

MINUTES
STATE BUILDING COMMISSION
May 14, 2020

The State Building Commission met this day at 11:00 a.m. via a WebEx electronic meeting, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:12 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor, participated via electronic communication
Cameron Sexton, Speaker of the House of Representatives, participated via electronic communication
David Lillard, State Treasurer, participated via electronic communication
Tre Hargett, Secretary of State, participated via electronic communication
Justin Wilson, Comptroller of the Treasury, participated via electronic communication
Butch Eley, Commissioner, Department of Finance and Administration, participated via electronic communication

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- Department of Military
- State Building Commission

PRESENTER

State Architect Ann McGauran
State Architect Ann McGauran

Lieutenant Governor McNally stated that the purpose of this meeting is to consider the items on the agenda for the May meeting of the State Building Commission. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination has been made that the electronic communication in this meeting by the members is a necessity based on the following facts and circumstances:

1. The Commission has regularly scheduled monthly meetings around which agencies and institutions plan certain of their operational actions and a 30-day delay will cause an operational hardship for certain of the agencies and institutions having matters on today's agenda.
2. The current public health crisis resulting from the COVID-19 virus has resulted in declarations of a "State of Emergency" by the State and local governments; the limiting of meetings to 10 persons or less; and the closure to the public of government office buildings with the direction that most government employees work from home.
3. There are matters on the agenda which are time sensitive and there will be operational hardships if the Commission is unable to render decisions on these matters in May.

Let the minutes reflect that Lieutenant Governor McNally, Speaker Sexton, Secretary Hargett, Comptroller Wilson, Treasurer Lillard and Commissioner of Finance & Administration Eley are participating electronically, and that Governor Lee is absent.

At a roll call vote all members voted aye and approved the use of electronic communication.

CONSENT AGENDA

At a roll call vote all members voted aye and approved the following items which have been reviewed and recommended for approval by Commission staff:

1. Agency: **East Tennessee State University**
Project Title: Campus Wide Paving and Repair Project
SBC Project No: 369/005-02-2019
Requested Action: Approval of a revision in project budget and funding

2. Agency: **Middle Tennessee State University**
Project Title: School of Concrete and Construction Management
SBC Project No: 366/009-07-2019
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

3. Agency: **University of Memphis**
Project Title: Larry Finch Plaza
SBC Project No: 367/072-01-2020
Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

4. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Campus Building Envelope and Structure Repairs
SBC Project No: 166/001-04-2018
Requested Action: Approval of a revision in budget and to proceed with a previously approved planning project

5. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Campus HVAC Repairs
SBC Project No: 166/001-05-2018
Requested Action: Approval of a revision in budget and to proceed with a previously approved planning project

6. Agency: **Tennessee Board of Regents / Motlow State Community College**
Project Title: Athletic Field Soccer Expansion
SBC Project No: 166/021-02-2020
Requested Action: Approval of a project and proceeding with the process to select a designer

7. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
Project Title: Multi-Purpose Building and Renovations
SBC Project No: 166/032-01-2017
Requested Action: Approval of a revision in project scope, budget, and funding

8. Agency: **Department of Military**
Project Title: Installation Energy and Water Plan (IEWP) Consultant
SBC Project No: 361/000-01-2020
Requested Action: Approval of a project and to issue a Request for Qualifications

9. Agency: **Department of Military**
 Project Title: Army Aviation Storage Facility (AASF) 3 Tarmac Repair
 SBC Project No: 361/042-01-2020
 Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **Department of Military**
 Project Title: New McMinnville National Guard Readiness Center
 SBC Project No: 361/058-01-2018
 Requested Action: Approval of Early Design Phase as recommended by the State Architect

11. Agency: **Department of Military**
 Project Title: Building I-2 Renovation
 SBC Project No: 368/031-02-2020
 Requested Action: Approval of a project utilizing a previously selected designer

12. Agency: **Department of Environment & Conservation**
 Project Title: Visitor's Center Expansion
 SBC Project No: 126/084-01-2014
 Requested Action: Approval of a revision in project budget, scope, and funding

13. Agency: **Department of Environment & Conservation**
 Project Title: Meeman-Shelby Forest State Park Group Camp
 SBC Project No: 126/089-01-2017
 Requested Action: Approval to cancel the project

14. Agency: **Department of Correction**
 Project Title: Northwest Correctional Cpx. Kitchen/Vocational Repairs
 SBC Project No: 142/016-01-2014
 Requested Action: Approval to cancel the project

15. Agency: **Department of Correction**
 Project Title: SCCF Private Management and Operation
 SBC Project No: 142/018-01-2019
 Requested Action: Approval to award a contract to the best evaluated proposer

16. Agency: **Department of General Services**
 Project Title: General Government Commissioning Contract
 SBC Project No: 460/000-02-2017
 Requested Action: Approval to extend three master contracts for an additional twenty-four months

DEPARTMENT OF MILITARY

Bid Activity Report

- 1) Smyrna Volunteer Training Site, Smyrna
(Smyrna Open Bay Barracks)
SBC Project No. 361/079-03-2018
Bid date: 04/30/2020
Target: \$1,090,000
MACC: \$1,144,500
SBC Action: At a roll call vote all members voted to refer to ESC with authority to act

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) At a roll call vote all members voted aye and approved the Minutes of the State Building Commission meeting held on April 9, 2020.

Report of Items Approved by Office of the State Architect

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

1)	State Procurement Agency:	University of Tennessee	User Agency:	UT Knoxville
	Location:	Knoxville, Tennessee		
	Project Title:	West Campus Redevelopment		
	SBC Project No:	540/009-05-2014	Approval Date:	03/26/2020
	Designer:	Wiss, Janney, Elstner Associates, Inc.	Contractor:	United Restoration & Preservation
	Construction Completion %:	75%	Targeted Substantial Completion:	05/22/2020
	Change Order No.	2	Comment: Hidden Conditions	
	Change Order Amount:	\$294,561.00		This change order addresses the need to perform additional drywall repairs and painting, replace missing step flashing, weather barrier, and counter flashing, as well as remove and replace the existing EPDM roofing and insulation down to the roof deck due to improper installation and subsequent deterioration and damage to the membrane. This additional work has increased the contract time by 30 days.
	Change Order Percentage:	3.70%		
	Cumulative Percentage:	13.04%		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$7,953,365.00	Revised Contract Amount:	\$8,990,764.34
	Base Contract Amount:	\$7,953,365.00	Remaining Undedicated Funds:	\$39,000,000.00
	Contingency:	\$795,336.00		
2)	State Procurement Agency:	TN Board of Regents	User Agency:	East Tennessee State University
	Location:	Johnson City, Tennessee		
	Project Title:	Valleybrook Bldg System Replacement		
	SBC Project No:	166/005-08-2017	Approval Date:	04/15/2020
	Designer:	Engineering Services Group	Contractor:	Nor-Well Company, Inc.
	Construction Completion %:	43%	Targeted Substantial Completion:	06/17/2020
	Change Order No.	2	Comment: Added Scope	
	Change Order Amount:	\$26,952.03		This change order provides for the removal of two abandoned air handler units to allow room to install new equipment for this project, and to connect emergency power to critical equipment to allow for a temporary shutdown associated with this project's needs.
	Change Order Percentage:	3.91%		
	Cumulative Percentage:	11.57%		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$660,000.00	Revised Contract Amount:	\$769,368.46
	Base Contract Amount:	\$689,600.00	Remaining Undedicated Funds:	\$29,261.54
	Contingency:	\$138,630.00		

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Columbia State Community College
Location: Columbia, Tennessee
Project Title: Finney Library Renovation
SBC Project No: 166/015-01-2017 **Approval Date:** 04/13/2020
Designer: Street Dixon Rick **Contractor:** Southland Construction
Orcutt Winslow
Construction Completion %: 99% **Targeted Substantial Completion:** 12/20/2019
Change Order No. 23 **Comment: Added Scope**
Change Order Amount: \$8,926.27 This change order provides for a wood veneer at an
existing column in order to match an adjacent countertop,
Change Order Percentage: .23% provide bracing at the top of toilet partitions to minimize
movement, and deletes lightning protection from the
Cumulative Percentage: 12.42% project that is stated as not being needed.
Approved Project Funding **After This Change Order**
Original Bid Target: \$4,500,000.00
Base Contract Amount: \$3,931,200.00 **Revised Contract Amount:** \$4,419,200.99
Contingency: \$450,000.00 **Remaining Undedicated Funds:** \$530,799.01
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** Southwest TN Community College
Location: Memphis, Tennessee
Project Title: Whitehaven Center Funeral Services Program
SBC Project No: 166/033-02-2018 **Approval Date:** 04/14/2020
Designer: Ross Witt PLLC **Contractor:** Wagner General Contractors, Inc.
Construction Completion %: 99% **Targeted Substantial Completion:** 01/27/2020
Change Order No. 2 **Comment: Added Scope**
Change Order Amount: \$18,531.45 This change order installs an acoustical ceiling for a
classroom.
Change Order Percentage: 8.16%
Cumulative Percentage: 11.73%
Approved Project Funding **After This Change Order**
Original Bid Target: \$300,000.00
Base Contract Amount: \$227,000.00 **Revised Contract Amount:** \$253,635.54
Contingency: \$30,000.00 **Remaining Undedicated Funds:** \$76,364.46
- 5) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Bathhouse Replacement Statewide – East Tennessee Region
SBC Project No: 126/000-02-2015 **Approval Date:** 03/27/2020
Designer: CTI Engineers, Inc. **Contractor:** Roy Joe Angel Construction Co.
Construction Completion %: 100% **Targeted Substantial Completion:** 05/19/2018
Change Order No. 2 **Comment: Hidden Conditions/Codes/Added Scope**
Change Order Amount: \$52,678.54 This change order provides for roadway stabilization in both
parks in order to allow trucks to deliver and set the new
bathhouses. This also covers the removal of an abandoned
septic tank that was found below the slab of an existing
bathhouse that was demolished. A new grinder pump and
basin were required at a bathhouse due to code regulations.
Change Order Percentage: 9.65%
Cumulative Percentage: 10.71%
Approved Project Funding **After This Change Order**
Original Bid Target: \$566,293.00
Base Contract Amount: \$544,600.00 **Revised Contract Amount:** \$602,950.93
Contingency: \$96,893.20 **Remaining Undedicated Funds:** \$112,903.81

- 6) State Procurement Agency: STREAM User Agency: Dept of Environment & Conservation
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation – Chickasaw & Cumberland
SBC Project No: 126/000-03-2016 Approval Date: 04/23/2020
Designer: Sparkman Associates Architects Inc. Contractor: King Construction Group
- Construction Completion %: 85% Targeted Substantial Completion: 07/19/2021
Change Order No. 14 Comment: Hidden Conditions
Change Order Amount: \$35,407.03 This change order provides for both an asbestos survey and asbestos abatement in cabins 2,3,4,6, and 7 at Chickasaw State Park. This work impacts the schedule by adding 15 days.
Change Order Percentage: .83%
Cumulative Percentage: 37.88%
- Approved Project Funding
Original Bid Target: \$5,006,000.00
Base Contract Amount: \$4,270,000.00
Contingency: \$1,300,600.00
- After This Change Order
Revised Contract Amount: \$5,887,260.97
Remaining Undedicated Funds: \$197,797.26
- 7) State Procurement Agency: STREAM User Agency: Department of Education
Location: Knoxville, Tennessee
Project Title: TN School for the Deaf – HVAC Replacement Building 420 & 421
SBC Project No: 168/007-02-2016 Approval Date: 03/27/2020
Designer: Edmonds Engineering Contractor: Shoffner Kalthoff
Construction Completion %: 95% Targeted Substantial Completion: 09/09/2019
Change Order No. 1 Comment: Hidden Conditions / Added Scope /
Change Order Amount: \$21,665.02 Schedule Modifications
Change Order Percentage: 11.00% This change order addresses the needed rework of existing return air ductwork in order to connect to the new ductwork and additional new pipe insulation due to the unanticipated extensive piping insulation abatement procedure. Also included, is a time extension of 92 days due to the school not allowing shut down of the HVAC system until later.
Cumulative Percentage: 11.00%
- Approved Project Funding
Original Bid Target: \$291,000.00
Base Contract Amount: \$197,188.00
Contingency: \$29,100.00
- After This Change Order
Revised Contract Amount: \$218,853.02
Remaining Undedicated Funds: \$174,296.44
- 8) State Procurement Agency: STREAM User Agency: Department of Health
Location: Nashville, Tennessee
Project Title: RS Gass Generator Replacement
SBC Project No: 406/003-01-2017 Approval Date: 04/23/2020
Designer: Edmonds Engineering Contractor: John Bouchard
Construction Completion %: 10% Targeted Substantial Completion: 09/21/2020
Change Order No. 1 Comment: Hidden Conditions
Change Order Amount: \$47,029.00 This change order provides for the replacement of an existing malfunctioning transfer switch, and the replacement of an underground gas line that failed a recent pressure test.
Change Order Percentage: 11.18%
Cumulative Percentage: 11.18%
- Approved Project Funding
Original Bid Target: \$564,500.00
Base Contract Amount: \$420,630.00
Contingency: \$56,450.00
- After This Change Order
Revised Contract Amount: \$467,659.00
Remaining Undedicated Funds: \$200,320.00

- **Disposal Easements** - SBC approval of all usual and customary easements, licenses, disposals of utilities, right of entries, and right of ways necessary for the maintenance and support of utilities for the project (in accordance with Item 3.02(E) of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** Tennessee Board of Regents / TCAT Knoxville
Grantee: Clinton Utility Board
Type: Utility
SBC Project: Training Facility and Renovations Anderson County
SBC No. 166/060-01-2017AM
 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Grantee: Duck River Electric Membership Corporation
Type: Utility
SBC Project: Old Stone Fort State Archaeological Park Campground Upgrades
SBC No. 126/066-01-2018

Initial and Revised Approvals of Capital Projects

- Reported the following four capital improvements with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: 516-518 Ford Demolition
Project Description: Demolition of two properties on Ford Street in Clarksville, Tennessee in accordance with the Austin Peay State University **2017 Master Plan**.
SBC Project No. 373/003-01-2020
Total Project Budget: \$20,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a project
Approval Date: 05/14/2020
 - 2) **State Procurement Agency:** STREAM / Department of Agriculture
Location: Statewide, Tennessee
Project Title: Walland Residence Demolition
Project Description: Demolition of a forestry residence and all required related work.
SBC Project No. 100/010-01-2020
Total Project Budget: \$50,000.00
Source of Funding: 19/20 AG Op Funds (A)
Approval: Approved project utilizing a central procurement contract to perform the work
Approval Date: 05/14/2020

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals 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 General Services
Location: Nashville, Tennessee
Project Title: New Regional Intervention Program Building
Project Description: Construct a new behavioral healthcare facility to serve the agency's Regional Intervention Program, and all required related work.
SBC Project No. 344/022-01-2017
Total Project Budget: \$4,600,000.00
Source of Funding: 17/18 FRF CurrFunds-CapImp (A)
Approval: Approved a revision in funding (increase in designer payment intended to be offset from collection of liquidated damages from the contractor)
Approval Date: 04/17/2020
 - 2) **State Procurement Agency:** STREAM / Department of General Services
Location: Statewide, Tennessee
Project Title: TN Tower, Rachel Jackson, and Andrew Jackson Generator Replacement
Project Description: Replace generators with natural gas-fired generators at Andrew Jackson (AJ), Rachel Jackson (RJ) and Tennessee Tower (TT), including connections, and all required related work.
SBC Project No. 529/000-05-2017
Total Project Budget: \$2,890,000.00
Source of Funding: 17/18 FRF CurrFunds-CapMaint (MP) (A)
Approval: Approved a revision in funding (increase in the MACC to award a contract)
Approval Date: 04/23/2020
- Reported the following two approvals 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:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Academic Classroom Bldgs Renov. (Lupton/Fine Arts)
Project Description: This project expands space for the College of Arts & Sciences including associated classrooms and offices through the renovation of two existing buildings, Lupton Library and the Fine Arts Center. The renovation of the 116,000 sf Lupton Library includes replacement of all building systems and finishes to accommodate general classrooms, Arts & Science offices, and other academic spaces. The renovation of the 72,300 sf Fine Arts Center includes upgrades to the building's structure, *lighting, acoustical requirements*, systems and renovation of two large theaters and strategic 2nd floor infill in the art, theater, and music wings. In FY 2015-16 \$2M was approved for Planning this project.
SBC Project No. 540/005-01-2015
Total Project Budget: \$38,410,000.00
Source of Funding: \$28,433,000.00 16/17 CurrFunds-CapImp (A)
\$ 7,277,000.00 Gifts (O)
\$ 2,700,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in scope
Approval Date: 04/13/2020

- 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Student Recreational Facilities Improvements
Project Description: This project will provide modifications and renovations of the outdoor pool area and plaza including deck repair, reconstruction of the Aquatic Center outdoor pool, upgrades to *and enclosure of* the pool filtration system, and furnishings, finishes, and equipment. The Student Recreation Facility doors and turnstiles will also be replaced.
- SBC Project No.** 540/009-14-2019
Total Project Budget: \$5,000,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project scope
Approval Date: 04/09/2020

- Reported the following approval of a bid that exceeds approved MACC (no change in total project budget) in accordance with Item 2.04(B)(5) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Hayes House Renovations
Project Description: Renovation of Hayes House including, interior and exterior restoration, mechanical, electrical and plumbing updates, site improvements and related work.
- SBC Project No.** 373/003-03-2019
Total Project Budget: \$2,000,000.00
Current Project Funding: \$ 300,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project funding
Approval Date: 04/23/2020

Approvals of Emergency Capital Projects

- Reported the following approval of an emergency project in accordance with Item 2.04(D) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** STREAM / Tennessee Rehabilitation Initiative in Corrections
Location: Nashville, Tennessee
Project Title: Emergency – New TRICOR License Plate Plant Building
Project Description: Renovation of an existing warehouse facility to support the State's license plate manufacturing operation.
- SBC Project No.** 150/002-01-2020
Total Project Budget: \$3,600,000.00
Source of Funding: TRICOR Reserves (R)
Approval: Approved project utilizing a previously selected consultant for design
Approval Date: 04/20/2020

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:** Austin Peay State University
Transaction Description: Transaction No. 20-01-011
Location: Austin Peay State University (APSU)
Montgomery County – 0.155 acres – 516 Ford Street, Clarksville, TN
Montgomery County – 0.198 acres – 518 Ford Street, Clarksville, TN
Owner(s): Austin Peay State University
Estimated Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved an acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 04/17/2020
 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 20-01-007
Location: Cedars of Lebanon State Park (CLSP)
Wilson County – 1.83 ± acres (2 tracts) – 5070 & 5072 Murfreesboro Road, Lebanon, TN
Owner(s): Virginia C. Burris
Estimated Purchase Price: Fair Market Value
Source of Funding: 19/20 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 04/23/2020
 - 3) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 20-02-014
Location: Gooch Wildlife Management Area (GWMA)
Obion County – 3.30 ± acres – 0 Illinois Central Railroad, Obion, TN
Owner(s): Jana Parnell, Mark Parnell and Sidonna Foust
Estimated Purchase Price: Fair Market Value
Source of Funding: 19/20 Wetlands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 04/15/2020

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: West Campus Utility Connections
SBC Project No. 540/005-06-2017
Designer: March Adams & Associates, Inc.
Amount: \$80,400.00
Explanation: This ASR accommodates the need for construction and materials testing.
Approval Date: 04/13/2020
OSA Receipt Date: 04/14/2020

 - 2) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Conference Center Renovations
SBC Project No. 540/009-08-2018
Designer: Lindsay & Maples, Architects, Inc.
Amount: \$33,444.00
Explanation: This ASR provides for additional FFE design services.
Approval Date: 03/25/2020
OSA Receipt Date: 03/25/2020

 - 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Conference Center Renovations
SBC Project No. 540/009-08-2018
Designer: Lindsay & Maples, Architects, Inc.
Amount: \$26,892.00
Explanation: This ASR addresses the need for a third-party materials and construction testing agent.
Approval Date: 04/07/2020
OSA Receipt Date: 04/07/2020

 - 4) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: Storm and Sewer Upgrades
SBC Project No. 540/011-02-2017
Designer: Pickering Firm, Inc.
Amount: \$10,086.00
Explanation: This ASR provides for compaction testing services associated with some trench backfilling work.
Approval Date: 04/15/2020
OSA Receipt Date: 04/15/2020

- 5) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: STEM Classroom Building
SBC Project No. 540/011-03-2016
Designer: TLM Associates, Inc.
Amount: \$322,639.20
Explanation: This ASR brings in a third-party construction and materials testing for the project.
Approval Date: 04/22/2020
OSA Receipt Date: 04/22/2020
- 6) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Burns, Tennessee
Project Title: Montgomery Bell State Park Inn Renovation
SBC Project No. 126/054-01-2017
Designer: EOA
Amount: \$2,506.00
Explanation: This ASR provides for changes to the interior signage package that were previously approved by the owner. This change affected both room names and some wayfinding signage.
Approval Date: 04/13/2020
OSA Receipt Date: 04/13/2020
- 7) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: State Capitol Landscape Upgrades and Retaining Wall Repairs
SBC Project No. 529/005-01-2013
Designer: Hodgson and Douglas
Amount: \$7,000.00
Explanation: This ASR provides for a geotechnical report to account for additional retaining wall areas, and to replace a geotechnical report that was over 4 years old and had expired per code requirements.
Approval Date: 04/27/2020
OSA Receipt Date: 04/27/2020

Other Business

There being no further business, the meeting adjourned at 11:21 a.m.

EAST TENNESSEE STATE UNIVERSITY

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

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

Project Title: Campus Wide Paving and Repair Project

Project Description: Asphalt paving repair of selected streets and parking lots campus wide including milling, demolition, excavation, stone base, fine grading, concrete curbs, parking bumpers, and asphalt markings.

SBC Number: 369/005-02-2019

Total Project Budget: \$625,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$475,000.00	\$150,000.00	\$625,000.00	Plant Funds (Aux-Parking) (A)
Original Project Budget:	\$475,000.00			
Change in Funding:		\$150,000.00		
Revised Project Budget:			\$625,000.00	

Comment: The is an additional FY19/20 disclosed project reported by THEC in Quarter 4. This request will allow for the continuation of paving work. This additional funding is expected to be sufficient to address campus paving projects until the FY 21/22 budget cycle, when a new project is anticipated to be requested.

Previous Action: 06/13/2019 SBC Approved project and utilizing campus resources for design

Minutes: 05/14/2020 SBC Approved a revision in project budget and funding

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

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

Project Title: School of Concrete and Construction Management

Project Description: Construction of a facility for the School of Concrete and Construction Management. Project includes relocation of current functions and demolition of Abernathy and Ezell buildings, along with an addition to the satellite chiller plant, and all related work.

SBC Number: 366/009-07-2019

Total Project Budget: \$40,100,000.00

Current Funding: \$ 2,470,000.00

Source of Funding:	\$ 800,000.00	Plant Funds (Non-Aux)	(A)
	\$ 1,670,000.00	Gifts	(O)

Comment: Twelve proposals were received on April 6, 2020. The Notice of Intent to award was sent on April 21, 2020 naming Hoar Construction as the best evaluated proposer. No protests were received in the protest period.

Previous Actions:

07/11/2019	SBC	Approved project and to select a designer, and utilizing CM/GC for a portion of the work
07/22/2019	ESC	Approved designer selections (The Orcutt Winslow Limited Liability Limited Partnership and Bullock Smith & Partners Inc)

Minutes: 05/14/2020 SBC Commissioner Eley asked for a status update on this project. State Architect McGauran replied that the design is at the Design Development stage of the project. This current action will bring the Construction Manager on board for preconstruction services so they can confirm the anticipated cost of the work. The current project funding will carry the project through full design and preconstruction services. This project will need to come back to the SBC for approval of the Early Design Presentation and to add the construction funding.

At a roll call vote all members voted aye and approved awarding a CM/GC contract (Hoar Construction).

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

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

Project Title: Larry Finch Plaza

Project Description: Develop a dedication plaza with statue at the Park Avenue Campus, in honor of former basketball player and coach.

SBC Number: 367/072-01-2020

Total Project Budget: \$750,000.00

Source of Funding: \$750,000.00 Gift-in-Place (O)

Comment: This is a FY 19/20 disclosed project in the capital budget. \$500,000 was originally disclosed, the cost of the statue at \$250,000 was not included. Plaza to be located just inside the Getwell Road entrance to the Park Avenue Campus. The project is being donated to the campus through the Auxiliary Service Foundation.

Minutes: 05/14/2020 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in budget and to proceed with a previously approved planning project

Project Title: Campus Building Envelope and Structure Repairs

Project Description: Repair metal wall system in the Gentry Center; make window repairs in the Davis Humanities Building; address settling issues for the Floyd Payne Center Colonnade; repair foundation and exterior and interior repairs in Kean Hall; and repair windows and make exterior and interior repairs to Floyd Payne Center Building.

SBC Number: 166/001-04-2018

Total Project Budget: \$3,780,000.00

Current Project Funding: \$1,900,000.00

Source of Funding: \$1,900,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: There will be additional phases to this project. The pre-planning effort resulted in all items noted in the Project Description being included in the current scope of work with the exception of the Gentry Center metal wall system repair. The estimated cost of replacing the metal wall system exceeds the current budget and will be completed in a future phase.

Previous Action: 08/09/2018 SBC Approved pre-planning and to select a designer
11/19/2018 ESC Approved designer selection (American Structurepoint)

Minutes: 05/14/2020 SBC Approved a revision in budget and proceeding with a previously approved planning project

TENNESSEE BOARD OF REGENTSTennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in budget and to proceed with a previously approved planning project

Project Title: Campus HVAC Repairs

Project Description: Repair, upgrade, and recommission equipment and components to HVAC systems in the Floyd Payne Campus Center, Strange Music, and Gentry Center.

SBC Number: 166/001-05-2018

Total Project Budget: \$4,750,000.00

Current Project Funding: \$1,100,000.00

Source of Funding: \$1,100,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: There will be additional phases to this project. The pre-planning effort resulted in all items noted in the Project Description being included in the current scope of work with the exception of the Gentry Center. The estimated cost for the Gentry Center exceeds the current budget and will be completed in a future phase.

Previous Action: 08/09/2018 SBC Approved pre-planning and to select a designer
11/19/2018 ESC Approved designer selection (Kurzynske & Associates)

Minutes: 05/14/2020 SBC Approved a revision in budget and proceeding with a previously approved planning project

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: Athletic Field Soccer Expansion

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

SBC Number: 166/021-02-2020

Total Project Budget: \$1,050,000.00

Source of Funding:

\$ 550,000.00	Plant Funds (Non-Aux)	(A)
500,000.00	Gifts	(O)

Comment: This is a FY 19/20 disclosed project reported by THEC for Quarter 4.

Minutes: 05/14/2020 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSPellissippi State Community College, Knoxville, Knox County, Tennessee

Requested Action:	Approval of a revision in project scope, budget, and funding					
Project Title:	Multi-Purpose Building and Renovations					
Project Description:	Construct new building for academic classrooms, science, lab, and faculty offices. <i>Relocate modular buildings.</i>					
SBC Number:	166/032-01-2017					
Total Project Budget:	\$28,725,000.00					
Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$24,300,000.00	\$ 0.00	\$24,300,000.00	17/18	CurrFunds-CapImp	(A)
	2,700,000.00	0.00	2,700,000.00		Gifts	(O)
	1,500,000.00	225,000.00	1,725,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$28,500,000.00					
Change in Funding:	\$225,000.00					
Revised Project Budget:	\$28,725,000.00					
Comment:	This request is to add scope and funding for the relocation of modular buildings on the campus, including utilities and accessibility, in order to continue to house existing campus functions.					
Previous Action:	07/14/2017	SBC	Approved project and use of CM/GC			
	09/28/2017	ESC	Approved designer selection (Barber McMurry Architects)			
	03/08/2018	SBC	Approved a revision in project budget and funding			
	07/12/2018	SBC	Approved award of CM/GC (Denark Construction, Inc.)			
	11/08/2018	SBC	Approved EDP presentation			
Minutes:	05/14/2020	SBC	Approved a revision in project scope, budget, and funding			

DEPARTMENT OF MILITARYStatewide, Tennessee

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

Project Title: Installation Energy and Water Plan (IEWP) Consultant

Project Description: Engineering consultant to produce a written plan to support the Department of Military Army National Guard installations to achieve increased energy security, resilience, readiness, and mission assurance.

SBC Number: 361/000-01-2020

Total Project Budget: \$418,500.00

Source of Funding: \$418,500.00 Federal Funds (NGB) (F)

Comment: This request is 100% federally funded. The Department of Military is required by federal mandate to provide an Installation Energy and Water Plan (IEWP) for Tennessee Army National Guard (TNARNG) Sites and Facilities.

Minutes: 05/14/2020 SBC Approved project and issuing a Request for Qualifications

DEPARTMENT OF MILITARYJackson Airport Armory, Jackson, Madison County, Tennessee

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

Project Title: Army Aviation Storage Facility (AASF) 3 Tarmac Repair

Project Description: Replacement of the taxiway, runway, and rotary wing aircraft parking area, repair tie-downs with grounding, install lighting, and all related work.

SBC Number: 361/042-01-2020

Total Project Budget: \$5,870,000.00

Current Project Funding: \$ 470,000.00

Source of Funding: \$ 470,000.00 Federal Funds (NGB) (F)

Comment: This request is 100% federally funded. The Jackson AASF 3 provides critical support facilities to Department of Military aircraft. The parking ramp and taxiway was constructed in 1991 and is severely spalling and cracking. This creates a debris hazard capable of damaging aircraft. There is a lack of adequate tie down and grounding points, which also places the aircraft at risk of damage in the event of high winds or electrical storms. There are numerous non-working lights and a complete lack of safety markings contributing further to unsafe aircraft conditions. Additional federal funds are anticipated once design is completed to cover the cost of construction and project completion.

Minutes: 05/14/2020 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYMcMinnville Readiness Center, McMinnville, Warren County, Tennessee

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

Project Title: New McMinnville National Guard Readiness Center

Project Description: Construction of a new Readiness Center

SBC Number: 361/058-01-2018

Total Project Budget: \$12,168,000.00

Current Project Funding: \$ 910,000.00

Source of Funding: \$ 910,000.00 Military Reserves (Sale of Real Estate) (R)

Comment: This project is on schedule and in budget with construction pending award of future federal funds.

Previous Action: 07/12/2018 SBC Approved project and to select a designer
 10/29/2018 ESC Approved designer selection (Design House 1411, LLC)
 05/09/2019 SBC Approved a revision in funding

Minutes: 05/14/2020 SBC Approved EDP as recommended by the State Architect

DEPARTMENT OF MILITARYMilan Volunteer Training Site, Milan, Carroll County, Tennessee

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

Project Title: Building I-2 Renovation

Project Description: Make architectural finish repairs to interior walls, floors, and ceilings; mechanical repairs to room ventilation systems; electrical and plumbing repairs, and all included related work.

SBC Number: 368/031-02-2020

Total Project Budget: \$2,675,000.00

Current Project Funding: \$ 58,915.00

Source of Funding: \$ 58,915.00 Federal Funds (NGB) (F)

Comment: This request is 100% federally funded. Hart Freeland Roberts (HFR), Inc. was selected as the designer and completed the design for this project in accordance with federal procedures. HFR serves as one of the agency consultants for the Department of Military.

HFR, Inc. will be engaged through this project to update completed drawings to current code, and complete construction document, bidding, construction administration, and close out phases. Additional federal funds are anticipated once design is completed to cover the cost of construction and project completion.

Minutes: 05/14/2020 SBC Approved project utilizing a previously selected designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

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

Project Title: Visitor's Center Expansion

Project Description: ~~Expansion~~ Construction of a the existing new visitor's center at Reelfoot Lake State Park.

SBC Number: 126/084-01-2014

Total Project Budget: \$2,765,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 563,820.32	(\$563,820.32)	\$ 0.00		Gift-In-Place	(O)
	234,223.29	0.00	234,223.29	03/04	CurrFunds-CapImp	(R)
	291,012.65	0.00	291,012.65	15/16	CurrFunds-CapImp	(A)
	800,943.74	1,025,922.84	1,826,866.58		Federal Grant	(F)
	0.00	38,437.41	38,437.41	19/20	TDOT Op Funds	(A)
	0.00	374,460.07	374,460.07	19/20	TDEC Op Funds	(A)

Original Project Budget: \$1,890,000.00

Change in Funding: \$ 875,000.00

Revised Project Budget: \$2,765,000.00

Comment: The portion of the building that was originally constructed was required to be demolished because the structure was not built to code. This action will enable a new building to be constructed at the site. Design and construction will continue to be managed by TDOT.

The increase in project budget reflects the additional cost to complete the project. The scope is being revised to recognize that a new building is being constructed to meet the need for visitor's center services. The revision in funding will recognize new funding that will now be included in the project. The gift-in-place construction has been removed from the project with the dissolution of the Mississippi River Corridor requiring additional federal grant funds and state match dollars be added to address the shortfall.

Previous Action:

05/08/2014	SBC	Approved acceptance of gift
08/11/2016	SBC	Referred to ESC with authority to act
08/22/2016	ESC	Approved a revision in project budget and sources of funding, to utilize an Agency Consultant for design and the existing contractor for construction for a portion of the project and to utilize a TDOT consultant and TDOT construction processes for the remainder of the project.

Minutes: 05/14/2020 SBC Approved a revision in project budget, scope, and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Meeman-Shelby Forest State Park, Millington, Shelby County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Meeman-Shelby Forest State Park Group Camp

Project Description: Renovates existing facilities including roof replacement, repairs interiors and exteriors, upgrades plumbing and electrical systems, stabilizes structures, replaces septic system, repaves parking lots, upgrades walkways and paths, replaces lighting, replaces pool with a splash pad and all required related work.

SBC Number: 126/089-01-2017

Total Project Budget: \$2,910,188.00

Project Expenditures: \$ 147,196.19

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,000,000.00	(\$1,852,803.81)	\$147,196.19	17/18	CurrFunds-CapMaint	(A)
	910,188.00	(910,188.00)	0.00		Federal Funds (LWCF)	(F)
Original Project Budget:	\$2,910,188.00					
Change in Funding:		(\$2,762,991.81)				
Revised Project Budget:			\$147,196.19			

Comment: Project cancellation is requested due to other strategic planning by the new administration for this site that removes the need for this work. The designer has been paid through 50% of the construction documents phase for this project.

Previous Action:

07/13/2017	SBC	Approved project and to select a designer utilizing Best Value
07/27/2017	ESC	Approved designer selection (Sparkman & Associates Architects)
03/14/2019	SBC	Approved a revision in project budget, scope, and funding

Minutes: 05/14/2020 SBC Approved cancellation of the project

DEPARTMENT OF CORRECTION

Northwest Correctional Complex, Tiptonville, Lake County, Tennessee

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

Project Title: Northwest Correctional Cpx. Kitchen/Vocational Repairs

Project Description: Replacement of kitchen/dining equipment and related systems with modifications to associated vocational areas.

SBC Number: 142/016-01-2014

Original Project Budget: \$2,750,000.00

Project Expenditures: \$ 11,994.13

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 100,000.00	(\$88,005.87)	\$11,994.13	14/15	CurrFunds-CapMaint(SA) (A)
Original Project Funding:	\$ 100,000.00				
Change in Funding:		(\$88,005.87)			
Revised Project Budget:			\$11,994.13		

Comment: The Agency has requested cancellation of the project because the needs have been addressed in SBC project #142/016-01-2017 (NWCX Vocational Upgrades). The current project was funded for preplanning only.

Previous Action: 07/10/2014 SBC Approved preplanning project
 08/28/2014 ESC Approved designer selection (Evans Taylor Foster Childress)

Minutes: 05/14/2020 SBC Approved cancellation of the project

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

Requested Action: Approval to award a contract to the best evaluated proposer

Project Title: SCCF Private Management and Operation

Project Description: A private management and operations contract for TDOC for a period from July 1, 2020 to June 30, 2023. The contract will be a three (3) year contract with a two (2) year option.

SBC Number: 142/018-01-2019

Total Project Budget: \$114,490,100.00

Source of Funding: \$114,490,100.00 TDOC Op Funds (A)

Comment: The current contract, (SBC No 142/018-01-2013) with CoreCivic of Tennessee, LLC (CoreCivic) expires June 30, 2020. State Building Commission approval is required pursuant to TCA 41-24-104. The total project budget includes a total cost of a three (3) year contract. The contract includes one two (2) year renewal option that if exercised, will require SBC approval per statute.

Previous Action: 09/12/2019 SBC Referred to ESC with authority to act
09/23/2019 ESC Approved issuing an RFP

Minutes: 05/14/2020 SBC Approved awarding a contract to the best evaluated proposer (CoreCivic of Tennessee, LLC)

DEPARTMENT OF GENERAL SERVICESStatewide, Tennessee

Requested Action: Approval to extend three master contracts for an additional twenty-four months

Project Title: General Government Commissioning Contract

Project Description: Provide commissioning services statewide.

SBC Number: 460/000-02-2017

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Various Agency Op Funds (A)

Comment: The current contracts will be amended to extend for the full five years, through October 31, 2022. Below are the consultant contracts to be extended.

Smith, Seckman, & Reid, Inc.
TLC Engineering Solutions, Inc.
Working Buildings, LLC

Previous Action:

06/19/2017	SBC	Approved utilizing the procurement results of TBR for Commissioning Services
11/08/2018	SBC	Approved an amendment to contract extending the term
07/11/2019	SBC	Approved an amendment to contract extending the term
12/12/2019	SBC	Approved awarding a new contract to a previously selected consultant (TLC Engineering Solution, Inc.)

Minutes: 05/14/2020 SBC Approved extending three master contracts for an additional twenty-four months

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State