offices, classrooms, and laboratories.

SBC Number: 166/009-01-2008

Original Project Budget: \$11,200,000.00

Project Expenditures: \$146,597.62

Source of Funding:

	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$10,600,000.00	(\$10,600,000.00)	\$ 0.00	Gift-in-Place	(O)
	600,000.00	(453,402.38)	146,597.62	Gifts	(O)
Original Project Budget:	\$11,200,000.00				
Change in Funding:		(\$11,053,402.38)			
Revised Project Budget:			\$146,597.62		

Comment: MTSU plans to change the site of the proposed facility, as identified in the 2016 campus Master Plan. The project will be brought forward for approval when adequate funding is secured.

Previous Action: 03/13/2008 SBC Approved project and selected designer (Bauer Askew Architecture)
 10/14/2008 ESC Approved revision in budget.

Minutes: 06/14/2018 SBC Approved cancellation of the project

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Parking Services Facility

Project Description: Construct a Parking Services Facility to include facilities for Parking Services, bus maintenance spaces, roadway, parking lot, and other related site improvements.

SBC Number: 166/009-02-2017

Total Project Budget: \$3,400,000.00

Source of Funding: \$2,000,000.00 TSSBA (parking) (O)
 1,400,000.00 Plant Funds (Aux-Parking) (O)

Previous Action: 06/19/2017 SBC Approved project and to select a designer and utilizing Best Value
 08/21/2017 ESC Approved designer selection (Johnson + Associates Architects)

Minutes: 06/14/2018 SBC Approved the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a revision in project budget and a guaranteed maximum price to perform the work

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: \$92,899,506.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$13,535,506.00	\$1,000,000.00	\$14,535,506.00	Plant Funds (Non-Aux)	(A)
	1,000,000.00	0.00	1,000,000.00	Gifts	(O)
	6,000,000.00	0.00	6,000,000.00	TSSBA (Student Fees)	(O)
	114,000.00	0.00	114,000.00	Student Fees	(A)
	<u>71,250,00.00</u>	<u>0.00</u>	<u>71,250,000</u>	16/17 CurrFunds-CapImp	(A)
Original Project Budget:	\$91,899,506.00				
Change in Funding:		\$1,000,000.00			
Revised Project Budget:			\$92,899,506.00		

Comment: The project budget has been increased to meet the Guaranteed Maximum Price (GMP) price. Trends currently impacting construction costs include a stressed and stretched labor force, particularly in masonry and MEP. The bids on this project reflect these trends. There were no subcontractor bids for masonry or MEP from the local market. Also, affecting the pricing is the impact seen on steel costs. Costs exceeded original estimates for the structural steel significantly due to recent federal trade tariffs.

Previous Action:

07/11/2013	SBC	Approved project and to select a designer
01/25/2016	ESC	Approved designer selection (Upland Design Group) Inc.)
08/11/2016	SBC	Approved utilizing CM/GC
10/13/2016	SBC	Approved revision in project budget and funding
11/10/2016	SBC	Approved awarding a CM/GC contract (Rentenbach Constructors)
12/08/2016	SBC	Approved revision in project budget and funding
08/10/2017	SBC	Approved EDP as presented by Upland Design Group

Minutes: 06/14/2018 SBC Approved a revision in project budget and a GMP

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee **

Requested Action: Approval of a revision in project budget and approval of the Early Design Phase as recommended by the State Architect

Project Title: Williamson County Center Relocation

Project Description: Construct an educational facility in Williamson County, including a parking garage.

SBC Number: 166/015-01-2012

Total Project Budget: \$58,680,000.00

Current Project Funding: \$48,980,000.00
(if not fully funded)

Source of Funding:	\$34,650,000.00	14/15	CurrFunds-CapImp	(A)
	3,850,000.00		Plant (Non-Auxiliary)	(A)
	1,000,000.00		Gifts	(O)
	2,850,000.00		Land Proceeds	(O)
	210,000.00	11/12	CurrFunds/CapImp	(R)
	500,000.00	16/17	CurrFunds/CapImp	(A)
	1,250,000.00	17/18	CurrFunds/CapImp	(A)
	750,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	270,000.00	17/18	CurrFunds-CapMaint	(A)
	3,650,000.00		TSSBA (Student Fees)	(O)

Comment: This EDP is for the 2nd of 3 phases and is for the parking garage. Total budget was inadvertently not increased when last funding was added to the project.

Previous Action:	05/10/2012	SBC	Approved project and to select a designer
	05/23/2012	ESC	Approved designer selection (Bauer Askew Architecture, PLLC.)
	06/13/2013	SBC	Approved EDP and issuance of RFP for CM/GC
	08/08/2013	SBC	Approved awarding a CM/GC contract (Hoar Construction, LLC)
	04/16/2014	SBC	Approved a revision in project budget and funding
	07/10/2014	SBC	Approved a revision in funding
	11/12/2015	SBC	Approved a revision in project budget and funding
	07/14/2016	SBC	Approved a revision in project budget and funding
	09/14/2017	SBC	Approved a revision in project budget and funding

Minutes: 06/14/2018 SBC Approved a revision in project budget and approval of the EDP as recommended by the State Architect

** Work will be done in Williamson County

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee **

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

Project Title: Campbell County Higher Ed Center Lab Expansion

Project Description: Provide for an addition to the Campbell County building that will include lab and classroom space for Anatomy and Physiology and other sciences.

SBC Number: 166/027-01-2016

Total Project Budget: \$1,242,385.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,100,000.00	\$ 0.00	\$1,100,000.00	16/17	CurrFunds/CapImprov	(A)
	50,000.00	0.00	50,000.00		Plant Funds (Non-Aux)	(A)
	0.00	92,385.00	92,385.00		Land Proceeds	(O)
Original Project Budget:	\$1,150,000.00					
Change in Funding:		\$92,385.00				
Revised Project Budget:			\$1,242,385.00			

Comment: Additional funds are being added for moveable equipment.

Previous Action:

07/14/2016	SBC	Approved project and to select a designer
07/25/2016	ESC	Approved designer selection (Community Tectonics Architects)
05/11/2017	SBC	Approved an EDP as recommended by the State Architect
06/26/2017	ESC	Approved a revision in funding in order to award contract

Minutes: 06/14/2018 SBC Approved a revision in project budget and funding

** Work to be done in Campbell County

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding and approval of the EDP as presented by Earl Swensson Associates

Project Title: Health Sciences Facility

Project Description: Construct new facility to house health sciences in Nursing, Occupational Therapy, Physical Therapy, Cardio-respiratory, and Health Management. Demolish Clement Hall.

SBC Number: 166/001-02-2016

Total Project Budget: \$38,800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$29,100,000.00	\$ 0.00	\$29,100,000.00	16/17	CurrFunds/CapImprov	(A)
	5,000,000.00	(5,000,000.00)	0.00		Federal Grant (Title III)	(F)
	3,950,000.00	5,000,000.00	8,950,000.00		TSSBA (Student Fees)	(O)
	750,000.00	0.00	750,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$38,800,000.00					
Change in Funding:		\$0.00				
Revised Project Budget:			\$38,800,000.00			

Previous Action:

07/14/2016	SBC	Approved project and to select a designer and utilizing CM/GC
10/13/2016	SBC	Approved a revision in funding
10/24/2016	ESC	Approved designer selection (Earl Swensson Associates)
03/08/2018	SBC	Approved awarding a CM/GC contract (Hoar Construction)

Minutes: 06/14/2018 SBC Chancellor Tydings introduced President Dr. Brenda Glover, TSU and Wendell Brown, Earl Swensson Associates. Dr. Glover thanked the State of Tennessee for the funding for the students. Mr. Brown gave the presentation stating that the project is in budget and on schedule for the fall of 2020.

Lieutenant Governor McNally asked what happened to the Federal Grant. Dr. Glover stated that the grant was a Title III and was not approved because of timing issues. Lieutenant Governor McNally asked if the fault was of the Federal Government or the school. Dr. Glover stated that it had to do with the timeframe with getting everything in place with the master plan. Lieutenant Governor McNally stated that it's hard to lose that amount of money and asked how it would be made up. Dr. Glover stated that they plan on repurposing the student fees, not increasing fees.

Lieutenant Governor McNally stated that a number of Higher Ed projects have a lot of windows and asked about the safety of the building particularly in light of recent school shootings. He observed that a possible shooter wouldn't appear to need to enter this building

to create a lot of damage. Mr. Brown replied that there have been many conversations about security and access to the building. Mr. Brown stated that there is always a balance he feels that the building transparency would aid in being able to see a shooter and know how to react. Mr. Brown stated that they are taking security with the utmost importance and will bring to the attention of campus police. Curtis Johnson, Chief of Staff with TSU stated that they have added access controls throughout the facility along with security cameras built into the existing system. There has also been staff training on how to utilize the facility and the features built into the facility.

The Commission approved a revision in project funding and the EDP as presented by Earl Swensson Associates

DEPARTMENT OF MILITARY

Statewide, Tennessee

Requested Action: Approval of a project utilizing the Value Added Reseller Contract to perform the work

Project Title: Statewide Energy Updates

Project Description: Construct solar photovoltaic (PV) collector arrays to generate electricity and LED lighting retrofits with lighting controls and related work.

SBC Number: 361/000-02-2018

Total Project Budget: \$1,500,000.00

Source of Funding:	\$ 750,000.00	TDEC Grant (Clean Energy)	(I)
	750,000.00	Federal Funds (NGB)	(F)

Comment: Solar panels and LED retrofits will be constructed at various facilities across the state including but not limited to Columbia Readiness Center (RC), Nashville Joint Forces Headquarters (JFHQ), Waverly RC, Cleveland RC, Maryville RC, New Tazewell RC, Rogersville RC, Dyersburg RC, Humboldt RC, Lebanon RC, Athens RC, Newport RC and Sweetwater RC.

The Value Added Reseller Contract (SBC #529/000-06-2015) is requested since this project is within the scope of that contract.

Minutes: 06/14/2018 SBC Lieutenant Governor McNally asked how Military would be obtaining the solar panels and photovoltaic collectors and if they had gone out for bid. Colonel Milligan stated that the VAR contractor would manage that with a design build approach. This is very similar to the project in Smyrna that was installed last year.

The Commission approved project utilizing the VAR.

DEPARTMENT OF MILITARY

Readiness Center, Waynesboro, Wayne County, Tennessee

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

Project Title: Waynesboro RC Parking Improvements

Project Description: Construct parking expansion to address a parking deficit and install security lighting, ADA-compliant sidewalks, and all required related work.

SBC Number: 361/100-01-2018

Total Project Budget: \$770,000.00

Source of Funding:	\$137,400.00	16/17	CurrFunds-CapImp	(R)
	55,100.00		Military Reserves (Sale of Real Estate)	(R)
	577,500.00		Federal Funds (NGB)	(F)

Comment: This request expands existing military and private vehicle parking lots that are undersized. Relocated parking will bring the site into conformance with mandated standoff distances, increase the amount of security fencing and provide lighting for anti-terrorism/force protection. This project is Military's highest priority for parking improvements. In order to utilize Federal funding, this request includes funding reallocation from Clarksville Parking Improvements 361/011-01-2016, and from the Military Reserves for Sale of Real Estate.

Minutes: 06/14/2018 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County Tennessee

Requested Action: Approval of a revision in project budget, and funding, and to extend the contract for up to an additional twelve months

Project Title: Private Management and Operation

Project Description: A private management and operations contract for TDOC and CCA for the operations and management of South Central Corrections Facility.

SBC Number: 142/018-01-2013

Total Project Budget: \$174,378,310.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$143,168,410.00	\$31,209,900.00	\$174,378,310.00	TDOC Op Funds (A)
Original Project Budget:	<u>\$143,168,410.00</u>			
Change in Funding:		\$31,209,900.00		
Revised Project Budget:			\$174,378,310.00	

Comment: The current contract (SBC No 142/018-01-2013) with Core Civic expires June 30, 2018. Due to an extension in the procurement schedule, both parties agree to extend the existing contract for up to an additional twelve months. State Building Commission approval is required pursuant to TCA §41-24-104 to extend the contract.

Previous Action:

02/14/2013	SBC	Referred to ESC with authority to act
03/25/2013	ESC	Approved project and issuing a RFP
05/09/2013	SBC	Referred to ESC with authority to act
05/20/2013	ESC	Deferred to next available meeting
06/13/2013	SBC	Approved contract subject to AG confirmation
05/12/2016	SBC	Referred to ESC with authority to act
06/09/2016	SBC	Approved a revision in funding and two year extension

Minutes: 06/14/2018 SBC Referred to ESC with authority to act

DEPARTMENT OF CORRECTION

Turney Center Industrial Complex, Only, Hickman County, Tennessee

Requested Action: Approval of a revision in funding and to cancel the project

Project Title: Minimum Security Housing Addition

Project Description: To construct a new 300 bed minimum security prototypical housing unit and utility infrastructure at this site.

SBC Number: 142/005-01-2007

Original Project Budget: \$10,099,300.00

Project Expenditures: \$ 427,892.47

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$10,000,000.00	(\$10,000,000.00)	\$ 0.00	2006	GOBonds CapImp	(R)
	99,300.00	(87,384.00)	11,916.00	06/07	CurrFunds-CapImp	(R)
	0.00	415,976.47	415,976.47	10/11	CurrFunds-CapImp (SA)	(R)
Original Project Budget:	\$10,099,300.00					
Change in Funding:		(\$ 9,671,407.53)				
Revised Project Budget:			\$427,892.47			

Comment: The Agency has requested cancellation of the project as it is no longer required due to changes in the housing program resulting in the reduction in the number of required minimum security beds. The project has been on hold since late 2009.

Previous Action:

06/27/2007	ESC	Approved project and designer (joint venture firm of Kline-Swinney / Rufus Johnson & Associates)
09/10/2009	SBC	Approved the EDP as presented by the joint venture firm of Kline-Swinney / Rufus Johnson & Associates and a revision in funding

Minutes: 06/14/2018 SBC Approved a revision in funding and cancellation of the project

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

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

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: \$1,337,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 362,000.00	\$975,000.00	\$1,337,000.00	UST Trust Settlement Fund (R)
Original Project Budget:	\$ 362,000.00			
Change in Funding:		\$975,000.00		
Revised Project Budget:			\$1,337,000.00	

Comment: Previous total project budget was \$900,000 and funded at \$362,000 for one site only based on TDEC's internal estimate. This request fully funds the project and increases the total project budget per the designer's design development estimate for the first site. The scope has not been changed; however, the preplanning estimate for the previous budget was not adequate for the project.

Previous Action:

05/12/2016	SBC	Approved project and to select a designer
07/25/2016	ESC	Approved designer selection (Triad Environmental Consultants)
08/10/2017	SBC	Approved utilizing Best Value

Minutes: 06/14/2018 SBC Approved a revision in project budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

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

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)

Previous Action: 08/10/2017 SBC Approved project and to select designer and utilizing GM/GC
 08/21/2017 ESC Approved designer selection (Renaissance Group, Inc)
 04/12/2018 SBC Approved awarding the CM/GC contract (Doster Construction)

Minutes: 06/14/2018 SBC Deputy Commissioner Brock Hill introduced Mike Terry with the Renaissance Group, Inc. Mr. Terry gave the presentation stating that the project is in budget and on schedule.

Treasurer Lillard asked if the inn is being renovated one floor at a time. Mr. Terry replied that the goal is to keep the inn open and they will be phasing the work one floor at a time. Treasurer Lillard asked how the restaurant and other public facilities would be affected. Mr. Terry replied that the restaurant will be more complicated than the guest rooms but the intent was to continue to offer these services throughout construction. Treasurer Lillard asked that the goal is to keep the operations as close to normal as possible and received an affirmation that was the intent.

The Commission approved the EDP as presented by Renaissance Group, Inc.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Montgomery Bell State Park, Burns, Dickson County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by EOA Architects

Project Title: Montgomery Bell 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: 126/054-01-2017

Total Project Budget: \$12,125,000.00

Source of Funding: \$12,125,000.00 16/17 CurrFunds-CampImp (A)

Previous Action: 09/14/2017 SBC Approved project and to select designer and utilizing CM/GC
 10/23/2017 ESC Approved designer selection (EOA Architects)
 04/12/2018 SBC Approved awarding the CM/GC contract (Doster Construction)

Minutes: 06/14/2018 SBC Deputy Commissioner Brock Hill introduced Josh Gruner and Kevin Hudson with EOA Architects. Mr. Hudson and Mr. Gruner gave the presentation stating that the project is in budget and on schedule.

The Commission approved the EDP as presented by EOA Architects.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

Requested Action: **Approval of the Early Design Phase** as presented by Earl Swensson Associates, Inc

Project Title: Fall Creek Falls Inn Replacement

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

SBC Number: 126/036-01-2017

Total Project Budget: \$29,400,000.00

Source of Funding:	\$	57,883.98	03/04	CurrFunds-CapImp	(R)
		1,282,858.61	2004	GOBonds-CapImp	(R)
		506,345.72	04/05	CurrFunds-CapImp	(R)
		8,909,041.39	2006	GOBonds-CapImp	(R)
		791,356.48	06/07	CurrFunds-CapImp	(R)
		100,224.32	07/08	CurrFunds-CapImp	(R)
		66,776.21	09/10	CurrFunds-CapImp	(R)
		477,413.29	10/11	CurrFunds-CapImp	(R)
		\$17,208,100.00	16/17	CurrFunds-CapImp	(A)

Previous Action: 11/09/2017 SBC Approved project and to select designer and utilizing CM/GC
 11/20/2017 ESC Approved designer selection (Earl Swensson Associates, Inc)
 03/08/2018 SBC Approved a revision in funding and awarding the CM/GC contract (Bell & Associates)

Minutes: 06/14/2018 SBC Deputy Commissioner Brock Hill introduced Brandon Keown and Ron Lustig with Earl Swensson Associates, Inc. Mr. Keown gave the presentation stating that the project is in budget and on schedule.

Treasurer Lillard asked where the current propane tanks are going. Mr. Keown stated that the current tanks have been sold and are being removed from site. The new design will be primarily electric and one tank buried underground for the fire elements.

Lieutenant Governor McNally asked about the timeline for the facility. Mr. Keown replied the substantial completion would be June 2020. Lieutenant Governor McNally asked how long the inn would be down. Deputy Commissioner Hill stated that the inn will be closed for two years and two months. Lieutenant Governor McNally stated that in previous renovations parts of the park have been able to stay partially open. Deputy Commissioner Hill stated that the thirty cabins are open and doing really well right now. This is a demolition and rebuild so there is no way to keep the inn open during construction. TDEC is continuing to support group sales at other parks.

Lieutenant Governor McNally asked about the employees. Deputy Commissioner Hill stated that TDEC has worked very hard to assure that everyone was offered a job. Lieutenant Governor McNally stated that this has been a big concern with Senator Bowling, Senator Bailey and Representative Sexton.

The Commission approved the EDP as presented by Earl Swensson Associates, Inc.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on May 10, 2018.

OSA Policy & Procedures

Reported revision of the policy regarding Construction Delivery Methods to be effective upon reporting.

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:** UT Knoxville
Location: Knoxville, Tennessee
Project Title: Alpha Gamma Rho
SBC Project No: 540/009-12-2014 **Approval Date:** 05/09/2018
Designer: Lewis Group Architects **Contractor:** Wright Contracting, Inc.
Construction Completion %: 84% **Targeted Substantial Completion:** 07/09/2018
Change Order No. 8 **Comment: Hidden Conditions/Codes/Error/Design Modifications**
Change Order Amount: \$64,044
Change Order Percentage: 3.71%
Cumulative Percentage: 25.16%
- This change order provides for trim needed to transition the existing ceiling light fixtures to the ceiling surface, discovered during demolition, as well as a regulator and new meter for the gas service, all termed as hidden conditions. The State Fire Marshal field inspector imposed additional costs and work to provide fire ratings at some existing ceilings, additional sprinkler heads, atrium requirements at the entry, heating of the stairwells, fire rated joints between room 203 and the building addition, secure wall rating in stairwells where wall heaters were recessed, and add a rated wall between the new addition and the existing rooms 205, 207, and 209. Work is also proposed as a part of designer error to provide additional dryer vent penetrations which was not addressed in the documents after the rebid. Some recourse is being proposed regarding the designer fee by the university. Also included is an owner imposed change to provide acoustical ceilings in the lower level corridors which resulted in modifications to HVAC supply diffusers and the sprinkler system.

Approved Project Funding

Original Bid Target: \$1,904,000
Base Contract Amount: \$1,724,000
Contingency: \$290,000

After This Change Order

Revised Contract Amount: \$2,157,678
Remaining Undedicated Funds: \$102,000

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** TBR Central Office
Location: Nashville, Tennessee
Project Title: Central Office Expansion
SBC Project No: 166/000-04-2017 **Approval Date:** 05/21/2018
Designer: J Holmes Architecture **Contractor:** Drake Creek Builders LLC
Construction Completion %: 53% **Targeted Substantial Completion:** 05/31/2018
Change Order No. 3 **Comment:** Added Scope
Change Order Amount: \$4,978.55 This change order addresses the owner's request to create a small, private meeting room for staff that was not initially programmed.
Change Order Percentage: 2.77%
Cumulative Percentage: 12.58%
Approved Project Funding
Original Bid Target: \$179,480 **After This Change Order**
Base Contract Amount: \$179,480 **Revised Contract Amount:** \$202,059.64
Contingency: \$20,520 **Remaining Undedicated Funds:** \$920.36
- 3) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation
Location: Lebanon, Tennessee
Project Title: ADA Upgrades – Cedars of Lebanon State Park
SBC Project No: 126/000-01-2015 **Approval Date:** 05/25/2018
Designer: Kline Swinney & Assoc. **Contractor:** Taheri Construction, LLC
Construction Completion %: 81% **Targeted Substantial Completion:** 09/01/2018
Change Order No. 4 **Comment:** Codes
Change Order Amount: \$32,717.22 This change order provides for the insulating and heating of the concrete modular restroom.
Change Order Percentage: 4.85%
Cumulative Percentage: 10.29%
Approved Project Funding
Original Bid Target: \$700,000 **After This Change Order**
Base Contract Amount: \$674,800 **Revised Contract Amount:** \$744,189.39
Contingency: \$70,000 **Remaining Undedicated Funds:** \$58,527.83
- 4) **State Procurement Agency:** STREAM **User Agency:** TN Wildlife Resources Agency
Location: Bartlett, Tennessee
Project Title: Bartlett Indoor Gun Range – HVAC Replacement
SBC Project No: 220/017-01-2016 **Approval Date:** 04/25/2018
Designer: HNA Engineering **Contractor:** Metro Mechanical
Construction Completion %: 95% **Targeted Substantial Completion:** 05/22/2018
Change Order No. 4 **Comment:** Omission
Change Order Amount: \$15,715 This change order work accommodates revisions based on exhaust issues and the State Fire Marshal's field review of the project. This work is for installation of 2 a/v alarms, relocation of 2 previously installed a/v alarms and roof top mechanical unit rewiring to meet codes.
Change Order Percentage: 4.94%
Cumulative Percentage: 14.22%
Approved Project Funding
Original Bid Target: \$320,102 **After This Change Order**
Base Contract Amount: \$318,000 **Revised Contract Amount:** \$363,683.03
Contingency: \$30,138 **Remaining Undedicated Funds:** \$24,770.97

- **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 / Department of Agriculture
Project Title: Moss Building Fire/Security Upgrades
SBC Project No. 100/000-01-2014
Designer: Smith Seckman Reid, Inc.
Amount: \$5,620.65
Explanation: This ASR is to compensate the designer for additional services related to performing 3 bids openings. The designer issued bid documents, performed multiple pre-bid meetings, and conducted multiple bid openings.
Approval Date: 05/21/2018

2) **State Procurement Agency:** STREAM / Department of General Services
Project Title: Security Building Renovations
SBC Project No. 529/028-01-2016
Designer: Goodwyn Mills Cawood
Amount: \$3,740.00
Explanation: This ASR addresses an owner requested change to relocate the workers lounge from a previous space, add a new metal staircase to the attic, relocating a door from a bathroom along with the relocation of a water heater and domestic water booster pump.
Approval Date: 05/11/2018

- **Subcontractor Replacement** (in accordance with Item 6.09 of the *SBC By-Laws, Policy & Procedures*)

1) **State Procurement Agency:** University of Tennessee – Knoxville
Project Title: Golf Team Facility
SBC Project No. 540/009-16-2016
General Contractor: Merit Construction, Inc.
Subcontractor: Shoun-Allen Masonry, Inc.
Replacement Sub(s): Merit Construction, Inc.
Approval Date: 05/30/2018

- **Bid Withdrawals** (in accordance with Item 5.01(D)(5)(d) of the *SBC By-Laws, Policy & Procedures*)

1) **Bidder:** Maxwell Roofing & Sheet Metal, Inc.
State Procurement Agency: Tennessee Board of Regents / Austin Peay State University
Project Location: Clarksville, Tennessee
Project Title: Roof Replacement
SBC Project No. 166/003-05-2017
Bid date: 04/25/2018
Designer: Lyle Cook Martin Architects
Comment: Contractor pricing calculation was based on the wrong scale resulting in an underbid of ~\$150,000, both the SPA and the Designer were in agreement that this was a system error and not an intentional oversight.
Approval Date: 05/25/2018

Initial Approvals of Capital Projects

- Reported the following six capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee
Location: Chattanooga, Tennessee
Project Title: EMCS Student Success Center & Classroom Renovations
Project Description: This project will reconfigure and renovate the Engineering/Math/Computer Science Building Student Success Center offices and classrooms to meet ADA and code requirements and provide more capacity.
SBC Project No. 540/005-04-218
Total Project Budget: \$245,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved utilizing Campus Consultant for design
Approval Date: 05/11/2018
 - 2) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Coleman Research Chambers
Project Description: This project will renovate the Lab Animal Care Unit to accommodate 2 new research chambers.
SBC Project No. 540/013-01-2018
Total Project Budget: \$495,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design and Campus Procurement for a portion of the work.
Approval Date: 05/11/2018
 - 3) **State Procurement Agency:** University of Tennessee
Location: Tullahoma, Tennessee
Project Title: UTSI Building 8185 Repairs
Project Description: This project will repair Building 8185 Propulsion Lab damages caused by an explosion in Bay 4. The repairs will include replacement and/or repair of the roof, interior space, and exterior portions of the building.
SBC Project No. 540/020-01-2018
Total Project Budget: \$300,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a project and utilizing Campus Consultant for design and a Central Procurement contract for construction.
Approval Date: 05/11/2018

- 4) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Hayes House Envelope Repairs
Project Description: Exterior envelope and maintenance repairs in order to preserve the historic integrity and all required related work.
SBC Project No. 373/003-06-2018
Total Project Budget: \$180,000
Source of Funding: Plant Funds (Non-Aux)
Approval: Approved a project and to select a designer.
Approval Date: 05/18/2018
- 5) **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College
Location: Jackson, Tennessee
Project Title: Maintenance Roof Replacement
Project Description: Remove and replace existing roof membrane, iso-boards, and all related flashings on the Maintenance and Operations Building. Replace or repair scuppers and roof drainage to proper grade to ensure optimum drainage. Repair all electrical issues caused by severe roof leaks.
SBC Project No. 166/019-01-2018
Total Project Budget: \$300,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a project and to select a designer.
Approval Date: 05/18/2018
- 6) **State Procurement Agency:** STREAM / Department of Military
Location: Nashville, Tennessee
Project Title: Berry Field Building 757 Chiller Replacement
Project Description: This project will replace a 190 ton chiller and all related work.
SBC Project No. 361/104-01-2018
Total Project Budget: \$198,000
Source of Funding: Federal Funds (NGB)
Approval: Approved a project utilizing Agency Resources for design and CPO contract for construction.
Approval Date: 05/10/2018

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Tennessee Tower 30th Floor Upgrades
Project Description: Interior renovations including kitchen and restroom upgrades, and all required related work.
SBC Project No. 529/079-02-2017
Total Project Budget: \$1,000,000
Source of Funding: 17/18 FRF CurrFunds-CapImp (A)
Approval: Approved utilizing Best Value.
Approval Date: 05/29/2018

- Reported the following three approvals of a revision in funding for capital project in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** STREAM / Department of Agriculture
Location: Nashville, Tennessee
Project Title: Ellington Agriculture Center Campus Upgrades – Interior Renovations
Project Description: Provide interior and entry upgrades to existing buildings on the Ellington Agricultural Center Campus.
SBC Project No. 100/000-03-2014
Total Project Budget: \$3,901,761.66
Source of Funding:

\$ 300,000.00	13/14	FRF CurrFunds-CapMaint	(A)
\$2,840,000.00	12/13	FRF CurrFunds-CapMaint	(A)
\$ 98,661.66	11/12	FRF CurrFunds-CapMaint/Energy	(A/R)
\$ 413,100.00		FRF Reserves	(R)
\$ 250,000.00	08/09	ADA Funds	(R)

Approval: Approved a revision in funding.
Approval Date: 05/18/2018

- 2) **State Procurement Agency:** STREAM / Department of Children’s Services
Location: Nashville, Tennessee
Project Title: New Visions Youth Development Center Upgrades
Project Description: Update existing infrastructure systems to complete upgrades to reinstate the facility as a functioning youth development center and all related work.
SBC Project No. 144/004-01-2015
Total Project Budget: \$5,800,000
Source of Funding:

\$1,621,500	11/12	CurrFunds-CapMaint	(R)
\$ 478,500	12/13	CurrFunds-CapMaint	(R)
\$2,675,200	14/15	CurrFunds-CapImprov	(A)
\$1,024,800	15/16	CurrFunds-CapImprov	(A)

Approval: Approved a revision in funding.
Approval Date: 05/18/2018

- 3) **State Procurement Agency:** STREAM / Department of General Services
Location: Statewide, Tennessee
Project Title: Job Order Contract – FRF
Project Description: Job Order Contract (JOC) will provide a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.
SBC Project No. 529/000-01-2013
Total Project Budget: \$7,100,000
Source of Funding:

\$ 500,000	2013	FRF Op Funds	(A/O)
\$ 500,000	2014	FRF Op Funds	(A/O)
\$1,250,000		Various Agency Funds	(A/O)
\$4,750,000		Various Project Funds	(A/O)
\$ 100,000	14/15	ADA Funds	(A)

Approval: Approved a revision in funding.
Approval Date: 05/11/2018

Approvals of Acquisitions and Disposals of State Property

- Reported the following three acquisitions of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 18-02-002
Location: North Chickamauga Creek Wildlife Management Area
Hamilton County – 6+/- acres – Middle Valley Road, Chattanooga, TN
Owner(s): James W. Ascough and Ann M. Ascough
Estimated Purchase Price: Fair Market Value
Source of Funding: 17/18 Wetlands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal.
Approval Date: 05/21/2018
 - 2) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 18-03-002
Location: North Chickamauga Creek Wildlife Management Area
Hamilton County – 21.86+/- acres – Middle Valley Road, Chattanooga, TN
Owner(s): Sonya Schnur
Estimated Purchase Price: Fair Market Value
Source of Funding: 17/18 Wetlands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal.
Approval Date: 05/21/2018
 - 3) **State Procurement Agency:** East Tennessee State University
Transaction Description: Transaction No. 18-05-002
Location: East Tennessee State University
Washington County – 1.13 +/- acres – 1300 Suncrest Drive, Gray, Tennessee
Owner(s): Crossroad Christian Church
Estimated Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal.
Approval Date: 05/23/2018

Report of Items Submitted to the SBC

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

Other Business

Secretary Hargett stated that there were several presentations for projects that were within budget. Given the national conversations regarding tariffs and labor issues here in Tennessee, Secretary Hargett asked State Architect McGauran to prepare a one page summary for the Commission about expectations regarding increased costs that could impact projects coming before the Commission. State Architect McGauran stated that she would be happy to get that information.

There being no further business, the meeting adjourned at 12:25 a.m.

* * * * *

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Campus Beautification Projects

Project Description: This project will provide several projects toward the continuing Campus initiative to improve the aesthetics landscaping and site amenities. This includes the Hill, Circle Drive, Middle Way Drive, and Estabrook Road. Improvements will include pavement, site walls, signage, seating, lighting, planting, and irrigation.

SBC Number: 540/009-03-2018

Total Project Budget: \$2,000,000.00

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

Comment: This is an FY 16/17 Disclosed project in the capital budget. The project description has been modified from the FY 16/17 capital budget for clarity. This project will have multiple subprojects.

Minutes: 06/14/2018 SBC Approved project and to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Residence Hall Improvements

Project Description: This project will renovate existing residence halls including Reese Hall and chiller plant. Improvements include building envelope issues; mechanical, HVAC and other building systems; infrastructure replacement; finishes and architectural enhancements; and furnishings and equipment replacement.

SBC Number: 540/009-04-2018

Total Project Budget: \$10,000,000.00

Current Project Funding: \$ 9,000,000.00
(if not fully funded)

Source of Funding: \$ 9,000,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is an FY 16/17 **Disclosed** project in the capital budget. The project description has been modified from the FY 16/17 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: 06/14/2018 SBC Approved project and to select a designer.

TENNESSEE BOARD OF REGENTSAustin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Master Plan Update

Project Description: Update Master Plan

SBC Number: 166/003-04-2011

Original Project Budget: \$440,000.00

Project Expenditures: \$286,400.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$440,000.00	(\$153,600.00)	\$286,400.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$440,000.00				
Change in Funding:		(\$153,600.00)			
Revised Project Budget:			\$286,400.00		

Comment: APSU will bring forward a separate project for this scope, utilizing the same consultant.

Previous Action:

09/08/2011	SBC	Approved issuance of RFP
05/10/2012	SBC	Approved consultant selection (Dober Lidsky Mathey)
08/08/2013	SBC	Approved master plan
02/09/2017	SBC	Approved a revision in project budget

Minutes: 06/14/2018 SBC Approved cancellation of the project.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Campus Quadrangle

Project Description: Make site improvements in the central campus quadrangle, including sidewalks, lighting, landscaping, grading, drainage, utility coordination, and signage.

SBC Number: 166/009-11-2015

Original Project Budget: \$2,000,000.00

Project Expenditures: \$ 20,493.45

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 135,000.00	(\$114,506.05)	\$20,493.45	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$ 135,000.00			
Change in Funding:		(\$114,506.05)		
Revised Project Budget:			\$20,493.45	

Comment: Scope cannot be completed within approved budget. The campus will cancel the project and re-evaluate.

Previous Action: 10/13/2015 SBC Approved project and to select a designer
 12/21/2015 ESC Approved designer selection (Hodgson & Douglas)

Minutes: 06/14/2018 SBC Approved cancellation of the project.

TENNESSEE BOARD OF REGENTSMotlow State Community College, Lynchburg, Moore County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Athletic Field Upgrades

Project Description: Upgrade playing fields to accommodate women's soccer team, including stands and lighting.

SBC Number: 166/021-02-2017

Original Project Budget: \$480,000.00

Project Expenditures: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$180,000.00	(\$180,000.00)	\$0.00	Gifts	(O)
	\$300,000.00	(\$300,000.00)	0.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$480,000.00				
Change in Funding:		(\$480,000.00)			
Revised Project Budget:			\$0.00		

Comment: Project is no longer a priority for the campus.

Previous Action: 05/22/2017 ESC Approved designer selection (Heibert + Ball Land Design)
06/19/2017 SBC Approved project and to select a designer

Minutes: 06/14/2018 SBC Approved cancellation of the project.

UNIVERSITY OF MEMPHISUniversity of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Parking Expansion

Project Description: Construction of three new surface parking lots and repaving of one existing parking lot. Nine rental houses will be demolished as part of the project. Approximately 550 parking spaces will be constructed and over 100 spaces will be repaved.

SBC Number: 367/007-01-2018

Total Project Budget: \$2,000,000.00

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

Comment: This project was disclosed by THEC as an amendment to the FY 2017 – 18 budget on October 13, 2017.

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

Minutes: 06/14/2018 SBC Approved project and to select a designer.

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a procurement and proceeding with the process to select consultants

Project Title: Campus Consultants

Project Description: Professional service consultants for Architecture (2), MEP Engineering (2), Civil Engineering, Structural Engineering, ADA, Environmental and Building Envelope.

SBC Number: 364/000-01-2018

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 Plant Funds (Non-Aux) (A)

Comment: This project will serve Campus' needs for professional consultant services for a term of three years with the option to renew selected contracts for an additional two years, for a maximum of five years.

Minutes: 06/14/2018 SBC Approved procurement and to select consultants.

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Capitol Quad Steam Line Replacement

Project Description: Replace the steam lines, condensate lines, and related equipment serving Capitol Quad.

SBC Number: 364/011-01-2018

Total Project Budget: \$1,980,000.00

Source of Funding: \$1,980,000.00 Plant Funds (Aux-Housing) (A)

Comment: Capitol Quad steam lines serve Maddux/McCord, Browning/Evins, Warf/Ellington and Cooper/Dunn Residence Halls. This project was disclosed in the FY17/18 disclosure amendment.

Minutes: 06/14/2018 SBC Approved project and to select a designer.

DEPARTMENT OF MILITARY

Statewide, Tennessee

Requested Action: Approval of a procurement and proceeding with the process to select a consultant

Project Title: Comprehensive Energy and Water Audit Consultant

Project Description: Engineering consultant to perform energy and water audits at Military facilities.

SBC Number: 361/000-03-2018

Total Project Budget: \$197,000.00

Source of Funding: \$197,000.00 Federal Funds (NGB) (F)

Comment: The Department of Military is required by Federal Mandate to conduct energy and water audits of its federal facilities. The proposed contract will be for a one (1) year term with four (4) – one (1) year extensions. The funding is for the initial year of the contract.

Minutes: 06/14/2018 SBC Approved procurement and to select a consultant

DEPARTMENT OF MILITARY

Readiness Center, Clarksville, Montgomery County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Clarksville RC Parking Improvements

Project Description: Construct parking expansion to address a parking deficit and install security lighting, ADA-compliant sidewalks, other appurtenances and all required related work.

SBC Number: 361/011-01-2016

Original Project Budget: \$580,000.00

Project Expenditures: \$ 30,231.21

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$145,000.00	(\$137,442.21)	\$ 7,557.79	16/17	CurrFunds-CapImp	(A)
	435,000.00	(412,326.58)	22,673.42		Federal Funds	(F)
Original Project Budget:	\$580,000.00					
Change in Funding:		(\$549,768.79)				
Revised Project Budget:			\$30,231.21			

Comment: This Request is to cancel the Clarksville RC Parking Improvement project. Clarksville has been approved for a new Readiness Center and the parking improvements are not needed. Unused funds will reallocate to the Waynesboro Parking Improvements project 361/100-01-2018, Military's next highest priority for parking improvements.

Previous Action:

07/14/2016	SBC	Approved project and to select a designer
07/25/2016	ESC	Approved designer selection (4Site, Inc)
05/16/2017	OSA	Approved revision in funding

Minutes: 06/14/2018 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICES

South Central Regional Health, Columbia, Maury County, Tennessee

Requested Action: Approval to cancel the project

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

Original Project Budget: \$205,000.00

Project Expenditures: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$205,000.00	(\$205,000.00)	\$0.00	15/16	FRF CurrFunds-CapMaint(EmPower)	(A/R)
Original Project Budget:	\$205,000.00					
Change in Funding:		(\$205,000.00)				
Revised Project Budget:			\$0.00			

Comment: Project cancellation is requested due to the sale of this building.

Previous Action: 11/12/2015 SBC Approved project and utilizing JOC
 08/10/2017 SBC Approved a revision in funding and utilizing VAR to perform the work

Minutes: 06/14/2018 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICESSouth Central Regional Health, Columbia, Maury County, Tennessee

Requested Action: Approval to cancel the project

Project Title: ADA Improvements

Project Description: Interior and exterior renovations to bring the facility up to current ADA standards and related work.

SBC Number: 408/003-01-2015

Original Project Budget: \$356,000.00

Project Expenditures: \$ 17,811.73

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 91,000.00	(\$89,032.62)	\$ 1,967.38	95/96	CurrFunds-CapMaint(ADA)	(R)
	265,000.00	(249,155.65)	15,844.35	09/10	CurrFunds-CapMaint(ADA)	(R)
Original Project Budget:	<u>\$356,000.00</u>					
Change in Funding:		(\$338,188.27)				
Revised Project Budget:			\$17,811.73			

Comment: Project cancellation is requested due to the sale of this building.

Previous Action: 10/13/2015 SBC Approved project and utilizing JOC and Agency Consultant
05/11/2017 SBC Approved a revision in project budget and funding

Minutes: 06/14/2018 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICES

Library and Archives Building, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Library and Archives Bldg. Elevator Backup Power

Project Description: Install backup power to the existing elevators and all required related work.

SBC Number: 529/043-01-2016

Original Project Budget: \$424,600.00

Project Expenditures: \$ 3,571.70

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$424,600.00	(\$421,028.30)	\$3,571.70	16/17	FRF CurrFunds-CapImp	(A)
Original Project Budget:	\$424,600.00					
Change in Funding:		(\$421,028.30)				
Revised Project Budget:			\$3,571.70			

Comment: Project cancellation is requested due to this work being addressed in the future renovation of this building. The remaining funds will be earmarked for the New Library and Archives Building (SBC #529/043-01-2005) and used if needed.

Previous Action: 09/08/2016 SBC Approved project and to select a designer
 10/24/2016 ESC Approved designer selection (Smith Seckman Reid)

Minutes: 06/14/2018 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: Approval to cancel the project

Project Title: Energy Generation Systems

Project Description: Generation of electricity from systems installed and maintained by others and located on State owned properties.

SBC Number: 460/000-06-2015

Comment: Following conversations with local utility providers, it was decided this was not in the best interest for the State to pursue. A contract was never executed.

Previous Action:

09/10/2015	SBC	Referred to ESC with authority to act
09/21/2015	ESC	Agency requested deferral to called meeting
09/23/2015	ESC	Approved project, scope and issuing a RFP
12/17/2015	SBC	Approved awarding a contract (Hannah Solar)
06/09/2016	SBC	Approved issuing a RFP for PPA; Referred award to ESC
10/24/2016	ESC	Approved awarding a contract (Hannah Solar)

Minutes: 06/14/2018 SBC Approved cancellation of the project.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State