

MINUTES
STATE BUILDING COMMISSION
August 12, 2021

The State Building Commission met this day at 11:00 a.m. in House Hearing Room I of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor McNally called the meeting to order at 11:04 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Butch Eley, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Vice-Chairman Cameron Sexton, Speaker of the House of Representatives
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- Austin Peay State University
- Department of General Services
- East Tennessee State University
- Middle Tennessee State University
- Tennessee Board of Regents
- University of Tennessee
- State Building Commission

PRESENTER

President Mike Licari
Commissioner Christi Branscom
Chief Operating Officer Jeremy Ross
Assistant Vice President Bill Waits
Executive Director Dick Tracy
State Architect Ann McGauran
State Architect Ann McGauran

OTHER PARTICIPANTS

John Hull, Deputy Commissioner
Carter Lawrence, Commissioner
Jeff Long, Commissioner
Bobby Slaughter, Assistant Commissioner
Woody Giles, Tunnell-Spangler-Walsh

CONSENT AGENDA

Approved the following items which had been reviewed and recommended for approval by Commission staff:

1. Agency: **Tennessee Technological University**
Project Title: Derryberry Hall Upgrades
SBC Project No: 364/011-05-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
2. Agency: **Tennessee Technological University**
Project Title: Campus-Wide Building Controls Upgrades
SBC Project No: 364/011-06-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
3. Agency: **Tennessee Technological University**
Project Title: Chiller Addition
SBC Project No: 364/011-07-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
4. Agency: **Austin Peay State University**
Project Title: Sundquist Science Complex Exhaust System Controls
SBC Project No: 373/003-02-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
5. Agency: **Austin Peay State University**
Project Title: Sundquist Science Complex Roof Replacement
SBC Project No: 373/003-03-2021
Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Best Value alternative delivery method
6. Agency: **Middle Tennessee State University**
Project Title: Murphy Center Curtain Wall Replacement
SBC Project No: 366/009-03-2020
Requested Action: Approval of a revision in project budget and funding to award a bid
7. Agency: **Middle Tennessee State University**
Project Title: MTSU Masterplan Amendment
SBC Project No: 366/009-10-2021
Requested Action: Approval of a project utilizing a previously selected consultant
8. Agency: **East Tennessee State University**
Project Title: Brown Hall and Shelbridge Repairs and Upgrades
SBC Project No: 369/005-02-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
9. Agency: **East Tennessee State University**
Project Title: Multiple Buildings Exterior Improvements
SBC Project No: 369/005-03-2021
Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **East Tennessee State University**
Project Title: Boulevard Commons Extension
SBC Project No: 369/005-08-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
11. Agency: **Tennessee Board of Regents / East Tennessee State University**
Project Title: Lamb Hall Renovation
SBC Project No: 166/005-09-2017
Requested Action: Approval of a revision in project budget and funding
12. Agency: **Tennessee Board of Regents / Middle Tennessee State University**
Project Title: Tennis Facility Improvements
SBC Project No: 166/009-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
13. Agency: **Tennessee Board of Regents / Motlow State Community College**
Project Title: Marcum Roof Replacement and Exterior Repairs
SBC Project No: 166/021-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
14. Agency: **Tennessee Board of Regents / Volunteer State Community College**
Project Title: HVAC Updates
SBC Project No: 166/025-02-2018
Requested Action: Approval of a revision in project budget and funding
15. Agency: **University of Tennessee – Chattanooga**
Project Title: Multiple Buildings Elevator Upgrades
SBC Project No: 540/005-08-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
16. Agency: **University of Tennessee – Chattanooga**
Project Title: Multiple Buildings Envelope Repairs
SBC Project No: 540/005-09-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
17. Agency: **University of Tennessee – Chattanooga**
Project Title: Innovation and Advanced Manufacturing Application Center (I-AMAC)
SBC Project No: 540/005-06-2020
Requested Action: Approval of a revision in project budget, scope, and funding and the Early Design Phase as recommended by the State Architect
18. Agency: **University of Tennessee Health Science Center**
Project Title: Audiology and Speech Pathology
SBC Project No: 540/013-06-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
19. Agency: **University of Tennessee Health Science Center**
Project Title: 955 Madison Ave Renovation
SBC Project No: 540/013-04-2020
Requested Action: Approval to cancel the project

20. Agency: **University of Tennessee Health Science Center**
Project Title: 959 Madison Ave Renovation
SBC Project No: 540/013-05-2020
Requested Action: Approval to cancel the project
21. Agency: **University of Tennessee Institute of Agriculture**
Project Title: CRC/MAST, BESS, & JARTU Improvements
SBC Project No: 540/001-04-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
22. Agency: **University of Tennessee Institute of Agriculture**
Project Title: East TN Animal & Environmental Unit Improvements
SBC Project No: 540/001-01-2021
Requested Action: Approval of a revision in project budget and funding
23. Agency: **University of Tennessee Institute of Agriculture**
Project Title: Vet Medical Center – Teaching & Learning Center
SBC Project No: 540/001-02-2018
Requested Action: Approval of a revision in project budget and funding
24. Agency: **University of Tennessee – Knoxville**
Project Title: Multiple Buildings HVAC Improvements
SBC Project No: 540/009-22-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
25. Agency: **University of Tennessee – Knoxville**
Project Title: Andy Holt Tower Renovations
SBC Project No: 540/009-23-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
26. Agency: **University of Tennessee – Knoxville**
Project Title: Dabney/Buehler Lab Renovations
SBC Project No: 540/009-24-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
27. Agency: **University of Tennessee – Knoxville**
Project Title: Wind Tunnel – UT Drive Bldg B
SBC Project No: 540/009-09-2020
Requested Action: Approval of a revision in project budget and funding
28. Agency: **University of Tennessee – Knoxville**
Project Title: Window Replacements and Masonry Repair
SBC Project No: 540/009-11-2016
Requested Action: Approval to cancel the project
29. Agency: **University of Tennessee – Martin**
Project Title: EPS Building Systems Upgrades
SBC Project No: 540/011-07-2021
Requested Action: Approval of a project and proceeding with the process to select a designer

30. Agency: **University of Tennessee – Martin**
 Project Title: Campus Master Plan Amendment
 SBC Project No: 540/011-04-2020
 Requested Action: Approval of a Master Plan amendment as approved by THEC
31. Agency: **University of Tennessee – Martin**
 Project Title: Clement Building System Improvements
 SBC Project No: 540/011-02-2014
 Requested Action: Approval of a revision in project budget, scope, and funding
32. Agency: **University of Tennessee – Martin**
 Project Title: Blaylock Outdoor Classroom
 SBC Project No: 540/011-01-2021
 Requested Action: Approval of a revision in project budget and funding and the Early Design Phase as recommended by the State Architect
33. Agency: **University of Tennessee – Knoxville and Institute of Agriculture**
 Project Title: ADA Compliance UTK & UTIA
 SBC Project No: 540/000-03-2017
 Requested Action: Approval of a revision in project budget and funding
34. Agency: **Department of Military**
 Project Title: Johnson City FMS Building and Sink Hole Repairs
 SBC Project No: 361/043-01-2021
 Requested Action: Approval of a project and proceeding with the process to select a designer
35. Agency: **Department of Military**
 Project Title: Statewide Force Protection Upgrades
 SBC Project No: 361/000-02-2021
 Requested Action: Approval of a project utilizing Agency Resources for design and Central Procurement Office contracts for construction
36. Agency: **Department of Environment & Conservation**
 Project Title: Statewide Bathhouse and Restroom Replacements
 SBC Project No: 126/000-03-2021
 Requested Action: Approval of a project and proceeding with the process to select a designer
37. Agency: **Department of Correction**
 Project Title: SCCF New Water Treatment Plant Grant
 SBC Project No: 142/018-01-2021
 Requested Action: Approval of a capital grant agreement
38. Agency: **Tennessee Department of Transportation**
 Project Title: Region 3 Headquarters Buildings Reroof
 SBC Project No: 243/020-03-2020
 Requested Action: Approval to award a construction contract to the Best Value proposer

39. Agency: **Department of Intellectual & Developmental Disabilities**
Project Title: MTRO Essential Maintenance
SBC Project No: 346/003-02-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
40. Agency: **Department of Education**
Project Title: Alvin C. York Institute Mechanical Essential Maintenance
SBC Project No: 168/001-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
41. Agency: **Department of Education**
Project Title: TSB Mechanical and Electrical System Upgrades
SBC Project No: 168/005-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
42. Agency: **Department of Education**
Project Title: WTSD Essential Maintenance
SBC Project No: 168/009-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
43. Agency: **Tennessee Historical Commission**
Project Title: Rock Castle New Event Center and Site Improvements
SBC Project No: 160/001-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
44. Agency: **Tennessee Historical Commission**
Project Title: Sparta Rock House Building Repairs
SBC Project No: 160/013-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
45. Agency: **Tennessee Historical Commission**
Project Title: Tipton-Haynes Building and Site Repairs
SBC Project No: 160/014-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
46. Agency: **Department of Mental Health & Substance Abuse Services**
Project Title: Moccasin Bend MHI Electrical Repairs
SBC Project No: 344/009-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
47. Agency: **Department of Mental Health & Substance Abuse Services**
Project Title: Western MHI Kitchen Repairs
SBC Project No: 344/015-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
48. Agency: **Department of Children's Services**
Project Title: John S. Wilder Site Upgrades
SBC Project No: 144/011-03-2021
Requested Action: Approval of a project and proceeding with the process to select a designer

49. Agency: **Department of Agriculture**
Project Title: Martha Sundquist State Forest Bridge Replacements
SBC Project No: 100/010-02-2020
Requested Action: Approval of a revision in project budget
50. Agency: **Department of General Services**
Project Title: Davy Crockett Tower Office Space Consolidation – SBOE & CSC
SBC Project No: 529/077-01-2021
Requested Action: Approval of a project utilizing previously selected designer
51. Agency: **Department of General Services**
Project Title: Davy Crockett Tower Office Space Consolidation – TDEC
SBC Project No: 529/077-02-2021
Requested Action: Approval of a project utilizing previously selected designer
52. Agency: **Department of General Services**
Project Title: TN Tower Office Space Consolidation – TDFI & TDTD
SBC Project No: 529/079-02-2021
Requested Action: Approval of a project utilizing previously selected designer
53. Agency: **Department of General Services**
Project Title: Tennessee Residence Security Upgrades
SBC Project No: 529/028-02-2021
Requested Action: Approval of a project, utilizing a previously selected designer, and utilizing a previously selected contractor to perform the work
54. Agency: **Department of General Services**
Project Title: Exterior Renovation
SBC Project No: 529/090-02-2013
Requested Action: Approval to cancel the project
55. Agency: **Department of General Services**
Project Title: Real Estate Master Plan
SBC Project No: 529/000-03-2019
Requested Action: Approval to award a new contract to a previously selected consultant

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: Health Professions Building

Project Description: Construction of a new health professions building and renovations in the Clement, McCord, Dunn Center, and Sundquist buildings for the creation of classrooms and research labs.

SBC Number: 373/003-01-2021

Total Project Budget: \$71,887,500.00

Source of Funding:	\$66,067,500.00	21/22	CurrFunds-CapImp	(A)
	\$ 2,820,013.00		Plant Funds	(O)
	\$ 2,999,987.00		Gifts	(O)

Comment: This is a FY (21/22) **line-item** project in the capital budget. The total project budget has increased from the \$70,175,000 reported in the budget due to the university receiving an additional \$1,712,500 in gift funds. The use of the Construction Manager/General Contractor (CM/GC) alternative delivery method is requested to assure quality construction, accurate budgeting and coordination of this complex work. Contractors with experience in health education or healthcare construction will be sought.

Minutes: 08/12/2021 SBC Secretary Hargett recognized that Senator Powers, Representative Curtis Johnson, Representative Reedy and Representative Jason Hodges have all been very strong supporters of the project. President Licari stated he was grateful for their support.

Lt. Governor McNally stated that it was a good time to be building up resources in healthcare. President Licari concurred and stated that APSU has very strong medically related programs, particularly nursing, and they are very excited about this project.

The Commission approved the project and to select a designer, and utilizing CM/GC alternative delivery method.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend Development, Nashville, Davidson County, Tennessee

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

Project Title: Multi-Agency Law Enforcement Training Center

Project Description: Funds are provided for the construction of a consolidated law enforcement firing range at the Cockrill Bend site. Funds also support the construction of new office and warehouse facilities for the Department of Correction.

SBC Number: 529/017-01-2017

Original Project Budget: \$29,500,000.00

Project Expenditures: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$29,500,000.00	(\$29,500,000.00)	\$0.00	17/18	FRF CurrFunds-CapImp	(A)
Original Project Budget:	\$29,500,000.00					
Change in Funding:		(\$29,500,000.00)				
Revised Project Budget:			\$0.00			

Comment: This project is being cancelled because the scope will be included in a new project for the Multi Agency Law Enforcement Training Academy.

There were no expenditures for this project.

Previous Action: 10/12/2017 SBC At the department's request the item was deferred until next month's State Building Commission meeting.
12/14/2017 SBC Approved project

Minutes: 08/12/2021 SBC Secretary Hargett asked if the intent was for this \$29.5 million to be used for the other larger Multi Agency Law Enforcement Training Academy (MALETA) project on the agenda, if approved. Commissioner Branscom stated that was the intent and what DGS would propose.

Treasurer Lillard asked why the money was not going directly to the new project rather than traveling through the FRF Fund. Commissioner Branscom stated that the money is deposited in the FRF Fund because it is a FRF building. Treasurer Lillard asked if there was a law, rule or regulation to that effect. Commissioner Branscom stated that she believed there was a rule that the residual funds of canceled FRF Projects return to the FRF Fund. Deputy Commissioner Hull shared that the money was going to be held in the FRF Fund because DGS is not ready to start any construction at this time. Treasurer Lillard stated that he had concerns that money appropriated by the legislature for a specific purpose could potentially

end up in the FRF Fund rather than being used for the appropriated purpose. Deputy Commissioner Hull stated that the intent for these funds continues to be the firing range and storage buildings as part of the MALETA project.

Lt. Governor McNally restated that the issue is whether funds from canceled FRF Projects are returned to the FRF Fund because of a statutory requirement or based on historical practice. Deputy Commissioner Hull stated that he did not know but this is the way it has typically been done. State Architect McGauran shared that the initial appropriation came from the FRF Fund. Lt. Governor McNally requested that DGS find out if this is statutory law and report back to the Commission.

Secretary Hargett once again confirmed that the intent is for these funds to be used for the larger project and when the project was fully funded there would be a minimum of \$29.5 million in FRF Funds in the larger project if it is approved. Commissioner Branscom said yes.

The Commission approved the cancellation of the project.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend Development, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, to utilize a previously selected consultant, to utilize a previously selected designer for a portion of the work, proceeding with the process to select a designer for a portion of the work, and to utilize Construction Manager/General Contractor alternative delivery method for a portion of the work

Project Title: Multi-Agency Law Enforcement Training Academy

Project Description: Construction of office, services centers and helipad, training, housing and support buildings; driver training track and related structures; firing ranges; campus infrastructure; and all required related work; including building demolition and wetland remediation.

SBC Number: 529/017-01-2021

Total Project Budget: \$370,920,000.00

Current Project Funding: \$ 23,000,000.00

Source of Funding: \$ 23,000,000.00 21/22 FRF CurrFunds-CapImp (A)

Comment: This is a FY 21/22 line-item project in the capital budget. The project description has been modified from the budget for clarity.

The use of the previously selected consultant (Kline Swinney Associates) from the Cockrill Bend Development – Programming (SBC#529/017-01-2016) project is requested for additional programming, and to assist with providing consistency and coordination on this project.

The use of the previously selected designer (Kline Swinney Associates) from the Cockrill Bend Firing Range (SBC#529/017-02-2016) project is requested to be the designer on the firing range component, as they have performed design services through design development, which will result in savings for the state. The Cockrill Bend Firing Range project will be brought forward for cancellation at a later date in coordination with a request to transfer the remaining funds to this project.

It is anticipated that multiple designers will be needed for the total campus project. A designer selection for the infrastructure component is requested to facilitate overall campus site development.

The use of the Construction Manager/General Contractor (CM/GC) alternative delivery method is requested for firing range construction. This delivery method is needed due to the size and complexity of this facility. Construction Managers with experience in firing range construction will be sought.

The buildings on this site to be demolished were previously a part of the Charles Bass Prison Site 2 (CBCX2) and date from the 1940's and the 1980's. For structures over 50 years old, the Tennessee Historical Commission (THC) has determined that this project will not adversely affect this State-owned resource and no further action is necessary. Other structures less than 50 years old do not require review by the THC.

Minutes:

08/12/2021 SBC

Lt. Governor McNally shared his concerns about the unemployment rate in the Tullahoma area compared to Davidson County and the impact the loss of 56 jobs could have to that area. Commissioner Branscom shared that the average unemployment rate for the Tullahoma/Manchester area is 4.2%; Coffee County is 4.4%; Franklin County is 4.4%; the State of TN is 5%; and the national average is 5.4%. Lt. Governor McNally stated there is also a graduation ceremony which is an economic boost to the economy. He also shared that the areas Senator and Representatives would likely also have concerns and asked that they be contacted. Commission Branscom stated that she would do so.

Secretary Hargett shared that he is not sold on the idea of moving that academy from Coffee County at this point and while there are items in the larger project, he could support, right now he cannot support moving that academy. Commissioner Branscom stated that she understood.

Treasurer Lillard asked if DGS has had conversations with Senator Bowling and Representative Bricken who represent that area. Commissioner Branscom stated that Lt. Governor McNally and Speaker Sexton also asked DGS to contact them and they will be doing so after this meeting. Treasurer Lillard stated that the request for "approval of a project" is a significant request with a potential significant impact on Coffee County so speaking to the local Senator and Representative is important. He has toured the facility and staff shared information with him about the impact of the large events during the graduation period and ongoing operations through the year. If he was the State Senator or Representative then he would be mad to learn that the SBC had approved a project without conversations with the local legislators in advance. Commissioner Branscom mentioned that the academy is only one component of the overall project and if that portion was determined to not be included then that would only impact that portion and not the overall project. Treasurer Lillard stated that he was concerned about the personal impact to the local State legislators. Commissioner Branscom reiterated that she had spoken to the Lt. Governor and Speaker Sexton and stated that DGS would contact them immediately following this meeting to set up those conversations. Treasurer Lillard stated that the responsibility to communicate about an administration project squarely falls on the administration. He stated that he agreed with DGS and the administration that there is a dire need to do something about the facilities in Tullahoma. He has seen the facilities they have been operating out of and feels that something has to be done but how we go about it is important. He confirmed that immediately after the meeting Commissioner Branscom would be contacting Senator Bowling and Representative Bricken. Commissioner Branscom agreed.

Lt. Governor McNally said that it would be up to the General Assembly if they didn't want to appropriate that portion of the \$370 million project. Commissioner Eley proposed that the motion could be modified to clarify that what is being approved is to move forward with the architectural design and planning only and based upon the architecture work that will be forthcoming the final makeup will come back to this body. State Architect McGauran added that with this action, a designer has not been approved for the training academies so that request would still need to come to the SBC for approval before anything is done. This action was only for programming and planning, design of the firing range and infrastructure and construction planning. Commissioner Branscom confirmed that the CM/GC selection was included and State Architect McGauran confirmed that construction planning was included. Secretary Hargett stated his support and seconded Commissioner Eley's motion.

Secretary Hargett asked about the possible archeological remains on a portion of the site where the proposed driving track (EVOC track) is planned to be located and the possibility that additional dirt could be placed on top of those remains. He appreciated that the State would not want to disturb those remains by excavating but wanted to confirm if there were issues with adding dirt. Commissioner Branscom said that they would confirm the appropriate actions with the State Archeologist and if they encounter anything on site; DGS will get an immediate archeological review.

Lt. Governor McNally stated that he had asked Commissioner Branscom to contact the legislators after this meeting.

Approved project, utilizing a previously selected consultant, utilizing a previously selected designer for a portion of the work, proceeding with the process to select a designer for a portion of the work, and to utilizing CM/GC alternative delivery method for a portion of the work for architectural design and planning including construction planning.

EAST TENNESSEE STATE UNIVERSITY

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

Requested Action: **Approval of a project, proceeding with the process to select a designer, and utilizing the Construction Manager/General Contractor alternative delivery method**

Project Title: ETSU Academic Building

Project Description: Construction of a new ETSU Academic Building and renovations to areas in Gilbreath and Burleson Halls. The existing Campus Center Building will also be demolished.

SBC Number: 369/005-07-2021

Total Project Budget: \$51,794,000.00

Current Project Funding: \$ 3,250,000.00

Source of Funding: \$ 3,250,000.00 21/22 CurrFunds-CapImp (A)

Comment: Planning funding was provided as a FY 21/22 line-item in the capital budget. Future funding for construction and completion will be sought when match funding is in hand. The use of the Construction Manager/General Contractor (CM/GC) alternative delivery method is requested due to the scope and complexity of the project. Contractors with experience constructing academic classroom buildings will be sought.

For Campus Center Building, the Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

For Gilbreath and Burleson Halls, the Tennessee Historical Commission 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.

Minutes: 08/12/2021 SBC Lt. Governor McNally stated that Senators Crowe and Lundberg have a great interest in this project. Mr. Ross stated that Comptroller Mumpower visited ETSU a few days ago and was able to see this site. Additionally, many of the SBC members have visited ETSU and he appreciated the interest of Commission members.

The Commission approved the project and to select a designer and utilizing CM/GC alternative delivery method.

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: Applied Engineering Building

Project Description: Design and construction of a new center for the Applied Engineering disciplines and the demolition of Voorhies Engineering Technology building.

SBC Number: 366/009-09-2021

Total Project Budget: \$54,900,000.00

Current Project Funding: \$ 2,942,000.00

Source of Funding: \$ 2,500,000.00 TSSBA (A)
 \$ 442,000.00 Plant Funds (Non-Aux) (A)

Comment: The current funding is a portion of a FY 21/22 line-item project in the capital budget. The project description has been modified for clarity. Additional funding for construction will be added when match funding is in hand. Construction is anticipated to commence in November 2022.

The use of the Construction Manager/General Contractor (CM/GC) alternative delivery method is requested to help ensure quality construction, address constructability issues and alternatives during design, and adherence to budget constraints for this complex building. Contractors with strong design assistance and budgetary expertise will be sought.

The Tennessee Historical Commission has determined that the demolition of the Voorhies Engineering Technology building will not adversely affect this State-owned resource and no further action is necessary.

Minutes: 08/12/2021 SBC Lt. Governor McNally stated that Senators White and Reeves have been very supportive of this project along with the Representatives in that area.

The Commission approved the project and to select a designer and utilizing CM/GC alternative delivery method.

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee

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

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: Master Plan approved by THEC on July 22, 2021.

Previous Action: 03/08/2018 SBC Approved issuance of RFP for Master Planner
 01/09/2020 ESC Approved consultant (Tunnell-Spangler-Walsh & Associates)

Minutes: 08/12/2021 SBC Approved Master Plan as presented by Tunnell-Spangler-Walsh

UNIVERSITY OF TENNESSEE

Bid Activity Report

University of Tennessee Institute of Agriculture, Knoxville, Knox County

(College of Vet Medicine Bldg & Cherokee Lab Improvement)

SBC Project No.: 540/001-03-2018

Bid date: 07/15/2021

Target: \$5,350,000.00

MACC: \$6,235,000.00

SBC Action: Referred to ESC with authority to act

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on July 22, 2021.

Report of Items Approved by Office of the State Architect

- **Change Orders** which result in a net aggregate increase or decrease in excess of 10% of the original contract sum, or which exceed an individual change order item in an amount in excess of \$500,000 (in accordance with Item 6.04(C)(3) of the *SBC By-Laws, Policy & Procedures*)

1)	State Procurement Agency: TN Board of Regents Location: Nashville, Tennessee Project Title: Residence Centers Elevator Upgrade SBC Project No: 166/001-01-2018 Designer: Engineering Services Group	User Agency: Tennessee State University Approval Date: 06/28/2021 Contractor: Kone, Inc.
	Construction Completion %: 39% Change Order No. 2 Change Order Amount: \$26,993.06 Change Order Percentage: 10.03% Cumulative Percentage: 18.09%	Targeted Substantial Completion: 11/10/2021 Comment: Added Scope This change order addresses the need to add elevator wall panels in order to meet campus design standards. The change order is identified as added scope.
	<u>Approved Project Funding</u> Original Bid Target: \$400,000.00 Base Contract Amount: \$269,000.00 Contingency: \$25,000.00	<u>After This Change Order</u> Revised Contract Amount: \$317,663.08 Remaining Undedicated Funds: \$495,336.92
2)	State Procurement Agency: TN Board of Regents Location: Nashville, Tennessee Project Title: Campus HVAC Repairs SBC Project No: 166/001-05-2018 Designer: Kurzynske & Kurzynske	User Agency: Tennessee State University Approval Date: 07/06/2021 Contractor: Williams Mechanical, LLC
	Construction Completion %: 68% Change Order No. 2 Change Order Amount: \$28,977.48 Change Order Percentage: 3.35% Cumulative Percentage: 13.10%	Targeted Substantial Completion: 08/15/2021 Comment: Omission/Value Added This change order addresses the need to replace 2 hot water pumps identified as a designer omission and the need to replace hot water pipes identified as a value-added change. This change order adds 111 days to the project schedule.
	<u>Approved Project Funding</u> Original Bid Target: \$900,000.00 Base Contract Amount: \$864,050.00 Contingency: \$90,000.00	<u>After This Change Order</u> Revised Contract Amount: \$977,262.89 Remaining Undedicated Funds: \$3,229,737.11

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville, Tennessee
Project Title: Harned Hall HVAC Upgrade
SBC Project No: 166/001-06-2019 **Approval Date:** 07/19/2021
Designer: Edmonds Engineering **Contractor:** Demand Mechanical LLC
Construction Completion %: 85% **Targeted Substantial Completion:** 04/17/2021
Change Order No. 3 **Comment: Codes**
Change Order Amount: \$34,121.61 This change order addresses the need to replace the smoke damper control system which is non-functional and identified as a code requirement. This change order adds 120 days to the project schedule.
Change Order Percentage: 10.07%
Cumulative Percentage: 12.76%
Approved Project Funding
Original Bid Target: \$650,000.00
Base Contract Amount: \$338,807.00 **Revised Contract Amount:** \$382,118.76
Contingency: \$65,000.00 **Remaining Undedicated Funds:** \$332,881.24
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** Southwest State Community College
Location: Memphis, Tennessee
Project Title: Union & Macon Cove Plumbing Updates
SBC Project No: 166/033-01-2018 **Approval Date:** 07/23/2021
Designer: A2H, Inc. **Contractor:** A&B Construction Co., Inc.
Construction Completion %: 90% **Targeted Substantial Completion:** 08/16/2021
Change Order No. 11 **Comment: Design Modifications/Added Scope**
Change Order Amount: (\$20,016.04) This change order provides a credit in lieu of toilet room work/materials identified as a design modification and provides for signage identified as added scope.
Change Order Percentage: (1.2%)
Cumulative Percentage: 12.21%
Approved Project Funding
Original Bid Target: \$1,667,846.00
Base Contract Amount: \$1,667,846.00 **Revised Contract Amount:** \$1,871,434.78
Contingency: \$235,154.00 **Remaining Undedicated Funds:** \$31,565.22
- 5) **State Procurement Agency:** TN Technological Univ **User Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Lewis Hall Upgrades
SBC Project No: 364/011-03-2020 **Approval Date:** 07/06/2021
Designer: Gilbert / McLaughlin / Casella **Contractor:** Sergio & Sons Construction
Construction Completion %: 98% **Targeted Substantial Completion:** 07/02/2021
Change Order No. 4 **Comment: Unavoidable Delays**
Change Order Amount: \$0.00 This change order adds 45 days to the project due to an unavoidable shipping delay of equipment.
Change Order Percentage: 0%
Cumulative Percentage: 25%
Approved Project Funding
Original Bid Target: \$290,000.00
Base Contract Amount: \$181,500.00 **Revised Contract Amount:** \$226,739.90
Contingency: \$30,000.00 **Remaining Undedicated Funds:** \$132,111.00

- 6) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Memphis, Tennessee
Project Title: MLTC Food Service Upgrades
SBC Project No: 140/005-01-2018 **Approval Date:** 07/20/2021
Designer: Spirit Architecture **Contractor:** Smith Doyle Contractors
Construction Completion %: 69% **Targeted Substantial Completion:** 01/18/2022
Change Order No. 10 **Comment: Hidden Conditions**
Change Order Amount: \$31,536.02 This change order addresses the need to remove and replace deteriorated, cast iron drain lines and a floor drain identified as a hidden condition. This change order adds 12 days to the project schedule.
Change Order Percentage: 2.59%
Cumulative Percentage: 67.18%
Approved Project Funding
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$1,219,800.00 **Revised Contract Amount:** \$2,039,275.95
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$291,751.83
- 7) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Clifton, Tennessee
Project Title: Heating System Replacement, SCCF
SBC Project No: 142/018-01-2010 **Approval Date:** 06/28/2021
Designer: SSR, Inc. **Contractor:** BESCO
Construction Completion %: 99% **Targeted Substantial Completion:** 07/23/2021
Change Order No. 14 **Comment: Unavoidable Delays**
Change Order Amount: \$4,097.31 This change order addresses the need to coordinate existing conditions relating to IT components. The change order adds 70 days to the project schedule and is identified as an unavoidable delay.
Change Order Percentage: 0.07%
Cumulative Percentage: 11.50%
Approved Project Funding
Original Bid Target: \$7,725,000.00
Base Contract Amount: \$6,067,973.00 **Revised Contract Amount:** \$6,765,501.00
Contingency: \$775,300.00 **Remaining Undedicated Funds:** \$1,834,830.41
- 8) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Clifton, Tennessee
Project Title: Heating System Replacement, SCCF
SBC Project No: 142/018-01-2010 **Approval Date:** 07/15/2021
Designer: SSR, Inc. **Contractor:** BESCO
Construction Completion %: 99% **Targeted Substantial Completion:** 10/26/2021
Change Order No. 15 **Comment: Design Modifications**
Change Order Amount: \$24,771.82 This change order is for the relocation of existing data drops. This work adds 95 days to the schedule.
Change Order Percentage: 0.41%
Cumulative Percentage: 11.91%
Approved Project Funding
Original Bid Target: \$7,725,000.00
Base Contract Amount: \$6,067,973.00 **Revised Contract Amount:** \$6,790,272.82
Contingency: \$775,300.00 **Remaining Undedicated Funds:** \$1,834,830.41

- 9) **State Procurement Agency:** STREAM **User Agency:** Department of Education
Location: Nashville, Tennessee
Project Title: TN School for the Blind Water Upgrades
SBC Project No: 168/005-02-2018 **Approval Date:** 07/21/2021
Designer: OLG Engineering **Contractor:** SM Lawrence
Construction Completion %: 29.55% **Targeted Substantial Completion:** 11/25/2021
Change Order No. 1 **Comment: Hidden Conditions / Cost Efficiencies / Value Added**
Change Order Amount: \$50,465.26
Change Order Percentage: 11.82% This change order provides for the replacement of fixtures identified as value added, adds sensor flush valves and high efficiency water heaters identified as cost efficiencies and replaces piping identified as hidden conditions.
Cumulative Percentage: 11.82%
- Approved Project Funding**
Original Bid Target: \$900,000.00
Base Contract Amount: \$427,380.00
Contingency: \$90,000.00
- After This Change Order**
Revised Contract Amount: \$477,845.26
Remaining Undedicated Funds: \$658,752.00
- 10) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Chattanooga, Tennessee
Project Title: Chattanooga Readiness Center Building 0001A Renovation
SBC Project No: 361/010-02-2017 **Approval Date:** 07/19/2021
Designer: Hefferlin + Kronenberg Architects **Contractor:** The Tradesman Group Inc.
Construction Completion %: 50% **Targeted Substantial Completion:** 11/13/2021
Change Order No. 4 **Comment: Hidden Conditions**
Change Order Amount: \$73,703.03 This change order addresses the repair of an entrance canopy and replacement of its roof, relocation of a door and the addition of stone headers, and the need for additional floor preparation work due to the removal of a wall and tile creating excessive pitting and trenching.
Change Order Percentage: 2.20%
Cumulative Percentage: 28.15%
- Approved Project Funding**
Original Bid Target: \$4,000,000.00
Base Contract Amount: \$3,348,995.00
Contingency: \$400,000.00
- After This Change Order**
Revised Contract Amount: \$4,291,737.21
Remaining Undedicated Funds: \$184,844.19
- 11) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Milan, Tennessee
Project Title: VTS-Milan Sanitary Sewer
SBC Project No: 368/031-04-2018 **Approval Date:** 06/28/2021
Designer: Goodwin Mills & Cawood **Contractor:** Marbury Construction Co LLC
Construction Completion %: 64% **Targeted Substantial Completion:** 06/16/2021
Change Order No. 2 **Comment: Unavoidable Delays**
Change Order Amount: \$0.00 This change order addresses the need to add 90 days to the project schedule due to delivery delays.
Change Order Percentage: 0%
Cumulative Percentage: 12.19%
- Approved Project Funding**
Original Bid Target: \$1,136,860.75
Base Contract Amount: \$1,136,860.75
Contingency: \$416,089.25
- After This Change Order**
Revised Contract Amount: \$1,275,430.75
Remaining Undedicated Funds: \$277,519.25

12) State Procurement Agency:	STREAM	User Agency:	Department of General Services
Location:	Nashville, Tennessee		
Project Title:	TN Tower – Blue Lot Paving & Retaining Wall Repair		
SBC Project No:	529/079-04-2017	Approval Date:	07/15/2021
Designer:	Hurst-Roche	Contractor:	Orion
Construction Completion %:	99%	Targeted Substantial Completion:	09/04/2021
Change Order No.	2	Comment: Hidden Conditions	
Change Order Amount:	\$36,933.40	This change order is to allow for an NES-approved power connection to a replacement pole and parking lot gate operator.	
Change Order Percentage:	10.04%		
Cumulative Percentage:	10.35%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$368,860.30		
Base Contract Amount:	\$367,700.00	Revised Contract Amount:	\$405,793.70
Contingency:	\$23,511.90	Remaining Undedicated Funds:	\$11,413.30

Initial and Revised Approvals of Capital Projects

- Reported the following twenty 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 Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: Food Science Bldg Improvements
Project Description: This project will renovate an existing pilot plant space into a production area that will produce ice cream. These changes will bring the area up to meet regulatory compliance, sanitation, and quality assurance for the production and distribution of the ice cream. Project includes all related work on the building systems to update this space for the new use.

SBC Project No. 540/001-03-2021
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
Approval Date: 07/16/2021

- 2) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Divine Nine Heritage Park
Project Description: This project will create a new park for Panhellenic Center Greek Garden Monuments for the Divine Nine historically black college fraternities and sororities on a site adjacent to the UTC University Center.

SBC Project No. 540/005-07-2021
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 07/12/2021

- 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Walters Renovation – Cinema Studies
Project Description: This project will renovate space for the Cinema Studies Program. Renovations, will include redistribution of existing spaces along with all related modifications to the building systems for this new use.
SBC Project No. 540/009-20-2021
Total Project Budget: \$500,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 07/16/2021
- 4) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Tennessee Firsts Sculptures
Project Description: This project will erect four monuments to honor “Tennessee Firsts” in the football program. The monuments will be life-sized bronze sculptures on pedestals.
SBC Project No. 540/009-21-2021
Total Project Budget: \$450,000.00
Source of Funding: Plant Funds (Aux-Athletics) (A)
Approval: Approved project and utilizing Campus Consultant for design and Campus Resources for construction
Approval Date: 07/23/2021
- 5) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: Football Scoreboard Replacement
Project Description: This project will replace the existing video scoreboard and play clocks at the Hardy Graham stadium. Project includes all related work.
SBC Project No. 540/011-06-2021
Total Project Budget: \$278,000.00
Source of Funding: Plant Funds (Aux-Athletics) (A)
Approval: Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
Approval Date: 07/23/2021
- 6) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Madison Plaza Building Improvements
Project Description: This project replaces the existing storefront windows and doors on the concourse level and will also renovate the existing kitchen to make room for up to four restaurant spaces in the Plaza. Project includes all related work.
SBC Project No. 540/013-05-2021
Total Project Budget: \$470,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design
Approval Date: 07/23/2021

- 7) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Ramer Building ADA and Interior Upgrades
Project Description: Make alteration of restrooms, entrances, and interior accessible features to meet current ADA standards and including all related work.
SBC Project No. 166/025-04-2021
Total Project Budget: \$410,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/23/2021
- 8) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Location: McKenzie, Tennessee
Project Title: Plumbing Repairs
Project Description: Replace and repair the original plumbing in the shop areas including fixtures, water piping, floor drains, sanitary sewer lines, and related work.
SBC Project No. 166/066-01-2021
Total Project Budget: \$300,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/23/2021
- 9) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Location: Memphis, Tennessee
Project Title: Security Updates
Project Description: Upgrade security and enhance campus safety by replacing classroom door locks with hardware that provides the ability to lockdown rooms internally. Upgrade the existing security system including replacing and adding cameras to provide sufficient coverage for all buildings. Install security bollards at main entrances and address minor landscaping hazards.
SBC Project No. 166/070-01-2021
Total Project Budget: \$170,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/23/2021
- 10) **State Procurement Agency:** STREAM / Department of Correction
Location: Statewide, Tennessee
Project Title: Statewide Site Security Improvements
Project Description: Replace and upgrade site security systems and all required related work.
SBC Project No. 140/001-01-2021
Total Project Budget: \$500,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (SA) (A)
Approval: Approved project and utilizing Agency Resources and Central Procurement Office contracts to perform the work
Approval Date: 07/20/2021

- 11) **State Procurement Agency:** STREAM / Department of Correction
Location: Statewide, Tennessee
Project Title: Statewide Electronic Security Improvements
Project Description: Replace and upgrade electronic security systems, technology, protective security systems, and all required related work.
SBC Project No. 140/001-02-2021
Total Project Budget: \$500,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (SA) (A)
Approval: Approved project and utilizing Agency Resources and Central Procurement Office contracts to perform the work
Approval Date: 07/20/2021
- 12) **State Procurement Agency:** STREAM / Tennessee Rehabilitative Initiative in Corrections (TRICOR)
Location: Nashville, Tennessee
Project Title: TRICOR HQ Exterior Windows and Doors Replacement
Project Description: Replacement of all exterior windows, doors, and flashing; repair of adjacent building components to include interior walls and ceilings; and all required related work.
SBC Project No. 150/002-01-2021
Total Project Budget: \$280,000.00
Source of Funding: 21/22 TRICOR Op Funds (A)
Approval: Approved project and to select a designer
Approval Date: 07/19/2021
- 13) **State Procurement Agency:** STREAM / Department of Transportation
Location: Knoxville, Tennessee
Project Title: Region 1 Boilers and HVAC Upgrades
Project Description: Replace and upgrade two boilers in Building A, one boiler in Building F, and HVAC units for Building C, and all required related work.
SBC Project No. 241/010-04-2021
Total Project Budget: \$300,000.00
Source of Funding: 21/22 TDOT Plant Construction Funds (A)
Approval: Approved project and to select a designer
Approval Date: 07/19/2021
- 14) **State Procurement Agency:** STREAM / Department of Transportation
Location: Knoxville, Tennessee
Project Title: Region 1 Flooring Upgrades
Project Description: Replace all flooring in Buildings C, D, and H, and all required related work.
SBC Project No. 241/010-05-2021
Total Project Budget: \$225,000.00
Source of Funding: 21/22 TDOT Plant Construction Funds (A)
Approval: Approved project and utilizing a Central Procurement Office contract for construction
Approval Date: 07/20/2021

- 15) **State Procurement Agency:** STREAM / Department of Transportation
Location: Knoxville, Tennessee
Project Title: Region 1 Building A Restrooms Renovations
Project Description: Remodel bathrooms of Building A including ADA requirements, and all required related work.
SBC Project No. 241/010-06-2021
Total Project Budget: \$440,000.00
Source of Funding: 21/22 TDOT Plant Construction Funds (A)
Approval: Approved project and to select a designer
Approval Date: 07/16/2021
- 16) **State Procurement Agency:** STREAM / Department of Transportation
Location: Waynesboro, Tennessee
Project Title: New Wayne County Equipment Shed
Project Description: Construct a new equipment shed and all required related work.
SBC Project No. 243/020-04-2021
Total Project Budget: \$300,000.00
Source of Funding: 21/22 TDOT Plant Construction Funds (A)
Approval: Approved project and utilizing Agency Resources and Central Procurement Office contracts for construction
Approval Date: 07/20/2021
- 17) **State Procurement Agency:** STREAM / Department of Transportation
Location: Waynesboro, Tennessee
Project Title: New Wayne County Brine Operations Buildings
Project Description: Construct a new brine operations building and storage shed and all required related work.
SBC Project No. 243/020-05-2021
Total Project Budget: \$175,000.00
Source of Funding: 21/22 TDOT Plant Construction Funds (A)
Approval: Approved project and utilizing Agency Resources and Central Procurement Office contracts for construction
Approval Date: 07/20/2021
- 18) **State Procurement Agency:** STREAM / Department of Military
Location: Russellville, Tennessee
Project Title: Russellville Readiness Center Plumbing Repair
Project Description: Repair exterior and interior plumbing lines; replacement of interior plumbing fixtures and partitions; and all required related work.
SBC Project No. 361/063-01-2021
Total Project Budget: \$430,000.00
Source of Funding: \$215,000.00 Federal Funds (NGB) (F)
\$215,000.00 21/22 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/20/2021

- 19) **State Procurement Agency:** STREAM / Department of Military
Location: Nashville, Tennessee
Project Title: Nashville JFHQ Emergency Generator
Project Description: Connect existing generator to the entire building; installation of new automatic transfer switch and feeder conductors; and all required related work.
SBC Project No. 361/067-02-2021
Total Project Budget: \$450,000.00
Source of Funding: \$337,500.00 Federal Funds (NGB) (F)
\$112,500.00 21/22 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/16/2021
- 20) **State Procurement Agency:** STREAM / Department of Military
Location: Tullahoma, Tennessee
Project Title: Tullahoma Readiness Center Roof Flashing Repair
Project Description: Remove exterior building envelope; replacement of wall flashing; installation of subsills and weeps; restoration of building envelope; and all required related work.
SBC Project No. 361/093-02-2021
Total Project Budget: \$300,000.00
Source of Funding: \$225,000.00 Federal Funds (NGB) (F)
\$ 75,000.00 21/22 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/20/2021

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals 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:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Haslam Business Improvements
Project Description: This project will provide improvements to interior finishes, furniture, and lighting.
SBC Project No. 540/009-22-2019
Total Project Budget: \$1,000,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved utilizing Campus Resources and System Procurement for a portion of the work (interior finish work)
Approval Date: 07/23/2021

2) **State Procurement Agency:** STREAM / Department of Economic & Community Development
Location: Statewide, Tennessee
Project Title: Memphis Regional Megasite
Project Description: Construction of infrastructure to serve the Memphis Regional Megasite, grant to TDOT to design and construct/realign SR222, demolition of structures and all related work.

SBC Project No. 529/000-02-2010
Total Project Budget: \$136,273,000.00
Source of Funding:

\$ 34,700,000.00	10/11	CurrFunds-CapImp	(A)
2,000,000.00	11/12	CurrFunds-CapImp	(A)
14,000,000.00	2012	GO Bonds CapImp	(A)
11,000,000.00	12/13	CurrFunds-CapImp	(A)
28,250,000.00	15/16	CurrFunds-CapImp	(A)
615,000.00	09/10	ECD Op Funds	(O)
30,708,000.00	2018	GO Bonds CapImp	(A)
15,000,000.00	21/22	CurrFunds-CapImp	(A)

Approval: Approved utilizing Construction Manager/General Contractor alternative delivery method for a portion of the work (State provided site work, infrastructure and utilities)
Approval Date: 07/28/2021

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton State Park Restaurant and Visitor Center
Project Description: Demolition of the visitor center, construction of a new visitor center and restaurant, renovation of the existing restaurant into conference space, road reconfiguration, required site work, and planning funds for the park, which may include additional cabins, and all required related work.

SBC Project No. 126/051-02-2017
Total Project Budget: \$8,250,000.00
Source of Funding: 17/18 CurrFunds-CapImp (A)
Approval: Approved a revision in project funding (increase the MACC)
Approval Date: 07/16/2021

- Reported 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:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Memorial Center Code Corrections
Project Description: Correct code deficiencies in Memorial Center (Dome) to the seating areas, handrails, risers, tread depths, stair casings, exits, and other associated code issues; *and all related work including painting.*

SBC Project No. 369/005-11-2018
Total Project Budget: \$2,500,000.00
Source of Funding: 18/19 CurrFunds-CapMaint (A)
Approval: Approved a revision in scope
Approval Date: 07/14/2021

Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / West Tennessee River Basin Authority
Location: Statewide, Tennessee
Project Title: Engineering Consultant
Project Description: Provide professional engineering services to West Tennessee River Basin Authority (WTRBA).
SBC Project No. 128/020-01-2020
Total Project Budget: \$1,000,000.00
Current Project Funding: \$ 600,000.00
Source of Funding:
 - \$ 200,000.00 19/20 (WTRBA) CurrFunds-MajMaint (A)
 - \$ 200,000.00 20/21 (WTRBA) CurrFunds-MajMaint (A)
 - \$ 200,000.00 21/22 (WTRBA) CurrFunds-MajMaint (A)
Approval: Approved a revision in project funding (increase of \$200,000)
Approval Date: 07/12/2021

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 / Department of Environment & Conservation
Transaction Description: Transaction No. 20-12-005
Location: T.O. Fuller State Park (TOFSP)
Shelby County – 142.95 +/- acres total acreage (5 tracts)
Tract 1 – 0 W Mitchell / Mead Road, Memphis, TN (54.90 +/- acres)
Tract 2 - 0 Boxtown Road, Memphis, TN (2.05 +/- acres)
Tract 3 - 0 Boxtown Road, Memphis, TN (13.95 +/- acres)
Tract 4 - 0 Fields Road, Memphis, TN (1.00 +/- acres)
Tract 5 - 0 Fields Road, Memphis, TN (71.05 +/- acres)
Owner(s): Tracts 1, 2 & 3 – Mason Floyd Carrington Jones & Sybil Hudson Jones, Trustees of the MFCJ GST Exempt Res TR UW WRCJ; and Margaret Carrington Fraser and Hugh Coming Fraser, Trustees of the MCF GST Exempt Res TR UW WRCJ
Tract 4 – Mason Floyd Carrington Jones
Tract 5 – Lucy Carrington Jones
Estimated Purchase Price: Gift
Source of Funding: 20/21 State Lands Acquisition Fund (REM fees) (A)
Approval: Approved acquisition in fee with waiver of advertisement and appraisals
Approval Date: 07/19/2021

- 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 21-03-015
Location: Cedars of Lebanon State Park (CLSP)
Wilson County – 5.09 +/- acres – 0 West Richmond Shop Road, Lebanon, TN
Owner(s): TennGreen Land Conservancy (TGLC)
Estimated Purchase Price: Fair Market Value
Source of Funding: 21/22 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee and utilizing third party with waiver of advertisement and one appraisal
Approval Date: 07/16/2021

- 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 21-04-007
Location: Fall Creek Falls State Park (FCFSP)
Van Buren County – 63.50 +/- acres – 0 Indian Camp Branch, Spencer, TN
Owner(s): Betty S. Carver
Estimated Purchase Price: Fair Market Value
Source of Funding: 21/22 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 07/20/2021

- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 20-12-012
Location: Cummins Falls State Park (CFSP)
Jackson County – 40' x 1,962' (78,480 s.f. or 1.80 +/- acres) permanent easement – 390 Cummins Mill Road, Cookeville, TN
Grantee: Upper Cumberland Electric Membership Corporation (UCEMC)
Estimated Sale Price: No Cost – Mutual Benefit
Source of Funding: UCEMC (REM Fees) (O)
Approval: Approved disposal by easement with waiver of advertisement and appraisals
Approval Date: 07/16/2021

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)

- 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Spring Hill, Tennessee
Project Title: ADA Compliance UTK & UTIA
SBC Project No. 540/000-03-2017
Designer: AECOM Technical Services
Amount: \$4,921.93
Explanation: This ASR is for necessary additional construction administration services.
Approval Date: 06/30/2021
OSA Receipt Date: 06/30/2021

- 2) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Middleton, Tennessee
Project Title: West Tennessee 4H Center Cabins & STEM Center (planning)
SBC Project No. 540/001-05-2018
Designer: Allen & Hoshall, Inc.
Amount: \$1,857.50
Explanation: This ASR is for design services involving a site survey required due to contractor error while removing trees from the site.
Approval Date: 06/30/2021
OSA Receipt Date: 06/30/2021
- 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Second Creek Stabilization
SBC Project No. 540/009-11-2020
Designer: S&ME, Inc.
Amount: \$4,900.00
Explanation: This ASR is for design services involving the preparation and oversight of approvals required by other governmental agencies having jurisdiction over the project.
Approval Date: 06/23/2021
OSA Receipt Date: 06/28/2021
- 4) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Art and Architecture Improvements
SBC Project No. 540/009-21-2019
Designer: Brewer, Ingram & Fuller Architects
Amount: \$29,268.00
Explanation: This ASR is for additional services for an FF&E consultant.
Approval Date: 07/06/2021
OSA Receipt Date: 07/07/2021
- 5) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Cryotherm Tubs Renovation
SBC Project No. 540/009-30-2019
Designer: Dollar & Ewers Architecture
Amount: \$6,652.00
Explanation: This ASR is for additional services needed for electrical and plumbing consultant services.
Approval Date: 06/30/2021
OSA Receipt Date: 06/30/2021
- **Annual Report of Facilities Assessment** for the National Civil Rights Museum in Memphis (in accordance with the lease agreement between the State and the Lorraine Civil Rights Museum Foundation)

Other Business

There being no further business, the meeting adjourned at 11:32 a.m.

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

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

Project Title: Derryberry Hall Upgrades

Project Description: Project includes replacement, and updates of the MEP systems; addition of a sprinkler system; repairs to the building envelope; asbestos abatement and all related work.

SBC Number: 364/011-05-2021

Total Project Budget: \$10,400,000.00

Current Project Funding: \$ 1,691,000.00

Source of Funding: \$ 1,691,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY21/22 line-item (Derryberry Hall Upgrades Phase 1) project in the capital budget. Project description has been modified for clarity.

Minutes: 08/12/2021 SBC Approved project and to select a designer

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

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

Project Title: Campus-Wide Building Controls Upgrades

Project Description: Upgrade pneumatic controls to digital controls on several buildings, including replacement of devices and equipment required to complete digital control of the HVAC systems. Project includes all related work.

SBC Number: 364/011-06-2021

Total Project Budget: \$6,000,000.00

Current Project Funding: \$2,150,000.00

Source of Funding: \$2,150,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY21/22 line-item (Campus-Wide Building Controls Upgrades Phase 1) project in the capital budget. Project description has been modified for clarity.

Minutes: 08/12/2021 SBC Approved project and to select a designer

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

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

Project Title: Chiller Addition

Project Description: Install one centrifugal chiller and a cooling tower to the central plant to expand the capacity of the existing chilled water system.

SBC Number: 364/011-07-2021

Total Project Budget: \$2,300,000.00

Source of Funding: \$2,300,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is a FY21/22 **disclosed** project in the capital budget.

Minutes: 08/12/2021 SBC Approved project and to select a designer

AUSTIN PEAY STATE UNIVERSITYAustin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Sundquist Science Complex Exhaust System Controls

Project Description: Replacement of fume hood controls system and all related work.

SBC Number: 373/003-02-2021

Total Project Budget: \$1,500,000.00

Source of Funding: \$1,500,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY (21/22) line-item project in the capital budget.

Minutes: 08/12/2021 SBC Approved project and to select a designer

AUSTIN PEAY STATE UNIVERSITYAustin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer, and utilizing Best Value alternative delivery method

Project Title: Sundquist Science Complex Roof Replacement

Project Description: Replacement of the roof and all related work.

SBC Number: 373/003-03-2021

Total Project Budget: \$3,200,000.00

Source of Funding: \$3,200,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY (21/22) line-item project in the capital budget. The roof is original to the building built in 2001. The warranty has expired. The composite shingle roof is in need of frequent repairs, especially after high winds. It's at the end of its useful life. The use of the Best Value alternative delivery method is requested to obtain a contractor experienced in installation of a large, steeply pitched standing seam roofs. Contractors with experience in this roofing type will be sought.

Minutes: 08/12/2021 SBC Approved project and to select a designer and utilizing Best Value alternative delivery method

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Murphy Center Curtain Wall Replacement

Project Description: Replace antiquated curtain wall system with modern curtain wall, along with exterior repairs including: replacement of exterior doors, mechanical louvers, exterior canopies and associated air curtains, lighting, and exterior soffit.

SBC Number: 366/009-03-2020

Total Project Budget: \$5,300,000.00

Source of Funding:	Original	Change	Revised	
	\$4,600,000.00	\$ 0.00	\$4,600,000.00	20/21 CurrFunds-CapMaint (MP) (A)
	0.00	441,646.26	\$ 441,646.26	18/19 CurrFunds-CapMaint (MP) (R)
	0.00	258,353.74	\$ 258,353.74	18/19 CurrFunds-CapMaint (R)
Original Project Budget:	\$4,600,000.00			
Change in Funding:		\$700,000.00		
Revised Project Budget:			\$5,300,000.00	

Comment: This additional funding is being added to award the bid (The Parent Company) and replenish the construction contingency. Bids came in higher than expected due to market conditions. We are negotiating with the low bidder to bring the bids within the MACC.

Previous Actions: 08/13/2020 SBC Approved project and proceeding with selecting a designer
08/24/2020 ESC Approved designer selection (Earl Swensson Associates, Inc.)

Minutes: 08/12/2021 SBC Approved a revision in project budget and funding to award a bid

MIDDLE TENNESSEE STATE UNIVERSITYMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a project utilizing a previously selected consultant

Project Title: MTSU Masterplan Amendment

Project Description: Consultant services for minor revisions needed to 2016 Campus Masterplan.

SBC Number: 366/009-10-2021

Total Project Budget: \$100,000.00

Source of Funding: \$100,000.00 Plant Funds (Non-Aux) (A)

Comment: The use of a previously selected consultant (Perkins + Will, Inc.) is requested because they completed the MTSU 2016 Campus Master Plan under the TBR Master Plan project (SBC#166/009-03-2013).

Minutes: 08/12/2021 SBC Approved project utilizing a previously selected consultant

EAST TENNESSEE STATE UNIVERSITYEast Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Brown Hall and Shelbridge Repairs and Upgrades

Project Description: Repairs and upgrades at Brown Hall and Shelbridge Main House. Project includes the repair and replacement of a structural wall at Brown Hall; repair or replacement of the MEP systems, windows, and architectural millwork at Shelbridge Main House; accessibility improvements; correction of code issues; and all related work.

SBC Number: 369/005-02-2021

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

For Brown Hall, the Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

For Shelbridge, the Tennessee Historical Commission 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.

Minutes: 08/12/2021 SBC Approved project and to select a designer

EAST TENNESSEE STATE UNIVERSITYEast Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Multiple Buildings Exterior Improvements

Project Description: Removal and replacement of windows at multiple buildings on campus. Project includes appropriate flashing and weatherproofing of windows, installation of interior window trim, and all related work.

SBC Number: 369/005-03-2021

Total Project Budget: \$2,414,000.00

Source of Funding: \$2,414,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget. This project description has been modified from the capital budget for clarity.

Repair, removal and replacement of windows at multiple buildings on ETSU campuses including the College of Medicine (buildings 2 and 4), McCune-Welch Kingsport Allendale campus, Gilbreath, and Ball Halls on main campus.

For Building 2, Building 4, McCune-Welch Kingsport Allendale, and Ball and Gilbreath Halls, the Tennessee Historical Commission 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

Minutes: 08/12/2021 SBC Approved project and to select a designer

EAST TENNESSEE STATE UNIVERSITYEast Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Boulevard Commons Extension

Project Description: Rework South Dossett Drive from John Robert Bell to the intersection of Jack Vest Drive to include a pedestrian path on axis with the new Football Stadium.

SBC Number: 369/005-08-2021

Total Project Budget: \$4,000,000.00

Source of Funding: \$4,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 21/22 **disclosed** project in the capital budget.

Minutes: 08/12/2021 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Lamb Hall Renovation

Project Description: Renovate facility for program needs to accommodate academic programs in the College of Public and Allied Health. Renovations will include classrooms, multi-media classrooms, class laboratories, and research. Add approximately 15,000 GSF classroom/specialty lab space to the existing building to meet program needs.

SBC Number: 166/005-09-2017

Total Project Budget: \$26,100,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$17,250,000.00	\$ 0.00	\$17,250,000.00	17/18	CurrFunds-CapImp	(A)
	4,750,000.00	0.00	4,750,000.00		Gifts	(O)
	1,000,000.00	3,100,000.00	4,100,000.00		Plant Funds (Non-Aux)	(A)

Original Project Budget: **\$23,000,000.00**

Change in Funding: **\$3,100,000.00**

Revised Project Budget: **\$26,100,000.00**

Comment: Funds are being added to complete site work adjacent to Lamb Hall which was reduced early in the project to bring project into budget. Additional funds will also be used to properly equip the building. Any additional designer fees will be negotiated.

Previous Action:

10/12/2017	SBC	Approved project and use of CM/GC
12/18/2017	ESC	Approved designer selection (Fisher + Associates)
12/12/2019	SBC	Approved a revision in scope
08/13/2020	SBC	Approved award of CM/GC (BurWil Construction Company)
10/08/2020	SBC	Approved EDP as recommended by State Architect

Minutes: 08/12/2021 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Tennis Facility Improvements

Project Description: Demolition and construction of new tennis courts, seating, and support facilities.

SBC Number: 166/009-01-2021

Total Project Budget: \$ 4,800,000.00

Source of Funding:	\$ 1,500,000.00	Plant Funds (Non-Aux)	(A)
	\$ 2,500,000.00	TSSBA (Student Fees and gifts)	(A)
	\$ 800,000.00	Gifts	(O)

Comment: This is a FY 2021-2022 **disclosed** project in the capital budget. The foundations of the existing tennis courts have extensive cracking that prohibit successful resurfacing and must be replaced. This project will demolish eleven existing tennis courts and a small support building which was built in 1993. New construction includes eight new tennis courts, spectator seating, site improvements, and a small support building with restrooms, storage, and coach's offices.

Minutes: 08/12/2021 SBC Approved project and to select a designer

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

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

Project Title: Marcum Roof Replacement and Exterior Repairs

Project Description: Replace roof on the Marcum Building on the Moore County campus. Replace doors and windows in buildings that age from 25 to 50 years, including all related work.

SBC Number: 166/021-01-2021

Total Project Budget: \$1,220,000.00

Source of Funding: \$1,220,000.00 21/22 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 21/22 line-item in the capital budget. Marcum Building roof is 22 years old (1999), is at the end of its useful life, and the warrantee has expired. Building priorities for door and window replacement include Crouch Center, Forrester Student Center, Ingram Building, Nisbett Center, Power Building, Fayetteville, McMinnville, and Simon Hall.

For Forrester Student Center, Simon Hall, Power Building, Ingram Building, and the Crouch Center; the Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Minutes: 08/12/2021 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: HVAC Updates

Project Description: Replace air handlers in the Ramer Building and chiller in the Thigpen Library.

SBC Number: 166/025-02-2018

Total Project Budget: \$870,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$270,000.00	\$ 0.00	\$270,000.00	18/19	CurrFunds-CapMaint	(A)
	150,000.00	0.00	150,000.00	18/19	CurrFunds-CapMaint (MP)	(A)
	0.00	450,000.00	450,000.00		Plant Funds (Non-Aux)	(A)

Original Project Budget: **\$420,000.00**

Change in Funding: **\$450,000.00**

Revised Project Budget: **\$870,000.00**

Comment: Project bid for chiller and air handlers originally came in over budget so the campus proceeded with the chiller portion only. With funding now available, the campus would like to proceed with the air handler portion at this time.

Previous Action: 07/12/2018 SBC Approved project and to select a designer
 07/23/2018 ESC Approved designer selection (Envision Advantage)

Minutes: 08/12/2021 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Multiple Buildings Elevator Upgrades

Project Description: This project provides modernizations and upgrades to elevators at multiple buildings on the UTC campus. Project includes all related work.

SBC Number: 540/005-08-2021

Total Project Budget: \$2,330,000.00

Source of Funding: \$2,330,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget. The primary buildings included are: Metro Building, Brock Hall (1949), University Center, Administration Services Building, Mapp Building, Davenport Hall, Fletcher Hall, Hooper Hall, Fine Arts Center, and SimCenter.

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

Minutes: 08/12/2021 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Multiple Buildings Envelope Repairs

Project Description: This project provides masonry repair, windows, exterior doors, and exterior store front systems for the Fine Arts Center, Founders Hall, Grote Hall, and Jones Observatory. The roof system for Fine Arts Center and Founders Hall will also be replaced. Project includes all related work.

SBC Number: 540/005-09-2021

Total Project Budget: \$4,480,000.00

Source of Funding: \$4,480,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget. The project description has been modified for clarity. The Fine Arts Center roof is 22 years old (1999) and roof ages are unknown for the Founders Hall roofs but they have reached the end of their useful life.

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

The Tennessee Historical Commission requests to look at the design drawings of the Grote Hall and Jones Observatory alterations, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Minutes: 08/12/2021 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Innovation and Advanced Manufacturing Application Center (I-AMAC)

Project Description: This project will construct a new high-bay steel-framed building to be used as an open lab space filled with equipment that manufacturers, destroys, and tests. The project also includes large load utility connections.

SBC Number: 540/005-06-2020

Total Project Budget: \$1,425,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 925,000.00	\$500,000.00	\$1,425,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$ 925,000.00				
Change in Funding:		\$500,000.00			
Revised Project Budget:			\$1,425,000.00		

Comment: The increase in funding and change in scope aligns with revisions needed to align the project with the designer's estimate which reflects an overall increase in material cost due to the current volatile market conditions. Scope was revised to remove the connection to the Fuel Cell Building and any interior upgrades to that building.

Previous Action: 11/12/2020 SBC Approved project and to select a designer
11/23/2020 ESC Approved designer selection (Tinker Ma, Inc.)

Minutes: 08/12/2021 SBC Approved a revision in project budget, scope, and funding and the EDP as recommended by the State Architect

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Knoxville, Knox County, Tennessee

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

Project Title: Audiology and Speech Pathology

Project Description: This project will renovate a portion of the UT Conference Center in order to house the department of Audiology & Speech Pathology. The project will provide offices, clinic space, audiology research labs, pathology research labs, student work rooms, conference rooms, and observation space. A state of the art therapeutic playground for the children served at the clinics will also be provided.

SBC Number: 540/013-06-2021

Total Project Budget: \$10,400,000.00

Source of Funding: \$10,400,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 21/22 **disclosed** project in the capital budget.

The Tennessee Historical Commission has determined that this project will not adversely affect the UT Conference Center (1954) and no further action is necessary.

Minutes: 08/12/2021 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval to cancel the project

Project Title: 955 Madison Ave Renovation

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

SBC Number: 540/013-04-2020

Original Project Budget: \$255,000.00

Project Expenditures: \$ 4,800.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$255,000.00	(\$250,200.00)	\$4,800.00	Plant Funds (Non-Aux)	(A)
Original Project Funding:	\$255,000.00				
Change in Funding:		(\$250,200.00)			
Revised Project Budget:			\$4,800.00		

Comment: This project is no longer needed due to the future plans to demolish the building.

Previous Action: 09/10/2020 SBC Approved project utilizing Campus Consultant (Allen & Hoshall, Inc.) for design and Campus Resources and System Procurement for construction

Minutes: 08/12/2021 SBC Approved cancellation of the project

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval to cancel the project

Project Title: 959 Madison Ave Renovation

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

SBC Number: 540/013-05-2020

Original Project Budget: \$284,000.00

Project Expenditures: \$ 12,614.03

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$284,000.00	(\$271,385.97)	\$12,614.03	Plant Funds (Non-Aux)	(A)
Original Project Funding:	\$284,000.00				
Change in Funding:		(\$271,385.97)			
Revised Project Budget:			\$12,614.03		

Comment: This project is no longer needed due to the future plans to demolish the building.

Previous Action: 09/10/2020 SBC Approved project utilizing Campus Consultant (Allen & Hoshall, Inc.) for design and Campus Resources and System Procurement for construction

Minutes: 08/12/2021 SBC Approved cancellation of the project

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

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

Project Title: CRC/MAST, BESS, & JARTU Improvements

Project Description: Funds are provided for replacement of air handling equipment, including variable air volume boxes and associated piping and controls. Funds support reconfiguration of mechanical room at CRC/MAST. Project includes all related work.

SBC Number: 540/001-04-2021

Total Project Budget: \$7,120,000.00

Source of Funding: \$7,120,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget. Buildings included are: Center for Renewable Carbon (CRC)/Material Science & Technology (MAST); Biosystem Engineering & Soil Science (BESS); and Johnson Animal Research & Teaching unit (JARTU).

The Tennessee Historical Commission requests to look at the design drawings of the BESS alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for treatment of Historic Properties.

Minutes: 08/12/2021 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Walland, Blount County, Tennessee

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

Project Title: East TN Animal & Environmental Unit Improvements

Project Description: This project will construct new space for robotic milking equipment, workroom, and office. Renovated portions of the existing free stall barn include concrete flooring, relocation of gates, stalls, doors, and exits.

SBC Number: 540/001-01-2021

Total Project Budget: \$2,200,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,000,000.00	\$1,200,000.00	\$2,200,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,000,000.00				
Change in Funding:		\$1,200,000.00			
Revised Project Budget:			\$2,200,000.00		

Comment: The increase in funding is based on the designer's estimate. It became apparent that the original funding did not recognize the complexity of the space needed to meet the program.

Previous Action: 04/08/2021 SBC Approved project and proceeding with the process to select a designer and utilizing a previously selected consultant (JGM Dairy Design Engineers)

 04/19/2021 ESC Approved designer (Sparkman & Associates Arch, Inc.)

Minutes: 08/12/2021 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

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

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

Project Title: Vet Medical Center – Teaching & Learning Center

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

SBC Number: 540/001-02-2018

Total Project Budget: \$10,710,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 8,100,000.00	\$ 0.00	\$8,100,000.00	18/19	CurrFunds-CapImp	(A)
	1,360,000.00	250,000.00	1,610,000.00		Gifts	(O)
	1,000,000.00	0.00	1,000,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$10,460,000.00					
Change in Funding:		\$250,000.00				
Revised Project Budget:			\$10,710,000.00			

Comment: The revision in funding is necessary to increase the construction budget due to additional user requests and the designer fee to account for more extensive life safety adjustments to meet Fire Marshall requirements.

Previous Action:

07/12/2018	SBC	Approved project and proceeding to select a designer
08/20/2018	ESC	Approved designer selection (Sanders Pace Architecture)
11/14/2019	SBC	Approved revision in project budget and funding, and EDP as recommended by State Architect
09/10/2020	SBC	Approved a revision in budget and funding to award a contract to Merit Construction

Minutes: 08/12/2021 SBC Approved a revision in project budget and funding

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: Multiple Buildings HVAC Improvements

Project Description: This project provides HVAC improvements to multiple buildings including replacement of air handlers and obsolete equipment. Project includes all related work.

SBC Number: 540/009-22-2021

Total Project Budget: \$4,000,000.00

Source of Funding: \$4,000,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget. The prioritized buildings included in the project are Communications Building (1968), Claxton Education Building (1957), and Clarence Brown Theatre (1968).

The Tennessee Historical Commission has determined that this project will not adversely affect the Communications and Claxton Education Buildings and no further action is necessary.

The Tennessee Historical Commission requests to look at the design drawings of the Clarence Brown Theatre alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Minutes: 08/12/2021 SBC Approved project and to select a designer

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

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

Project Title: Andy Holt Tower Renovations

Project Description: This project will renovate Andy Holt Tower offices. Renovations include changes in room layouts and finishes along with electrical and miscellaneous building system improvements.

SBC Number: 540/009-23-2021

Total Project Budget: \$1,350,000.00

Source of Funding: \$1,350,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 21/22 disclosed project reported by THEC in Quarter 1.

The Tennessee Historical Commission requests to look at the design drawings of the alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Minutes: 08/12/2021 SBC Approved project and to select a designer

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: Dabney/Buehler Lab Renovations

Project Description: This project will reconfigure spaces within the building to accommodate new uses for student and faculty collaboration while updating existing labs and utilities. Some overall building repairs and building system renewing will also be completed in conjunction with the reconfiguration.

SBC Number: 540/009-24-2021

Total Project Budget: \$1,300,000.00

Source of Funding: \$1,300,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 21/22 disclosed project reported by THEC in Quarter 1.

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

Minutes: 08/12/2021 SBC Approved project and to select a designer

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

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

Project Title: Wind Tunnel - UT Drive Bldg B

Project Description: This project will construct space to accommodate a wind tunnel in the UT Drive Building B. Renovations will include wall modifications; additional restroom; mechanical, electrical, and plumbing; and interior finish upgrades. Also included are repairs to the building envelope.

SBC Number: 540/009-09-2020

Total Project Budget: \$890,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$710,000.00	\$180,000.00	\$890,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$710,000.00			
Change in Funding:		\$180,000.00		
Revised Project Budget:			\$890,000.00	

Comment: The increase in funding is primarily driven by the campus resources realizing construction costs were coming in higher than originally planned. This increase will complete the project.

Previous Action: 08/13/2020 SBC Approved project utilizing Campus Consultant (Dollars & Ewers) for design and Campus Resources and System Procurement for construction

Minutes: 08/12/2021 SBC Approved a revision in project budget and funding

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

Requested Action: Approval to cancel the project

Project Title: Window Replacements and Masonry Repair

Project Description: This project is to perform masonry repairs and window replacements for Jessie Harris (1926), Ferris (1948), Hoskins Library (1930), Perkins Hall (1948), and Dougherty (1961). 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

Original Project Budget: \$6,975,000.00

Project Expenditures: \$6,677,924.43

Source of Funding:	Original	Change	Revised			
	\$5,400,000.00	\$(137,302.97)	\$5,262,697.03	16/17	CurrFunds-CapMaint	(A)
	177,101.95	0.00	177,101.95	2004	GO Bonds-CapMaint	(R)
	178,882.54	(159,772.60)	19,109.94	04/05	CurrFunds-CapMaint	(R)
	274,406.09	0.00	274,406.09	2005	GO Bonds-CapMaint	(R)
	454,582.80	0.00	454,582.80	05/06	CurrFunds-CapMaint	(R)
	300,000.00	0.00	300,000.00	06/07	CurrFunds-CapMaint	(R)
	70,005.21	0.00	70,005.21	2007	GO Bonds-CapMaint	(R)
	120,000.00	0.00	120,000.00	2009	GO Bonds-CapMaint	(R)
	21.41	0.00	21.41	2012	GO Bonds-CapMaint	(R)
Original Project Funding:	\$6,975,000.00					
Change in Funding:		\$(297,075.57)				
Revised Project Budget:			\$6,677,924.43			

Comment: This project is being canceled due to completing all work except for the Dougherty Building which was added scope. The work for this building will be brought forward in a future project.

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.)
03/08/2018	SBC	Approved a revision in project budget and funding
10/11/2018	SBC	Approved a revision in scope
08/08/2019	SBC	Approved a revision in project budget and funding

Minutes: 08/12/2021 SBC Approved cancellation of the project

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: EPS Building Systems Upgrades

Project Description: Funds are provided for upgrades of building systems in the Engineering Physical Sciences (EPS) Building. Upgrades include the replacement of the existing 2 pipe system, addition of ductwork for the new VAV system, replacement of plumbing, electrical secondary panels, and asbestos abatement. A new mechanical room will be required to support the work. Project includes upgrades to finishes and all related work.

SBC Number: 540/011-07-2021

Total Project Budget: \$9,870,000.00

Source of Funding: \$9,870,000.00 21/22 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

The Tennessee Historical Commission requests to look at the design drawings of this alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Minutes: 08/12/2021 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin, Weakley County, Tennessee

Requested Action: Approval of a Master Plan amendment as approved by THEC

Project Title: Campus Master Plan Amendment

Project Description: This project will provide for amendments to the Campus Master Plan for the University of Tennessee Martin.

SBC Number: 540/011-04-2020

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant Funds (Non-Aux) (A)

Comment: This amendment expands the campus boundary and will accommodate the FY 21/22 capital budget requests and the future FY 22/23 requests.

Previous Action: 04/09/2020 SBC Approved project and utilizing a previously selected consultant (Centric Architecture)

04/08/2021 SBC Approved a revision in project budget and funding

Minutes: 08/12/2021 SBC Approved a Master Plan amendment as approved by THEC

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: **Approval of a revision in project budget, scope, 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. *Includes interior finish upgrades, furniture, and all related work to complete the project.*

SBC Number: 540/011-02-2014

Total Project Budget: \$10,576,693.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 0.00	\$450,000.00	\$ 450,000.00		Plant Funds (Non-Aux)	(A)
	7,000,000.00	0.00	7,000,000.00	14/15	CurrFunds-CapMaint	(A)
	722,000.00	0.00	722,000.00	11/12	CurrFunds-CapMaint	(R)
	717,039.61	0.00	717,039.61	16/17	CurrFunds-CapMaint	(R)
	159,540.00	0.00	159,540.00	12/13	CurrFunds-CapMaint	(R)
	491,433.73	0.00	491,433.73	2012	GO Bonds-CapMaint	(R)
	431,949.33	0.00	431,949.33	10/11	CurrFunds-CapMaint	(R)
	5,641.08	0.00	5,641.08	2011	GO Bonds-CapMaint	(R)
	1,542.43	0.00	1,542.43	2009	GO Bonds-CapMaint	(R)
	580,584.43	0.00	580,584.43	08/09	CurrFunds-CapMaint	(R)
	1,592.30	0.00	1,592.30	03/04	CurrFunds-CapMaint	(R)
	5,930.39	0.00	5,930.39	01/02	CurrFunds-CapMaint	(R)
	9,439.70	0.00	9,439.70	00/01	CurrFunds-CapMaint	(R)
Original Project Budget:	\$10,126,693.00					
Change in Funding:		\$450,000.00				
Revised Project Budget:			\$10,576,693.00			

Comment: System upgrades were more intensive and required a number of interior improvements along with the addition of furniture. There will be no additional designer’s fee.

Previous Action: 07/10/2014 SBC Approved project and process to select a designer
 12/17/2014 ESC Approved designer (HNA Engineering)
 06/04/2018 SBC Approved revision in budget and funding
 12/12/2019 SBC Approved revision in budget and funding to award a contract

Minutes: 08/12/2021 SBC Approved a revision in project budget, scope, and funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Blaylock Outdoor Classroom

Project Description: This project will construct the Blaylock Inspirational Oracle (BIO) outdoor classroom. The space will accommodate classes and receptions. It will also include a plaza with large water feature and seating areas.

SBC Number: 540/011-01-2021

Total Project Budget: \$1,330,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,050,000.00	\$280,000.00	\$1,330,000.00	Gifts	(0)
Original Project Budget:	\$1,050,000.00				
Change in Funding:		\$280,000.00			
Revised Project Budget:			\$1,330,000.00		

Comment: This increase provides full funding for all donor features desired.

Previous Action: 03/11/2021 SBC Approved project utilizing Campus Consultant (TLM & Associates, Inc.) for design

Minutes: 08/12/2021 SBC Approved a revision in project budget and funding and the EDP as recommended by the State Architect

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville and Institute of Agriculture

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

Project Title: ADA Compliance UTK & UTIA

Project Description: Provide for ongoing Accessibility Improvements for the disabled to campus facilities.

SBC Number: 540/000-03-2017

Total Project Budget: \$2,724,453.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 0.00	\$ 21,011.59	\$ 21,011.59	98/99	CurrFunds-CapMaint (ADA)	(R)
	0.00	129,748.43	129,748.43	03/04	CurrFunds-CapMaint	(R)
	0.00	30,817.96	30,817.96	07/08	CurrFunds-CapMaint	(R)
	0.00	244,875.02	244,875.02	14/15	CurrFunds-CapMaint (ADA)	(R)
	0.00	480,000.00	480,000.00	15/16	CurrFunds-CapMaint (ADA)	(R)
	0.00	480,000.00	480,000.00	16/17	CurrFunds-CapMaint (ADA)	(R)
	480,000.00	0.00	480,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	858,000.00	0.00	858,000.00	19/20	CurrFunds-CapMaint (ADA)	(A)
Original Project Budget:	\$1,338,000.00					
Change in Funding:		\$1,386,453.00				
Revised Project Budget:			\$2,724,453.00			

Comment: This request will enable much needed ADA improvements to continue on the Knoxville campus and the Institute of Agriculture.

Previous Action: 07/13/2017 SBC Approved project and to select a designer
 09/12/2019 SBC Approved revision in project budget and funding
 09/23/2019 ESC Approved designer (UTIA: AECOM Technical Service, Inc.) (UTK: MBI Companies, Inc.)

Minutes: 08/12/2021 SBC Approved a revision in project budget and funding

DEPARTMENT OF MILITARYArmed Forces Reserve Center, Johnson City, Washington County, Tennessee

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

Project Title: Johnson City FMS Building and Sink Hole Repairs

Project Description: Masonry and structural repairs; sink holes remediation; and all required related work.

SBC Number: 361/043-01-2021

Total Project Budget: \$1,435,000.00

Source of Funding: \$1,435,000.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded. In order to utilize federal funding for this Johnson City Field Maintenance Shop (FMS) Building and Sink Hole Repairs project, a design contract must be awarded before September 30, 2021.

Minutes: 08/12/2021 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYGeneral / Statewide, Tennessee

Requested Action: Approval of a project utilizing Agency Resources for design and Central Procurement Office contracts for construction

Project Title: Statewide Force Protection Upgrades

Project Description: Installation of security measures including high security fencing, gates, and ballistic doors at Tennessee Army National Guard facilities statewide; and all required related work.

SBC Number: 361/000-02-2021

Total Project Budget: \$3,900,000.00

Source of Funding: \$3,900,000.00 21/22 CurrFunds-CapImp (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

The use of Agency Resources for design is requested because the design effort is within the capabilities of the agency.

The use of Central Procurement Office contracts is requested because of the multiple statewide locations and the single trade nature of the work.

Minutes: 08/12/2021 SBC Approved project utilizing Agency Resources for design and Central Procurement Office contracts for construction

DEPARTMENT OF ENVIRONMENT & CONSERVATIONStatewide, Tennessee

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

Project Title: Statewide Bathhouse and Restroom Replacements

Project Description: Replace existing non-ADA compliant bathhouses and restrooms with compliant pre-engineered modular bathhouses and restrooms at six state parks including all required related work.

SBC Number: 126/000-03-2021

Total Project Budget: \$2,980,000.00

Source of Funding: \$2,980,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

Parks include Big Ridge State Park, Cove Lake State Park, Montgomery Bell State Park, Norris Dam State Park, Roan Mountain State Park, and South Cumberland State Park. The description has been modified from the budget document to include six, rather than seven, state parks as the bathhouse for Meeman-Shelby Forest State Park will be included in the scope of a future campground renovation project.

The existing bathhouses and restrooms to be demolished are less than fifty years old and do not require review by the Tennessee Historical Commission.

Minutes: 08/12/2021 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTIONSouth Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: Approval of a capital grant agreement

Project Title: SCCF New Water Treatment Plant Grant

Project Description: Capital grant provided for costs associated with the construction of a new water treatment facility.

SBC Number: 142/018-01-2021

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 21/22 CurrFunds-CapImp (A)

Comment: This grant is a FY 21/22 line-item in the capital budget and has been determined to be for a public purpose. This grant will contribute to the construction of a new water treatment plant to be constructed by the City of Clifton to serve the city of Clifton and the South Central Correctional Facility. The duration of the grant is five years.

Minutes: 08/12/2021 SBC Approved a capital grant agreement

TENNESSEE DEPARTMENT OF TRANSPORTATIONRegion 3 - Middle TN, Nashville, Davidson County, Tennessee

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

Project Title: Region 3 Headquarters Buildings Reroof

Project Description: Reroof of buildings A, B, E, and F including new roof membrane, insulation, copings, adjustments to roof curbs, and all required related work.

SBC Number: 243/020-03-2020

Total Project Budget: \$2,300,000.00

Current Project Funding: \$2,300,000.00

Source of Funding: \$2,300,000.00 20/21 TDOT Plant Construction Funds (A)

Comment: Five bids were received on Thursday, July 1, 2021. Fuel Tank Maintenance LLC, dba FTM Contracting, submitted the lowest bid and has been deemed the Best Value Proposer. The contract award will be for the base bid and one alternate.

Previous Action: 08/13/2020 SBC Approved project and to select a designer and utilizing Best Value
10/19/2020 ESC Approved designer selection (Hurst-Rosche Inc.)

Minutes: 08/12/2021 SBC Approved awarding a contract to the Best Value proposer

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIESMiddle Tennessee Regional Office, Nashville, Davidson County, Tennessee

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

Project Title: MTRO Essential Maintenance

Project Description: Upgrades to interior, exterior, and mechanical equipment for the Seating and Positioning Clinic; roof replacements; site upgrades to portions of the campus; and all required related work.

SBC Number: 346/003-02-2021

Total Project Budget: \$3,400,000.00

Source of Funding: \$3,400,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

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

Minutes: 08/12/2021 SBC Approved project and to select a designer

DEPARTMENT OF EDUCATIONAlvin C. York Institute, Jamestown, Fentress County, Tennessee

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

Project Title: Alvin C. York Institute Mechanical Essential Maintenance

Project Description: Upgrades to existing mechanical equipment and associated electrical equipment, plumbing upgrades, and all required related work.

SBC Number: 168/001-01-2021

Total Project Budget: \$1,310,000.00

Source of Funding: \$1,310,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

Minutes: 08/12/2021 SBC Approved project and to select a designer

DEPARTMENT OF EDUCATIONTennessee School for the Blind, Nashville, Davidson County, Tennessee

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

Project Title: TSB Mechanical and Electrical System Upgrades

Project Description: Upgrades to mechanical and electrical system equipment in Building 1-B and Building 15 and all required related work.

SBC Number: 168/005-01-2021

Total Project Budget: \$4,310,000.00

Source of Funding: \$4,310,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget. Building 1-B is a classroom, and Building 15 is a gymnasium.

Minutes: 08/12/2021 SBC Approved project and to select a designer

DEPARTMENT OF EDUCATIONWest Tennessee School for the Deaf, Jackson, Madison County, Tennessee

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

Project Title: WTSD Essential Maintenance

Project Description: Upgrades to building envelopes, mechanical and electrical systems, interior finishes, site remediation, and all required related work.

SBC Number: 168/009-01-2021

Total Project Budget: \$5,800,000.00

Source of Funding: \$5,800,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

Minutes: 08/12/2021 SBC Approved project and to select a designer

TENNESSEE HISTORICAL COMMISSIONRock Castle State Historic Site, Hendersonville, Sumner County, Tennessee

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

Project Title: Rock Castle New Event Center and Site Improvements

Project Description: Construct a new event facility including a visitor center, event space, existing building repairs, site improvements, and all required related work.

SBC Number: 160/001-01-2021

Total Project Budget: \$7,260,000.00

Source of Funding: \$7,260,000.00 21/22 CurrFunds-CapImp (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

The Tennessee Historical Commission has determined that this project will not adversely affect the historic Main House and Smoke House and no further action is necessary.

Minutes: 08/12/2021 SBC Approved project and to select a designer

TENNESSEE HISTORICAL COMMISSIONSparta Rock House State Historic Site, Sparta, White County, Tennessee

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

Project Title: Sparta Rock House Building Repairs

Project Description: Repairs and restoration of the historic house and addition including the building envelopes, interior areas, and all required related work.

SBC Number: 160/013-01-2021

Total Project Budget: \$620,000.00

Source of Funding: \$620,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

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

Minutes: 08/12/2021 SBC Approved project and to select a designer

TENNESSEE HISTORICAL COMMISSIONTipton-Haynes State Historic Site, Johnson City, Washington County, Tennessee

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

Project Title: Tipton-Haynes Building and Site Repairs

Project Description: Repairs and restoration of multiple historic buildings, site elements, and all required related work.

SBC Number: 160/014-01-2021

Total Project Budget: \$2,450,000.00

Source of Funding: \$2,450,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

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

Minutes: 08/12/2021 SBC Approved project and to select a designer

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICESMoccasin Bend Mental Health Institute, Chattanooga, Hamilton County, Tennessee

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

Project Title: Moccasin Bend MHI Electrical Repairs

Project Description: Upgrades to the power distribution equipment and all required related work.

SBC Number: 344/009-01-2021

Total Project Budget: \$5,260,000.00

Source of Funding: \$5,260,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

Minutes: 08/12/2021 SBC Approved project and to select a designer

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICESWestern Mental Health Institute, Bolivar, Hardeman County, Tennessee

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

Project Title: Western MHI Kitchen Repairs

Project Description: Upgrades to electrical equipment, plumbing piping systems, and fire sprinkler system; repairs to concrete floor slab; and all required related work.

SBC Number: 344/015-01-2021

Total Project Budget: \$930,000.00

Source of Funding: \$930,000.00 21/22 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 21/22 **line-item** project in the capital budget.

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

Minutes: 08/12/2021 SBC Approved project and to select a designer

DEPARTMENT OF CHILDREN'S SERVICESJohn S. Wilder Youth Development Center, Somerville, Fayette County, Tennessee

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

Project Title: John S. Wilder Site Upgrades

Project Description: Replace and refurbish all areas for pedestrian and vehicular traffic, including drainage, and all required related work.

SBC Number: 144/011-03-2021

Total Project Budget: \$560,000.00

Source of Funding: \$560,000.00 21/22 CurrFunds-CapMaint (A)

Comment: This is a FY 21/22 line-item project in the capital budget.

Minutes: 08/12/2021 SBC Approved project and to select a designer

DEPARTMENT OF AGRICULTUREDivision of Forestry, Newport, Cocke County, Tennessee

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

Project Title: Martha Sundquist State Forest Bridge Replacements

Project Description: Replacement of three stream-crossing structures and all required related work.

SBC Number: 100/010-02-2020

Total Project Budget: \$1,250,000.00

Current Project Funding: \$ 570,000.00

Source of Funding: \$ 570,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This request increases the Total Project Budget from \$570,000.00 which is due to a corporate buyout creating a reduced competitive market and resulting in a material change from galvanized steel to aluminum. The current project funding will allow for the design of the three bridges and a portion of the construction. Additional funding will be requested in a future capital budget in order to complete the project.

Previous Action: 08/13/2020 SBC Approved project and to select a designer
 08/24/2020 ESC Approved designer selection (TTL, Inc.)

Minutes: 08/12/2021 SBC Approved a revision in project budget

DEPARTMENT OF GENERAL SERVICESDavy Crockett Tower, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a project utilizing previously selected designer**

Project Title: Davy Crockett Tower Office Space Consolidation - SBOE & CSC

Project Description: Interior renovation to include new finishes, LED lighting upgrades, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

SBC Number: 529/077-01-2021

Total Project Budget: \$930,000.00

Source of Funding: \$930,000.00 FRF Reserves (A/R)

Comment: This is a portion of a FY 21/22 line-item project (2022 Office Space Reduction Plan) in the capital budget.

 This project will relocate and consolidate the State Board of Education (SBOE) and Charter School Commission (CSC) within a portion of the Davy Crockett Tower. The project will have an impact on the overall real estate reduction plan for Middle Tennessee.

 The use of a previously selected designer (BHDG Architects, Inc.) is requested because they were selected for office space consolidation projects like this one.

Minutes: 08/12/2021 SBC Approved project utilizing previously selected designer

DEPARTMENT OF GENERAL SERVICESDavy Crockett Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project utilizing previously selected designer

Project Title: Davy Crockett Tower Office Space Consolidation - TDEC

Project Description: Interior renovation to include new finishes, LED lighting upgrades, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

SBC Number: 529/077-02-2021

Total Project Budget: \$9,640,000.00

Source of Funding:	\$5,000,000.00	20/21	FRF CurrFunds-CapImp	(A)
	\$4,640,000.00		FRF Reserves	(A/R)

Comment: This is a combination of a FY 20/21 line-item project (Statewide Interior Renovation Upgrades Phase 3) and a portion of a FY 21/22 line-item project (2022 Office Space Reduction Plan) in the capital budget.

This project will relocate and consolidate the TN Department of Environment & Conservation (TDEC) to the Davy Crockett Tower. The project will have an impact on the overall real estate reduction plan for Middle Tennessee.

The use of a previously selected designer (BHDG Architects, Inc.) is requested because they were selected for office space consolidation projects like this one.

Minutes: 08/12/2021 SBC Approved project utilizing previously selected designer

DEPARTMENT OF GENERAL SERVICESWilliam R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project utilizing previously selected designer

Project Title: TN Tower Office Space Consolidation - TDFI & TDTD

Project Description: Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.

SBC Number: 529/079-02-2021

Total Project Budget: \$670,000.00

Source of Funding: \$670,000.00 FRF Reserves (A/R)

Comment: This is a portion of a FY 21/22 line-item project (2022 Office Space Reduction Plan) in the capital budget.

This project will relocate and consolidate the TN Department of Financial Institutions (TDFI) and TN Department of Tourist Development (TDTD) within a portion of the TN Tower. The project will have an impact on the overall real estate reduction plan for Middle Tennessee.

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

The use of a previously selected designer (HMK Architects, PLLC) is requested as they were selected for office space consolidation projects like this one.

Minutes: 08/12/2021 SBC Approved project utilizing previously selected designer

DEPARTMENT OF GENERAL SERVICESThe Tennessee Residence, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, utilizing a previously selected designer, and utilizing a previously selected contractor to perform the work

Project Title: Tennessee Residence Security Upgrades

Project Description: Upgrades to security system to include enhancement of camera system, access control system and all required related work.

SBC Number: 529/028-02-2021

Total Project Budget: \$970,000.00

Source of Funding: \$970,000.00 20/21 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 20/21 line-item project in the capital budget.

The use of a previously selected designer (I.C. Thomasson Associates, Inc.) and the use of a previously selected contractor (Eye in the Sky, LLC) is requested due to their involvement on the Statewide Building Security Upgrades (529/000-04-2016) project. Their historical knowledge and expertise of the State's security protocols uniquely qualifies them for this project.

Minutes: 08/12/2021 SBC Approved project, utilizing a previously selected designer, and utilizing a previously selected contractor to perform the work

DEPARTMENT OF GENERAL SERVICESWar Memorial Building, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Exterior Renovation

Project Description: Exterior renovation of War Memorial Building including window replacement, stone repair and cleaning, repointing of joints in stone veneer, restoration of exterior doors, terracotta and metal surfaces, replacement of clay tile, metal and membrane roofing systems and replacement of bronze railings throughout areaways.

SBC Number: 529/090-02-2013

Total Project Budget: \$8,100,000.00

Project Expenditures: \$ 348,881.07

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 800,000.00	(\$451,118.93)	\$348,881.07	13/14	FRF CurrFunds CapMaint	(A)
Original Project Budget:	\$ 800,000.00					
Change in Funding:		(\$451,118.93)				
Revised Project Funding:			\$348,881.07			

Comment: This project is being cancelled as the scope is included in the War Memorial Building Exterior and Interior Renovations (529/090-01-2021) project. Expenditures covered partial design and project management efforts.

Previous Action: 08/08/2013 SBC Referred to ESC with authority to act
10/21/2013 ESC Approved project and to select a designer (EOA Architects)

Minutes: 08/12/2021 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

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

Project Title: Real Estate Master Plan

Project Description: Development of real estate master plan and all required related work

SBC Number: 529/000-03-2019

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 19/20 Misc Op Funds (A)

Comment: A new contract is proposed in the amount of \$995,000.00 to expand the master planning for the State's real estate needs to include the eastern and western grand divisions.

Ernst & Young was selected through the consultant selection process for a potential five-year contract term. The contract inadvertently expired after the first year of the term and the parties desire to enter into this new agreement to allow for the full five years of services.

Previous Action:

10/10/2019	SBC	Approved project and issuing an RFQ for real estate master plan consultant
01/09/2020	SBC	Approved awarding a contract to best evaluated proposer for real estate master plan consultant (Ernst & Young)
12/10/2020	SBC	Approved an amendment to contract

Minutes: 08/12/2021 SBC Approved awarding a new contract to a previously selected consultant

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State