

MINUTES
STATE BUILDING COMMISSION
March 8, 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 11:12 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Beth Harwell, Speaker of the House of Representatives

ORGANIZATION

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

PRESENTER

President Joe DiPietro
Major General Terry M. Haston
Commissioner Tony Parker
Chief Operating Officer Jeremy Ross
Director of Facilities Management David Benton
Deputy Commissioner John Hull
Executive Director of Facilities Dick Tracy
Assistant State Architect Alan Robertson

OTHER PARTICIPANTS

Senator Ed Jackson
Mark Gwyn, Director of Tennessee Bureau of Investigation
Jeff Castor, Lewis Group Architects
Patrick Neuber, Goodwyn, Mills & Cawood, Inc. Architects
Tom Bauer, Bauer Askew Architecture

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Johnson Obear Apartments Utility Connections

Project Description: This project would provide connections from mechanical distribution manhole to both Johnson Obear (1995) phase 1 & 2 main mechanical rooms, add heat exchangers for heating water and domestic hot water; and tertiary pumps for chilled water. Project would also demo the existing stand-alone chillers and boilers.

SBC Number: 540/005-02-2015

Total Project Budget: \$1,200,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 800,000.00	\$400,000.00	\$1,200,000.00	Plant Funds (Aux-Housing) (A)
Original Project Budget:	\$ 800,000.00			
Change in Funding:		\$400,000.00		
Revised Project Budget:			\$1,200,000.00	

Comment: Additional funding is based on the designer's estimate and State's requested scope.

Previous Action: 06/11/2015 SBC Approved a project, budget, scope, source of funding and proceeding with the process to select a designer.
 08/24/2015 ESC Approved designer selection (March Adams & Associates, Inc.)

Minutes: 03/08/2018 SBC Approved a revision in project budget and funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Fire Safety Upgrades – Ph I

Project Description: This project will provide fire safety upgrades to multiple buildings including Ferris Hall, Perkins Hall, Nielsen Physics, Dabney/Buehler, Austin Peay, College of Nursing, Jessie Harris, Earth and Planetary Sciences, and *Hodges Library*.

SBC Number: 540/009-11-2015

Total Project Budget: \$3,800,000.00

Source of Funding: \$ 800,000.00 15/16 CurrFunds-CapMaint (A)
 \$3,000,000.00 2015 GO Bonds-CapMaint (A)

Comment: This request adds scope for *Hodges Library*. The work is anticipated to be accomplished within the existing project funding.

Previous Action: 09/10/2015 SBC Approved project and to select a designer
 05/12/2016 SBC Approved award of a contract for a bid above the subproject MACC.

Minutes: 03/08/2018 SBC Approved a revision in project scope.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Golf Team Facility

Project Description: This project will construct a new Golf Team Facility providing space for the men's and women's golf program and areas for public functions. Project will also include an addition to the maintenance building for grounds maintenance staff.

SBC Number: 540/009-16-2016

Total Project Budget: \$3,900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,400,000.00	\$119,000.00	\$2,519,000.00	Gifts	(O)
	1,300,000.00	81,000.00	1,381,000.00	Plant Funds (Aux-Athletics)	(A)
Original Project Budget:	<u>\$3,700,000.00</u>				
Change in Funding:		\$200,000.00			
Revised Project Budget:			\$3,900,000.00		

Comment: Three bids were received on January 23, 2018. An increase in funding is needed to award a contract to Merit Construction, Inc. for the base bid and one alternate. There will be no additional designer fees.

Previous Action:

08/11/2016	SBC	Approved project with process to select a designer
08/22/2016	ESC	Approved designer (Blankenship & Partners)
03/09/2017	SBC	Approved utilization of Best Value alternative delivery method
05/11/2017	SBC	Approved the Early Design Phase as recommended by the State Architect.
09/14/2017	SBC	Approved a revision in project budget, funding and sources of funding and approved revised EDP as recommended by the State Architect.

Minutes: 03/08/2018 SBC Approved a revision in project budget and funding in order to award a contract.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Window Replacements and Masonry Repairs

Project Description: This project is to perform masonry repairs and window replacements for Jessie Harris (1926), Ferris (1948), Hoskins Library (1930), and Perkins Hall (1948). This will include tuckpointing, waterproofing, and any necessary structural remediation. This project will also replace entry doors at Hodges Library (1966, reconstructed 1989).

SBC Number: 540/009-11-2016

Total Project Budget: \$6,572,000.00

Source of Funding:	Original	Change	Revised			
	\$5,400,000.00	\$0.00	\$5,400,000.00	16/17	CurrFunds-CapMaint	(A)
	0.00	177,101.95	177,101.95	2004	GO Bonds-CapMaint	(R)
	0.00	178,882.54	178,882.54	04/05	CurrFunds-CapMaint	(R)
	0.00	274,406.09	274,406.09	2005	GO Bonds-CapMaint	(R)
	0.00	454,582.80	454,582.80	05/06	CurrFunds-CapMaint	(R)
	0.00	87,026.62	87,026.62	06/07	CurrFunds-CapMaint	(R)

Original Project Budget: \$5,400,000.00

Change in Funding: \$1,172,000.00

Revised Project Budget: \$6,572,000.00

Comment: Additional funding is needed to cover the cost of windows in Perkins Hall. As previously reported, the Tennessee Historical Commission (THC) requests to look at the design drawings of this alteration, prior to issuing for construction, to insure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties and the University is continuing to work with the THC.

Previous Action: 07/14/2016 SBC Approved a project, budget, scope, funding and source of funding and proceeding with the process to select a designer.

02/27/2017 ESC Approved designer selection (Lindsay & Maples Architects, Inc.)

Minutes: 03/08/2018 SBC Approved a revision in project budget and funding.

DEPARTMENT OF MILITARY

Statewide, Tennessee

Requested Action: **Approval to award a contract to a previously selected consultant**

Project Title: BUILDER SMS Consultant

Project Description: Consultant to assist the agency with infrastructure assessment services and project planning efforts.

SBC Number: 361/000-01-2018

Total Project Budget: \$350,000.00

Source of Funding: \$350,000.00 Federal Funds (NGB) (F)

Comment: All Tennessee Army National Guard Facilities are, by Federal mandate, required to be assessed by a Professional Services Consultant using the Builder Sustainment Management System (SMS) no later than the end of 2021. A consultant, Jacobs Engineering Group Inc., was selected using Federal competitive procurement procedures. The proposed contract will be for a one (1) year term with 4 – one (1) year extensions. The funding is for the initial year of the contract.

Minutes: 03/08/2018 SBC Approved awarding a contract to a previously selected consultant.

DEPARTMENT OF CORRECTION

Tennessee State Prison, Nashville, Davidson County, Tennessee

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

Project Title: Castle Building Renovations and Additions

Project Description: Provide a revision to the previously initiated Master Plan study to determine the most beneficial use of the existing Tennessee State Prison (TSP) campus and buildings and the excess land at the nearby Cockrill Bend site and provide Pre-Planning Design Services for the development of the Castle and associated buildings in order to develop a proper scope and budget.

SBC Number: 142/007-01-2012

Total Project Budget: \$27,000,000.00

Current Funding: \$ 169,911.33

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 100,000.00	\$ (97,189.27)	\$ 2,810.73	12/13	TDOC Op Funds	(A)
	700,000.00	(532,899.40)	167,100.60	12/13	DGS Op Funds (PrePlan)	(A)
Original Project Budget:	\$ 800,000.00					
Change in Funding:		\$(630,088.67)				
Revised Project Budget:			\$169,911.33			

Comment: The Agency has requested cancellation of the project as it is no longer necessary.

Previous Action: 08/20/2012 SBC Approved Preplan Project & Designer

Minutes: 03/08/2018 SBC Approved cancellation of the project.

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County Tennessee

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

Project Title: Private Management and Operation

Project Description: A private management and operations contract for TDOC. The contract will be a three (3) year contract with a two (2) year option.

SBC Number: 142/018-01-2018

Comment: TDOC conducted a comparative analysis in accordance with TCA §41-24-105 which found an operational cost savings greater than five percent, an equivalent quality of service as State-operated facilities, and no strategic issue with continuing the private management and operation of the facility. As a result of this analysis, TDOC believes continuing to utilize private management and operation services at this facility is the best approach at this time.

The current agreement (SBC No 142/018-01-2013) with Core Civic expires June 30, 2018, and a new management and operations contractor will be selected. The contract term will be from July 1, 2018, to June 30, 2021. State Building Commission approval is required pursuant to TCA §41-24-104.

Minutes: 03/08/2018 SBC Referred to the Executive Subcommittee with authority to act in order to allow additional time to ensure the statutory requirements are met ahead of this time sensitive item.

EAST TENNESSEE STATE UNIVERSITY

Statewide, Tennessee

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

Project Title: Campus Consultants

Project Description: Professional service consultants for Architecture and MEP Engineering.

SBC Number: 369/000-01-2018

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 Plant Funds (Non-Aux) (A)

Comment: This project will serve the 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: 03/08/2018 SBC Approved a project and proceeding with the process to select consultants.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

Requested Action: Approval of a revision in funding and to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

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:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$17,208,100.00	\$ 0.00	\$17,208,100.00	16/17	CurrFunds-CapImp	(A)
	0.00	57,883.98	57,883.98	03/04	CurrFunds-CapImp	(R)
	0.00	506,345.72	506,345.72	04/05	CurrFunds-CapImp	(R)
	0.00	791,356.48	791,356.48	06/07	CurrFunds-CapImp	(R)
	0.00	100,224.32	100,224.32	07/08	CurrFunds-CapImp	(R)
	0.00	66,776.21	66,776.21	09/10	CurrFunds-CapImp	(R)
	0.00	477,413.29	477,413.29	10/11	CurrFunds-CapImp	(R)
	0.00	1,282,858.61	1,282,858.61	2004	GOBonds-CapImp	(R)
	0.00	8,909,041.39	8,909,041.39	2006	GOBonds-CapImp	(R)

Original Project Budget:	\$17,208,100.00	
Change in Funding:		\$12,191,900.00
Revised Project Budget:		\$29,400,000.00

Comment: The State received five (5) responses on Tuesday, January 30, 2018. The Notice of Intent to award was issued on Wednesday, February 14, 2018 naming Bell & Associates as the best evaluated proposer. No protests were received during the protest period.

Previous Action: 11/09/2017 SBC Approved project, budget, scope, funding and source of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method.
 11/20/2017 ESC Approved designer selection (Earl Swennsson Associates, Inc)

Minutes: 03/08/2018 SBC Treasurer Lillard asked about the provisions for the employees. Lieutenant Governor McNally asked that a list of affected employees and related information be provided to the Commission. David Benton replied that TDEC is actively searching for positions for affected employees and would provide the requested information. The Lieutenant Governor asked for a timeline of when the inn will reopen. Mr. Benton stated that the timeline for the inn to reopen is the summer of 2020.

The Commission approved a revision in funding and awarding a contract to the best evaluated proposer (Bell & Associates) for a Construction Manager/General Contractor.

DEPARTMENT OF GENERAL SERVICES

Regional Consolidated Facility, Jackson, Madison County, Tennessee

Requested Action: **Approval of Early Design Phase presentation** as presented by Lewis Group Architects

Project Title: New Jackson Crime Lab Consolidated Facility

Project Description: The project will design and construct a Consolidated Regional TBI Headquarters.

SBC Number: 500/004-01-2016

Total Project Budget: \$24,505,400.00

Source of Funding: \$24,505,400.00 16/17 FRF CurrFunds-CapImp (A)

Previous Action: 08/11/2016 SBC Approved project and to select designer utilizing CM/GC
 04/24/2017 ESC Approved designer selection (The Lewis Group Architects, Inc.)
 09/14/2017 SBC Referred to ESC with authority to act
 09/28/2017 ESC Approved CM/GC selection (Turner Construction Co.)
 10/12/2017 SBC Approved Utility Grant

Minutes: 03/08/2018 SBC Deputy Commissioner Hull introduced Jeff Castor with the Lewis Group Architects. Mr. Castor gave the presentation and stated that the project is in budget and on schedule. Lieutenant Governor McNally asked if the building is being named after a TBI agent that was killed in the line of duty and Mr. Castor replied "yes".

Mark Gwyn, Director of TBI was introduced and he stated that he is proud to see the building progressing and is needed. He stated that 85% of the submissions to the laboratory come from Madison County and the surrounding counties. Director Gwyn stated he is glad to have this facility in the hub of West Tennessee and that all law enforcement will be better served.

Lieutenant Governor thanked Senator Jackson, in attendance, and Representative Eldridge for their support of this project. Senator Jackson stated that this is a much needed facility and will make a positive difference. Senator Jackson thanked everyone for this.

The Commission approved the Early Design Phase presentation as presented by Lewis Group Architects.

DEPARTMENT OF GENERAL SERVICES

THP District 8 Headquarters, Jackson, Madison County, Tennessee

Requested Action: **Approval of Early Design Phase presentation** as presented by Goodwyn, Mills & Cawood, Inc. Architects

Project Title: New Jackson THP District Headquarters

Project Description: Construct a new headquarters.

SBC Number: 502/006-01-2016

Total Project Budget: \$8,348,100.00

Source of Funding: \$8,348,100.00 16/17 FRF CurrFunds-CapImp (A)

Previous Action: 07/14/2016 SBC Approved project and to select a designer
 07/25/2016 ESC Approved designer selection (Goodwyn Mills Cawood)
 10/12/2017 SBC Approved Utility Grant

Minutes: 03/08/2018 SBC Deputy Commissioner Hull introduced Patrick Neuber with Goodwyn, Mills & Cawood, Inc. Architects. Mr. Neuber gave the presentation. Lieutenant Governor McNally asked if a name for the building had been selected and Mr. Neuber replied not to his knowledge. Lieutenant Governor stated that it would be appropriate to name the building after an officer that had been killed in the line of duty.

Lieutenant Governor thanked Senator Jackson, in attendance, and Representative Eldridge for their support of this project.

The Commission approved the Early Design Phase presentation as presented by Goodwyn, Mills & Cawood, Inc. Architects.

DEPARTMENT OF GENERAL SERVICES

The Tennessee Residence, Nashville, Davidson County, Tennessee

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

Project Title: Tennessee Residence Security Building Renovations

Project Description: Exterior repairs and restoration, interior renovations, upgrades to building mechanical, electrical, and plumbing systems, and all related work.

SBC Number: 529/028-01-2016

Total Project Budget: \$731,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$579,000.00	\$ 0.00	\$579,000.00	16/17	FRF CurrFunds-CapMaint	(A)
	0.00	120,163.97	120,163.97	03/04	CurrFunds-CapMaint	(R)
	0.00	7,450.02	7,450.02	06/07	CurrFunds-CapMaint	(R)
	0.00	24,386.01	24,386.01	07/08	CurrFunds-CapMaint	(R)

Original Project Budget: **\$579,000.00**

Change in Funding: **\$152,000.00**

Revised Project Budget: **\$731,000.00**

Comment: Three (3) bids were received on January 25, 2018. An increase in funding is needed to award a contract to Southland Constructors, Inc. for the base bid and two (2) alternates. There will be no additional designer fees.

Previous Action: 07/14/2016 SBC Approved project and to select designer utilizing Best Value
07/25/2016 ESC Approved designer selection (Goodwyn Mills Cawood)

Minutes: 03/08/2018 SBC Approved a revision in project budget and funding.

DEPARTMENT OF GENERAL SERVICES

Bid Activity Report

1. Cummins Falls State Park - BV1
New Visitors Center and Maintenance Shed
SBC Project No. 126/032-01-2016
Bid Target: \$2,338,000.00
M.A.C.C. \$2,454,900.00
Bid date: 03/08/2018
SBC Action: Referred to Executive Subcommittee with authority to act.

2. Tennessee Highway Patrol Communications Building
Roof Replacement
SBC Project No. 502/057-01-2016-01
Bid Target: \$190,750.00
M.A.C.C. \$209,825.00
Bid date: 03/08/2018
SBC Action: Referred to Executive Subcommittee with authority to act.

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

Requested Action: Approval to proceed with the process to select an additional designer

Project Title: TCAT Improvements

Project Description: Provide equipment and program expansion and improvements at TCATs statewide as associated with the TCAT Master Plan.

SBC Number: 166/000-04-2013

Total Project Budget: \$84,884,921.00

Source of Funding:

\$ 9,570,000.00	15/16	CurrFunds-CapImp	(A)
18,800,000.00	2015	GOBonds-CapImp	(A)
3,930,000.00		Plant Funds (Non-Aux)	(A)
51,300,000.00	17/18	CurrFunds-CapImp	(A)
1,284,921.00		ECD Grant (CDBG)	(O)

Comment: An architect for upper East Tennessee will be selected.

Previous Action:

07/11/2013	SBC	Approved fully planning a project
07/30/2013	ESC	Selected two designers: West TN – Braganza Design Group East TN – Hefferlin + Kronenberg
03/12/2015	SBC	Revised scope & funding and to select middle TN designer
04/20/2015	ESC	Middle TN designer selected (Johnson Crabtree Arch)
07/09/2015	SBC	Revised funding
05/12/2016	SBC	Approved master plan
01/12/2017	SBC	Approved EDP
07/13/2017	SBC	Revised budget and funding
11/09/2017	SBC	Revised budget and funding

Minutes: 03/08/2018 SBC Approved proceeding with the process to select an additional designer.

TENNESSEE BOARD OF REGENTS

East Tennessee State University Johnson City, Washington County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Baseball Hitting Facility

Project Description: Construct a hitting facility with two tunnels, a bathroom, and small locker room.

SBC Number: 166/005-04-2017

Total Project Budget: \$150,000.00

Current Project Funding: \$ 0.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$150,000.00	(\$150,000.00)	\$0.00	Gifts	(0)
Original Project Budget:	\$150,000.00				
Change in Funding:		(\$150,000.00)			
Revised Project Budget:			\$0.00		

Comment: Campus will bring project forward at a later date.

Previous Action: 06/19/2017 SBC Approved project
08/21/2017 ESC Designer selected (Thomas Weems Architect)

Minutes: 03/08/2018 SBC Approved cancellation of the project.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

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 Elliott Hall and a portion of Clement Hall.

SBC Number: 166/001-02-2016

Total Project Budget: \$38,800,000.00

Source of Funding:	\$29,100,000.00	16/17	CurrFunds-CapImp	(A)
	5,000,000.00		Federal Grant (Title III)	(F)
	3,950,000.00		TSSBA (Student Fees)	(O)
	750,000.00		Plant Funds (Non-Aux)	(A)

Comment: Eight proposals were received on January 30th. The Notice of Intent to award was sent on February 23rd naming Hoar Construction as the best evaluated proposer. The protest period will expire on March 2nd.

As previously reported, the Tennessee Historical Commission (THC) has determined that this project will adversely affect this State-owned resource. TBR will work with THC to address the adverse effect of this project. The demolitions may require compliance with the Tennessee Heritage Protection Act, Public Chapter No. 601. No construction or demolition work will commence until issues relative to the Act have been resolved.

Previous Action:	07/14/2016	SBC	Approved full planning and use of CM/GC
	10/13/2016	SBC	Revised source of funding
	10/24/2016	ESC	Designer selected (Earl Swensson Associates)

Minutes:	03/08/2018	SBC	Approved awarding a contract to the best evaluated proposer (Hoar Construction) for a Construction Manager/General Contractor.
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TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Food Services Improvements

Project Description: Renovate food service venues in the Roaden University Center.

SBC Number: 166/011-01-2018

Total Project Budget: \$1,300,000.00

Source of Funding: \$1,300,000.00 Gift-in-Place (O)

Comment: This is a disclosed project reported to THEC on September 29, 2017. Chartwells, food service vendor, will provide the design and construction for the project.

Minutes: 03/08/2018 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Residence Hall Roof Replacements

Project Description: Replace roofs on New Hall South and Cooper/Dunn residence halls.

SBC Number: 166/011-02-2018

Total Project Budget: \$780,000.00

Source of Funding: \$780,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is a **disclosed project** reported to THEC on December 20, 2017. New Hall South was last replaced in 2004, and Cooper Dunn in 1987.

Minutes: 03/08/2018 SBC Approved a project and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Multi-Purpose Building and Renovations

Project Description: Construct new building for academic classrooms, science, lab, and faculty offices.

SBC Number: 166/032-01-2017

Total Project Budget: \$28,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$24,300,000.00	\$ 0.00	\$24,300,000.00	17/18	CurrFunds-CapImp	(A)
	2,700,000.00	0.00	2,700,000.00		Gifts	(O)
	0.00	1,500,000.00	1,500,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$27,000,000.00					
Change in Funding:		\$1,500,000.00				
Revised Project Budget:			\$28,500,000.00			

Comment: Additional funds are needed to meet the designer's estimate for the State's requested scope and include additional equipment. Renovations to existing buildings have been removed from the scope of the project and removal of modular buildings will be done outside the project.

Previous Action: 07/14/2017 SBC Approved project and use of CM/GC
 09/28/2017 ESC Designer selected (Barber McMurry Architects)

Minutes: 03/08/2018 SBC Approved a revision in project budget, scope, and funding.

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee

Requested Action: **Approval to issue a Request for Proposals for a Master Planner**

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/023-01-2018

Total Project Budget: \$150,000.00

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

Comment: The last Master Plan was approved in 2008.

Minutes: 03/08/2018 SBC Approved issuing a Request for Proposals for a Master Planner.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Bauer Askew Architecture

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)

Source of Funding: \$ 1,900,000.00 Plant Funds (Non-Aux) (A)

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)
 08/10/2017 SBC Revised budget and funding

Minutes: 03/08/2018 SBC Dick Tracy introduced Dr. Sidney McPhee with MTSU and Tom Bauer with Bauer Askew Architecture. Mr. Bauer gave the presentation and stated that the project is in budget and on schedule.

The Commission approved the Early Design Phase as presented by Bauer Askew Architecture.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on February 8, 2018.

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:** Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: Garden Pavilion
SBC Project No: 540/001-02-2009
Designer: Sanders Pace Architecture **Contractor:** The Daniel Co. (Danco), Inc.
Construction Completion %: 95% **Targeted Substantial Completion:** 01/30/2018
Change Order No. 2 **Comment: Design Modifications/Value Added**
Change Order Amount: \$18,269.09 This change order provides for design modifications and value added items such as exterior lighting and fans to allow for night time use and to provide ventilation. Also includes wood trim to be added to the pavilion columns to provide better aesthetics.
Change Order Percentage: 9.20%
Cumulative Percentage: 23.91%

Approved Project Funding

Original Bid Target: \$242,000
Base Contract Amount: \$198,500
Contingency: \$13,000

After This Change Order

Revised Contract Amount: \$245,962.53
Remaining Undedicated Funds: \$23,000.00

- 2) **State Procurement Agency:** University of Tennessee **User Agency:** UT Knoxville
Location: Knoxville, Tennessee
Project Title: University Center
SBC Project No: 540/009-22-2008
Designer: Joint Venture: BMA & MHM **Contractor:** Rentenbach Constructors, Inc.
Construction Completion %: 70% **Targeted Substantial Completion:** 10/22/2018
Change Order No. 4 **Comment: Design Modifications**
Change Order Amount: \$1,006,801 This change order addresses revisions to the electrical systems, theatrical equipment, rigging, hoisting and control systems, lighting and controls, acoustics, and an upgrade to the performance control console in order to increase the theatrical capabilities in the UC auditorium.
Change Order Percentage: 1.15%
Cumulative Percentage: 3.10%

Approved Project Funding

Original Bid Target: \$88,000,000
Base Contract Amount: \$87,798,242
Contingency: \$2,500,000

After This Change Order

Revised Contract Amount: \$90,520,526
Remaining Undedicated Funds: \$2,800,000

3) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Tennessee State Prison, Emergency Roof Replacement
SBC Project No: 529/010-01-2017
Designer: Smith Seckman Reid **Contractor:** Porter Roofing Contractors
Construction Completion %: 0% **Targeted Substantial Completion:** 03/23/2018
Change Order No. 1 **Comment:** Hidden Conditions / Added Scope
Change Order Amount: \$70,946 This change order accommodates additional scope to
Change Order Percentage: 12.94% remove the existing obsolete HVAC equipment, vent
Cumulative Percentage: 12.94% pipes, and exhaust fans on the roof to provide for a
cleaner roof installation for the future museum use.

Approved Project Funding **After This Change Order**
Original Bid Target: \$548,109
Base Contract Amount: \$548,109 **Revised Contract Amount:** \$619,055.00
Contingency: \$100,000 **Remaining Undedicated Funds:** \$663,818.07

4) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Andrew Jackson Building, Energy Systems Upgrade
SBC Project No: 529/073-01-2016
Designer: Oliver Little Gibson **Contractor:** K-Barr
Construction Completion %: 60% **Targeted Substantial Completion:** 04/12/2018
Change Order No. 3 **Comment:** Design Modifications
Change Order Amount: \$47,726.91 This change order provides for manual override lighting
Change Order Percentage: 4.23% controls requested by the building occupants and would
Cumulative Percentage: (10.02)% be considered a design modification.

Approved Project Funding **After This Change Order**
Original Bid Target: \$1,126,900.39
Base Contract Amount: \$1,126,900.39 **Revised Contract Amount:** \$1,014,037.02
Contingency: \$49,252.61 **Remaining Undedicated Funds:** \$242,640.98

- **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
Project: New State Museum
SBC No. 529/050-01-2015
Designer: EOA Architects
Amount: \$17,040
Explanation: This ASR for the Farmer's Market Revisions provides designer services to reflect site and landscape revisions to the TSM project to accommodate new entry points and circulation routes at the Farmer's Market.

Initial Approvals of Capital Projects

- REPORT of the following capital improvement(s) with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents/Pellissippi State Community College
Location: Knoxville, Tennessee
Project Title: Demolition – 0 Hardin Valley Road
Project Description: This project provides for the demolition of a barn located at 0 Hardin Valley Road in Knoxville, Tennessee in accordance with the PSCC’s 2013 Master Plan.
SBC Project No. 166/032-02-2018
Total Project Budget: \$12,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approval of a project

- REPORT of the following capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents
Location: Nashville, Tennessee
Project Title: Central Office Expansion
Project Description: Renovate the first floor of Tennessee Board of Regents central office.
SBC Project No. 166/000-04-2017
Total Project Budget: \$224,000
Source of Funding: 2017-2018 TBR Operating Funds
Approval: Approval of a revision in project budget in order to award a contract

 - 2) **State Procurement Agency:** Tennessee Board of Regents/Pellissippi State Community College
Location: Knoxville, Tennessee
Project Title: Entry Road Modifications
Project Description: Make modifications and extend turning lane at the Hardin Valley Road west entry.
SBC Project No. 166/032-01-2018
Total Project Budget: \$160,000
Source of Funding: Plant Funds (Student Fees)
Approval: Approval of a project and utilizing a Consultant for design

 - 3) **State Procurement Agency:** Tennessee Board of Regents/Pellissippi State Community College
Location: Knoxville, Tennessee
Project Title: Student Recreation Center Fabric Replacement
Project Description: Remove and replace self-supporting fabric on basketball/tennis court structure. Convert a tennis court to a basketball/volleyball court.
SBC Project No. 166/032-03-2018
Total Project Budget: \$450,000
Source of Funding: Plant Funds (Aux-Student Fees)
Approval: Approval of a project and proceeding with the process to select a designer

Approvals of Revisions to Existing Capital Projects

- REPORT of the following approval 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 General Services
Location: Statewide, Tennessee
Project Title: Statewide Environmental Consultant
Project Description: Provide environmental services to State properties, interests and initiatives. Services include consulting, assessments, surveys, monitoring, training, and remediation as may be required for maintaining regulatory compliance and addressing environmental concerns.

SBC Project No. 529/000-01-2017
Total Project Budget: \$5,800,000
Source of Funding: \$1,000,000, 2016-2017 CurrFunds-CapMaint (A)
\$1,000,000, Various Agency Funds (O)
\$2,000,000, Various Project Funds (O)
\$ 800,000, 2017-2018 CurrFunds-CapMaint (MP) (A)
\$1,000,000, 2017-2018 CurrFunds-CapMaint (A)

Approval: Approval of a revision in funding

- REPORT of the following approval of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM/Department of Health
Location: Knoxville, Tennessee
Project Title: ETRHO Lab HVAC
Project Description: Modifications to the mechanical system serving the first floor laboratory including: replacing the air handling unit, chiller and all required related work. *Commissioning will be included for whole building systems.*

SBC Project No. 408/001-03-2016
Total Project Budget: \$900,000.00
Source of Funding: \$ 44,535.42, 2010-2011 CurrFunds-CapMaint (R)
\$710,429.05, 2011-2012 CurrFunds-CapMaint (R)
\$145,035.53, 2012-2013 CurrFunds-CapMaint (R)

Approval: Approval of a change in scope

Approvals of Acquisitions and Disposals of State Property

- REPORT of the following acquisition(s) of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Austin Peay State University
Transaction Description: Transaction No. 17-09-007
Location: Austin Peay State University
Montgomery County – Hannum (50+/-feet wide and 410+/-feet long containing approximately 20,500+/- sf), Drane (60+/-feet wide and 1,300+/-feet long containing approximately 78,000+/- sf), and Henry (50+/-feet wide and 330+/-feet long containing approximately 16,500+/- sf) Streets, Clarksville, TN
Owner(s): City of Clarksville
Estimated Purchase Price: Gift
Source of Funding: Plant Funds (Non-Aux) (REM Fees) (A)
Approval: Approval to accept as gift the required interest with waiver of advertisement and appraisals

- REPORT of the following disposal of TDOT property in accordance with Item 2.04(E)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM/ Department of Transportation
Transaction Description: Transaction No. 18-02-003-DM
Location: Knox County – 0.625 +/- acres – 544 Jackson Ave, Memphis, TN
Estimated Sale Price: Fair Market Value
Estimated Realtor Cost: N/A
Grantee: MLB Uptown, LLC
Approval: Approval of disposal in fee with waiver of advertisement

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".
- **Annual Report of the State Capitol Commission** (in accordance with TCA §4-8-304)
- **Annual Report of The Hermitage – Home of President Andrew Jackson** (in accordance with TCA §4-13-104(3))

The Commission acknowledged receipt of the above reports. Comptroller Wilson requested that the **Annual Report of the Facilities Revolving Fund** (in accordance with Item 14.01B(4)(b) of the SBC By-Laws, Policy & Procedures) be brought forward next month to allow time to review the report.

Other Business

There being no further business, the meeting adjourned at 11:58 a.m.

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Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State