

MINUTES
STATE BUILDING COMMISSION
May 13, 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. Speaker Cameron Sexton called the meeting to order at 11:08 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

ORGANIZATION

- University of Tennessee
- Department of Correction
- State Building Commission

PRESENTER

President Randy Boyd
Inspector General Kelly Young
State Architect Ann McGauran

OTHER PARTICIPANTS

Ray Boaz, Derthick, Henley & Wilkerson Architects
Steve Westerman, Department of Correction

CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**
Project Title: Food Services Improvements
SBC Project No: 364/011-03-2021
Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

2. Agency: **Tennessee Technological University**
Project Title: Athletics Facilities Improvements
SBC Project No: 364/011-04-2021
Requested Action: Approval of a project utilizing campus procurement for a portion of the work

3. Agency: **Tennessee Board of Regents / TCAT Chattanooga**
Project Title: TCAT Chattanooga Advanced Manufacturing Building
SBC Project No: 166/012-02-2020
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

4. Agency: **University of Tennessee – Knoxville**
Project Title: Knoxville Master Plan
SBC Project No: 540/009-13-2021
Requested Action: Approval of a project and to issue a Request for Qualifications for master planning services

5. Agency: **University of Tennessee – Martin**
Project Title: Martin Master Plan
SBC Project No: 540/011-02-2021
Requested Action: Approval of a project and to issue a Request for Qualifications for master planning services

6. Agency: **Department of Military**
Project Title: VTS Smyrna Building 200 Re-Roof and Facility Update
SBC Project No: 361/079-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer

7. Agency: **Department of Military**
Project Title: VTS Milan Cantonment Area Re-Roof
SBC Project No: 368/031-01-2021
Requested Action: Approval of a project and to utilize Agency Resources for design

8. Agency: **Department of Military**
Project Title: VTS Tullahoma Transient Training Open Bay Barracks
SBC Project No: 361/093-01-2021
Requested Action: Approval of a project, proceeding with the process to select a designer and utilizing a previously selected consultant

9. Agency: **Department of General Services**
Project Title: RS Gass Complex Abandoned Buildings Demolition
SBC Project No: 529/020-01-2021
Requested Action: Approval of a project and proceeding with the process to select a designer
10. Agency: **Department of General Services**
Project Title: Tennessee Tower Switchgear
SBC Project No: 529/079-03-2017
Requested Action: Approval of a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by Derthick, Henley & Wilkerson Architects

Project Title: Football/Athletic Facility

Project Description: This project will construct a new football/athletic training facility for the intercollegiate athletic program, located on the north edge of campus at the McKenzie Arena as sited in the 2012 campus master plan. A portion of the arena will be renovated to accommodate the facility and upgrade existing conditions including finishes and building systems. Programming and a review of the athletic facilities master plan will also be included.

SBC Number: 540/005-04-2016

Total Project Budget: \$29,150,000.00

Source of Funding: \$25,650,000.00 TSSBA (A)
\$ 3,500,000.00 Gifts (O)

Comment: The project is on schedule and within budget.

Previous Action:

05/12/2016	SBC	Approved preplanning a project budget, scope, funding and source of funding and proceeding with the process to select a designer.
02/08/2018	SBC	Approved a revision in project scope and issuing a RFQ utilizing University procurement to select a programmer
05/10/2018	SBC	Approved a revision in project budget, scope, and funding
08/08/2019	SBC	Approved a revision in project budget and funding and utilizing CM/GC
08/22/2019	ESC	Approved designer selection (Derthick, Henley & Wilkerson Architects, PLLC)
11/14/2019	SBC	Approved awarding a CM/GC contract (Hoar Construction)
04/08/2021	SBC	Approved a revision in project budget, scope, and funding

Minutes: 05/13/2021 SBC President Randy Boyd introduced Mr. Ray Boaz with Derthick, Henley & Wilkerson Architects. Mr. Boaz stated that the project is in budget and the schedule is that the groundbreaking will be late fall 2021 and occupancy in March 2023.

The Commission approved the EDP as presented by Derthick, Henley & Wilkerson Architects.

DEPARTMENT OF CORRECTION

Multiple Facilities, Statewide, Tennessee

Requested Action: **Approval of a revision in project budget and to award a contract to the best evaluated proposer**

Project Title: Upgrade Locking Systems

Project Description: Replace aging and failing locking systems in prisons statewide by a specialty security contractor. Facilitate the purchase and installation, by staff of specialty locking systems for unique emergency needs.

SBC Number: 140/001-04-2013

Total Project Budget: \$32,000,000.00

Current Project Funding: \$18,147,853.84

Source of Funding:	\$ 1,647,853.84	07/08	CurrFunds–CapMaint (SA)	(R)
	\$ 2,500,000.00	12/13	CurrFunds–CapMaint (SA)	(A)
	\$ 4,000,000.00	17/18	CurrFunds–CapMaint (SA)	(A)
	\$ 6,000,000.00	18/19	CurrFunds–CapMaint (SA)	(A)
	\$ 4,000,000.00	19/20	CurrFunds–CapMaint (SA)	(A)

Comment: Two proposals were received on March 25, 2021. The Notice of Intent to award was sent on March 26, 2021 naming CML Security, LLC as the best evaluated proposer. No protests were received in the protest period.

The maintenance staff has been providing ongoing maintenance and replacing any failing cell locks. The proposers provided cost proposals for replacing narrow jamb locking systems on the cells at all eleven facilities and funding is being reallocated as a result. The contractor will be engaged to perform the work based on a facility prioritization developed by the agency within the currently existing funding. Additional funding will be requested in subsequent capital budgets and it is anticipated the work in all eleven facilities can be completed within the Total Project Budget.

Previous Action: 07/11/2013 SBC Approved project utilizing the statewide detention hardware consultant for design

 10/12/2017 SBC Approved revision in project budget, funding and sources of funding

 07/12/2018 SBC Approved a revision in funding

 03/14/2019 SBC Approved issuing an RFP for Construction

 07/11/2019 SBC Approved a revision in project budget and funding and utilizing DLR Group for design

Minutes: 05/13/2021 SBC Commissioner Eley asked about the expected five-year construction schedule. Inspector General Kelly Young stated that it is the nature of the prison system environment that causes projects to have longer

durations. He explained that the inmates cannot be in the cells while the work is ongoing and, therefore, they have to go facility by facility, pod by pod, unit by unit to complete the work. They will move the inmate population to allow the contractor to install the locking systems. It is a slow and arduous process due to so many factors.

Lieutenant Governor McNally confirmed that the \$32,000,000.00 is not an addition to the \$18,147,853.84. Inspector General Young confirmed it was not an addition. Lieutenant Governor McNally asked why it almost doubled. Inspector General Young replied that there is cost inflation and material costs have gone up and driving the increase.

Lieutenant Governor McNally asked how much of the \$18 million has been spent. Inspector General Young introduced Mr. Steve Westerman to help answer that question. Mr. Westerman stated that very little has been spent. Thus far, expenditures have only been for the design effort, probably less than \$2 million. Lieutenant Governor McNally asked if the company that prepared the original design went bankrupt. Mr. Westerman replied yes and stated that this is the third designer and multiple design starts and the unique nature of the construction RFP process have contributed to the length of time between initial approval and this request.

Lieutenant Governor McNally asked when the \$18 million was appropriated. Mr. Westerman replied probably FY 17/18. Lieutenant Governor McNally asked if the delay was because the designer went bankrupt. Mr. Westerman replied yes, that contributed to the delay. Additionally, the project started off more like a preplanning project with a budget for installing a system in only one institution. Therefore, the cost was much lower than is projected now that all affected institutions will be addressed. Through the design effort they concluded that the best way to complete the project would be to have one contractor install one system throughout all eleven facilities that needed it. That is why they went through the RFP process to hire one contractor to do it all. Lieutenant Governor McNally asked if that was for the \$18 million. Mr. Westerman replied that the project only started off with \$1.6 million and as they figured out how to do the work the cost of the project increased so that they could accomplish all the work with one contractor for all eleven sites.

Speaker Sexton asked if Bledsoe Correctional is the newest prison. Mr. Westerman replied "yes". Speaker Sexton asked if those locks are being replaced. Mr. Westerman replied "no". The lesson learned before constructing Bledsoe was to use a wide jamb door system. The walls and the door frame are thick enough to accommodate a detention grade lock. The prisons constructed prior to Bledsoe were constructed with walls and door frames that cannot handle the size of the detention grade locking system. They had to develop a way to install a detention grade lock onto a cell without requiring replacement

of the door frame and door. The proposed design attaches the lock on the exterior of the door and door frame. Mr. Westerman stated that this has never been done before. Speaker Sexton asked if going forward, future correctional facilities would use Bledsoe as the model. Mr. Westerman agreed that Bledsoe is the model they would use. Speaker Sexton asked if Morgan County was built the same as Bledsoe being that it is relatively new. Mr. Westerman replied that Morgan County unfortunately was built with standard grade construction and not detention grade construction and Morgan County is part of this project.

Treasurer Lillard asked if the department has any plans to require designers to have extensive experience in detention facilities be involved in the design of future projects so as to avoid this type of situation. Mr. Westerman replied yes. What they learned with Bledsoe was to make sure they had a design firm that had detention experience and go with the same model in the future.

State Architect Ann McGauran stated that the standards for housing inmates have changed and this detention grade hardware is part of a newer evolution on how to house inmates. The Department of Correction has always tried to get design firms who have experience in correctional facilities but the requirements and the technology in correctional facilities has increased over the years, therefore, they are more diligent on who they select to do their work.

Treasurer Lillard confirmed that the new lock is being mounted on the outside of the doors. Mr. Westerman replied that it is mounted on the door frame and the door. It is a two-part housing. When it closes the lock is on the surface of the door and door frame, not within the door and door frame like a standard lock would be. Treasurer Lillard asked if anyone has used this methodology before. Mr. Westerman replied that it is becoming prevalent now. He can't say it's not been used anywhere. Mr. Westerman stated that it has been tested in areas but has not been procured and installed under a project like this. Treasurer Lillard stated that even if it's only been used in a sheriff's jail somewhere in the United States he would check with that sheriff on the lock performance. He noted that inmates are very smart people when it comes to this sort of thing, they have nothing but time on their hands and they might figure out a way to break that lock off since it is on the exterior to the body of the door. He suggested checking with the sheriff, city jailer, anybody that has used this type of lock in the United States to ensure that the goals of this project will be met and TDOC won't be coming back with a \$70 million project on top of what they have already put into this one. Mr. Westerman replied that he believes they have done so, and he understands the Treasurer's point. Mr. Westerman stated that they went through extensive testing in the RFP process, which is another reason why it took a while to get through the RFP process. The purpose of all of the testing was to

make sure the product to be installed will do the job correctly. Treasurer Lillard stated that he has great faith in TDOC and their ability to do the job and to do it right but that he would make sure that the vendor selling these locks comes clean about who has used them before and that TDOC checks with that group to understand their experience.

Secretary Hargett stated that he heard it's becoming prevalent but didn't hear TDOC name one jurisdiction; city, county, state or federal that is using this system. Mr. Westerman stated that he believes there have been models used like this in the federal system but can't state specifically what other government entities have used it. He stated that he knows it never been used to the degree that TDOC plans. He added that no industry such as ASTM has gone through an effort to test and certify something like this before. Secretary Hargett stated that he agrees with those who spoke before him and would make sure that they aren't setting themselves up for a larger scale project in the future if this one doesn't provide a successful outcome.

State Architect McGauran stated that part of the procurement, unlike typical procurements, was to submit a mockup and the mockup had to be tested extensively. This was added because TDOC recognized this was a new, cutting edge solution that they were proposing. They did destructive testing on the lock proposed for installation by this contractor. This was part of the qualifications used to select the contractor.

Speaker Sexton asked how many locks are there. Mr. Westerman stated that there are 5,356. Speaker Sexton asked if this is for state owned or also privately owned. Mr. Westerman stated it is all state owned.

The Commission approved a revision in project budget and awarding a contract to the best evaluated proposer (CML Security, LLC).

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on April 8, 2021.
- 2) Approved a revision to the Minutes of the Executive Subcommittee meeting held on February 22, 2021 with a correction to the SBC Project No. for the Austin Peay State University report item number 8 on page 15.
 - 8) **SBC Project No.** ~~373/000-05-2020~~ 373/003-05-2020

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:	TN Board of Regents	User Agency:	Roane State Community College
Location:	Harriman, Tennessee		
Project Title:	HVAC Corrections		
SBC Project No:	166/027-02-2019	Approval Date:	04/20/2021
Designer:	West Welch Reed Eng.	Contractor:	CHC Mech Contractors
Construction Completion %:	70%	Targeted Substantial Completion:	05/30/2021
Change Order No.	2	Comment: Omission	
Change Order Amount:	\$38,055.50	This change order addresses a need to replace the existing HVAC control system and components with those that are compatible with the new HVAC system as designed. This change order is identified as a designer omission and adds 30 days to the project schedule.	
Change Order Percentage:	11.84%		
Cumulative Percentage:	12.2%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$920,000.00	Revised Contract Amount:	\$360,636.48
Base Contract Amount:	\$321,413.00	Remaining Undedicated Funds:	\$639,363.52
Contingency:	\$80,000.00		

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Roane State Community College
Location: Harriman, Tennessee
Project Title: Baseball & Softball Complex Improvements
SBC Project No: 166/027-04-2018 **Approval Date:** 04/23/2021
Designer: Studio Four Design, Inc. **Contractor:** Monolith Construction LLC
- Construction Completion %:** 10% **Targeted Substantial Completion:** 11/18/2021
Change Order No. 4 **Comment: Added Scope**
Change Order Amount: \$184,044.59 This change order addresses adding scope to the project by expanding the building size for indoor batting and pitching activities. This change order adds 56 days to the project schedule.
Change Order Percentage: 16.74%
Cumulative Percentage: 18.17%
- Approved Project Funding**
Original Bid Target: \$1,140,000.00 **After This Change Order**
Base Contract Amount: \$1,099,690.00 **Revised Contract Amount:** \$1,299,508.85
Contingency: \$105,000.00 **Remaining Undedicated Funds:** \$85,491.15
- 3) **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:** 04/26/2021
Designer: A2H, Inc. **Contractor:** A&B Construction Co, Inc.
Construction Completion %: 70% **Targeted Substantial Completion:** 06/15/2021
Change Order No. 9 **Comment: Codes**
Change Order Amount: \$910.46 This change order replaces one urinal with a water closet to meet the plumbing code.
Change Order Percentage: .05%
Cumulative Percentage: 13.41%
- Approved Project Funding**
Original Bid Target: \$1,667,846.00 **After This Change Order**
Base Contract Amount: \$1,667,846.00 **Revised Contract Amount:** \$1,891,450.82
Contingency: \$235,154.00 **Remaining Undedicated Funds:** \$11,549.18
- 4) **State Procurement Agency:** TN Technological Univ. **User Agency:** TN Technological University
Location: Cookeville, Tennessee
Project Title: Lewis Hall Upgrades
SBC Project No: 364/011-03-2020 **Approval Date:** 03/29/2021
Designer: Gilbert/McLaughlin/Casella **Contractor:** Sergio & Sons Construction
Construction Completion %: 85% **Targeted Substantial Completion:** 05/18/2021
Change Order No. 3 **Comment: Codes/Unavoidable Delays**
Change Order Amount: \$40,062.59 This change order addresses the replacement of a heating unit that is non-compliant with code and adds 11 additional days for a delay with the doors due to COVID- 19 delays. In total, 100 days are being added to the schedule.
Change Order Percentage: 22%
Cumulative Percentage: 25%
- Approved Project Funding**
Original Bid Target: \$290,000.00 **After This Change Order**
Base Contract Amount: \$181,500.00 **Revised Contract Amount:** \$226,739.90
Contingency: \$30,000.00 **Remaining Undedicated Funds:** \$138,500.00

- 5) **State Procurement Agency:** Middle TN State Univ. **User Agency:** Middle TN State University
Location: Murfreesboro, Tennessee
Project Title: Campus Storm Water BMP Phase 1
SBC Project No: 366/009-10-2019 **Approval Date:** 04/08/2021
Designer: Woods Envir. & Infrass. Solutions, Inc. **Contractor:** Adams Contracting LLC
- Construction Completion %:** 95% **Targeted Substantial Completion:** 01/15/2021
Change Order No. 6 **Comment: Hidden Conditions/Unavoidable Delays**
Change Order Amount: \$25,911.60 This change order addresses the remediation of unsuitable subgrade material that was discovered as a hidden condition. Subsequent asphalt replacement was delayed due to the seasonal shut down of the asphalt plant which added 39 days to the project schedule.
Change Order Percentage: 8.75%
Cumulative Percentage: 12.79%
- Approved Project Funding**
Original Bid Target: \$295,990.00
Base Contract Amount: \$295,990.00 **Revised Contract Amount:** \$333,855.72
Contingency: \$98,910.00 **Remaining Undedicated Funds:** \$61,044.28
- 6) **State Procurement Agency:** Middle TN State Univ. **User Agency:** Middle TN State University
Location: Murfreesboro, Tennessee
Project Title: KOM Mechanical Upgrades
SBC Project No: 366/009-14-2019 **Approval Date:** 04/07/2021
Designer: Kurzynske & Assoc. **Contractor:** Trinity Geothermal, LLC
Construction Completion %: 99% **Targeted Substantial Completion:** 12/15/2020
Change Order No. 4 **Comment: Hidden Conditions/Unavoidable Delays**
Change Order Amount: (\$967.86) This change order addresses liquidated damages assessed against the contractor for a 76-day delay in the Substantial Completion of the project which were offset against the cost of addressing hidden conditions discovered in the test and balancing of the system.
Change Order Percentage: (.10%)
Cumulative Percentage: 21.64%
- Approved Project Funding**
Original Bid Target: \$1,050,000.00
Base Contract Amount: \$973,700.00 **Revised Contract Amount:** \$1,184,412.42
Contingency: \$105,000.00 **Remaining Undedicated Funds:** \$14,287.58

- 7) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation – Pickett State Park
SBC Project No: 126/000-03-2015 **Approval Date:** 04/05/2021
Designer: Sparkman Assoc. Arch. **Contractor:** Burwil Construction Co., Inc.
Construction Completion %: 100% **Targeted Substantial Completion:** 09/04/2020
Change Order No. 10 **Comment: Unavoidable Delays**
Change Order Amount: (\$13,250.00) This change order addresses liquidated damages assessed to the contractor for a 53-day delay in the Substantial Completion of the project.
Change Order Percentage: (1.28%)
Cumulative Percentage: 18.86%
Approved Project Funding
Original Bid Target: \$3,014,000.00
Base Contract Amount: \$1,034,000.00 **Revised Contract Amount:** \$1,229,036.95
Contingency: \$301,410.70 **Remaining Undedicated Funds:** \$93,123.75
- 8) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Wartburg, Tennessee
Project Title: MCCX Vocational Space Upgrades
SBC Project No: 142/014-02-2018 **Approval Date:** 04/05/2021
Designer: Edmonds Engineering **Contractor:** Four Seasons, Inc.
Construction Completion %: 98% **Targeted Substantial Completion:** 05/03/2021
Change Order No. 4 **Comment: Omission**
Change Order Amount: \$7,975.00 This change order addresses the addition of a dust collection dumping hopper to the dust collection unit in order to mitigate the compaction of dust within the system. The installation of the hopper adds 59 days to the project.
Change Order Percentage: 1.54%
Cumulative Percentage: 45.80%
Approved Project Funding
Original Bid Target: \$516,600.00
Base Contract Amount: \$516,600.00 **Revised Contract Amount:** \$753,198.00
Contingency: \$51,660.00 **Remaining Undedicated Funds:** \$166,649.79

9) **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:** 04/14/2021
Designer: Hefferlin + Kronenberg Architects **Contractor:** The Tradesman Group, Inc.

Construction Completion %: 43% **Targeted Substantial Completion:** 11/13/2021
Change Order No. 2 **Comment: Hidden Conditions/Added Scope**
Change Order Amount: \$693,100.84 This change order addresses the installation of gas meter shut off valves and the installation of a new cold-water line/valves, both discovered as hidden conditions. It also addresses the installation of a lightning protection system, the installation of an operable room divider, wall painting including insignias and the installation of historically accurate windows, each as added scope. This change order adds 25 days to the project schedule.
Change Order Percentage: 20.70%
Cumulative Percentage: 24.37%

Approved Project Funding
Original Bid Target: \$4,000,000.00
Base Contract Amount: \$3,348,995.00 **Revised Contract Amount:** \$4,165,071.12
Contingency: \$400,000.00 **Remaining Undedicated Funds:** \$930,908.09

10) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Humboldt, Tennessee
Project Title: Humboldt RC Re-Roof & Facility Update
SBC Project No: 361/036-01-2019 **Approval Date:** 04/06/2021
Designer: Evans Taylor Foster Childress Architects **Contractor:** The Tradesman Group Inc.

Construction Completion %: 43% **Targeted Substantial Completion:** 07/03/2021
Change Order No. 1 **Comment: Added Scope**
Change Order Amount: \$218,200.45 This change order addresses added scope to the project including the installation of doors, door frames, windows, a rainwater collection system, the cleaning and sealing of the Readiness Center and Maintenance Garage building envelopes as well as the installation of air stratification fans in the Drill Hall and Maintenance Garage. This change order adds 134 days to the project schedule.
Change Order Percentage: 29.85%
Cumulative Percentage: 29.85%

Approved Project Funding
Original Bid Target: \$1,080,000.00
Base Contract Amount: \$730,917.00 **Revised Contract Amount:** \$949,117.45
Contingency: \$108,000.00 **Remaining Undedicated Funds:** \$482,782.45

- 11) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Ripley, Tennessee
Project Title: Ripley RC HVAC & Energy Updates
SBC Project No: 361/077-01-2019 **Approval Date:** 04/07/2021
Designer: Wold HFR Design **Contractor:** Damon-Marcus Company
Construction Completion %: 58% **Targeted Substantial Completion:** 06/13/2021
Change Order No. 3 **Comment: Value Added**
Change Order Amount: \$34,120.54 This change order addresses the value-added painting of the Drill Hall and the epoxy coating of the indoor Firing Range floor. This change order adds 20 days to the project schedule.
Change Order Percentage: 5.40%
Cumulative Percentage: 11.44%
Approved Project Funding
Original Bid Target: \$630,000.00 **After This Change Order**
Base Contract Amount: \$631,703.00 **Revised Contract Amount:** \$703,996.36
Contingency: \$63,000.00 **Remaining Undedicated Funds:** \$146,748.78
- 12) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Milan, Tennessee
Project Title: Milan Barracks Latrines Renovation
SBC Project No: 368/031-01-2018 **Approval Date:** 04/13/2021
Designer: Gresham Smith & Partners **Contractor:** Herron Construction
Construction Completion %: 25% **Targeted Substantial Completion:** 03/10/2022
Change Order No. 2 **Comment: Design Modifications/Value Added**
Change Order Amount: \$62,334.22 This change order addresses the replacement of toilet partitions in 15 barracks and the removal/infill of 4 windows.
Change Order Percentage: 7.48%
Cumulative Percentage: 13.47%
Approved Project Funding
Original Bid Target: \$950,000.00 **After This Change Order**
Base Contract Amount: \$832,813.00 **Revised Contract Amount:** \$945,034.30
Contingency: \$95,000.00 **Remaining Undedicated Funds:** \$169,222.51
- 13) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Statewide, Tennessee
Project Title: Building Security Upgrades
SBC Project No: 529/000-04-2016 **Approval Date:** 04/16/2021
Designer: SRMC **Contractor:** Eye in the Sky
Construction Completion %: 80.5% **Targeted Substantial Completion:** 07/21/2021
Change Order No. 15 **Comment: Hidden Conditions**
Change Order Amount: \$14,809.50 This change order addresses a hidden condition requiring an increase in the tile floor area to be removed and replaced in order to modify the floor slope to meet ADA requirements at the tile/revolving door transition. This change order adds 60 days to the project schedule.
Change Order Percentage: .64%
Cumulative Percentage: 27.34%
Approved Project Funding
Original Bid Target: \$3,359,996.00 **After This Change Order**
Base Contract Amount: \$2,304,135.00 **Revised Contract Amount:** \$2,934,093.96
Contingency: \$335,999.00 **Remaining Undedicated Funds:** \$392,346.30

Initial and Revised Approvals of Capital Projects

- Reported the following six capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Boling Apartments Exhaust Improvements
Project Description: This project will reconfigure the exhaust duct and replace exhaust fans for the Boling Apartment complex.
SBC Project No. 540/005-04-2021
Total Project Budget: \$165,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved project utilizing Campus Consultant for design
Approval Date: 04/15/2021
 - 2) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: 930 Madison Ave Renovations
Project Description: This project will renovate portions of the 930 Madison Building for the Hamilton Eye Surgery Center (3rd floor) and a new Covid-19 testing lab (5th floor). Renovations will accommodate new layouts as well as new specialized equipment. Building systems, finishes, and millwork will also be upgraded with these changes.
SBC Project No. 540/013-03-2021
Total Project Budget: \$185,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design
Approval Date: 04/15/2021
 - 3) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Foundation Hall Engineering Lab Upgrade
Project Description: Update existing engineering lab space in Foundation Hall to make it more suitable for use as a senior Capstone Project Design Lab. Upgrades will be made to the HVAC systems and ductwork, electrical and lighting.
SBC Project No. 364/011-02-2021
Total Project Budget: \$490,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 04/23/2021

- 4) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Hancock County Elementary School Clinic Renovation
Project Description: Renovate the elementary school clinic to convert existing space into 3 more exam rooms and move the existing offices into the newly renovated area. The renovation will also include a dedicated telehealth room that will provide telehealth access to nutritionists, counselors, and psychiatric NPs, as well as a group therapy room for mental health and substance abuse sessions. The project will include plumbing, electrical, HVAC, ADA, fire safety and other minor renovations as well as code corrections.
- SBC Project No.** 369/005-01-2019
Total Project Budget: \$210,000.00
Project Expenditures: \$ 12,692.00
Source of Funding: \$ 12,692.00 Gifts (O)
Approval: Approved cancellation of the project
Approval Date: 04/12/2021
- 5) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: ETSU Physicians of Bristol – Entrance Renovation
Project Description: Renovate the front entrance of ETSU Physicians of Bristol facility and improve access into the parking lot.
- SBC Project No.** 369/005-02-2020
Total Project Budget: \$200,000.00
Project Expenditures: \$ 0.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved cancellation of the project
Approval Date: 04/23/2021
- 6) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Rogers-Stout Basement Renovation
Project Description: Renovate the basement of Rogers-Stout for the newly created Center for Rural Health Research. Build out offices, break room, conference rooms, and a new entrance. Also need to address humidity issues.
- SBC Project No.** 369/005-03-2020
Total Project Budget: \$440,000.00
Project Expenditures: \$ 0.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved cancellation of the project
Approval Date: 04/23/2021

Approvals of Acquisitions and Disposals of State Property

- Reported the following two disposal easements in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / TCAT Memphis
Transaction Description: Transaction No. 21-01-012
Location: TCAT – Memphis (TCATM)
Shelby County – 10' wide water easement – 3375 Brother Blvd, Bartlett, TN
Grantee: City of Bartlett (COB)
Estimated Sale Price: Mutual Benefit
Source of Funding: COB (REM Fees) (O)
Approval: Approved disposal by easement with waiver of advertisement and appraisals
Approval Date: 04/16/2021
 - 2) **State Procurement Agency:** Tennessee Board of Regents / Northeast State Community College
Transaction Description: Transaction No. 21-03-013
Location: Northeast State Community College (NSCC)
Sullivan County – 10,664 s.f. (0.244 +/- acres) – 2524 Highway 75, Blountville, TN
Grantee: Atmos Energy Corporation (AEC)
Estimated Sale Price: Fair Market Value
Approval: Approved disposal by easement with waiver of advertisement and one appraisal
Approval Date: 04/16/2021

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 – Knoxville
Location: Knoxville, Tennessee
Project Title: Engineering Services Facility
SBC Project No. 540/009-05-2016
Designer: McCarty Holsaple McCarty
Amount: \$53,138.74
Explanation: This ASR increases the construction and materials testing services due to the complexity of the project and a revision to the design to reduce the fire shutter doors and add a sprinkler wall wash.
Approval Date: 03/23/2021
OSA Receipt Date: 03/23/2021

- 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: \$5,160.00
Explanation: This ASR is to provide as-built surveys of the Locust St. Right-of-Way as well as the storm water collection features on the plaza.
Approval Date: 03/29/2021
OSA Receipt Date: 03/30/2021
- 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Research/Academic Lab Storage Building
SBC Project No. 540/009-10-2019
Designer: Architects Weeks Ambrose McDonald, Inc.
Amount: \$12,590.00
Explanation: This ASR is for the study and evaluation of a new site for the lab storage building.
Approval Date: 04/09/2021
OSA Receipt Date: 04/13/2021
- 4) **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Ducktown, Tennessee
Project Title: Ducktown Basin Museum Building & Site Restoration
SBC Project No. 160/009-01-2020
Designer: Hefferlin + Kronenberg Architects, PLLC
Amount: \$78,000.00
Explanation: This ASR is for securing a geotechnical investigation and report regarding potential ground instability along the edge of the historic mine collapse which is in close proximity to this project site.
Approval Date: 04/22/2021
OSA Receipt Date: 04/22/2021

Other Business

There being no further business, the meeting adjourned at 11:33 a.m.

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

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

Project Title: Food Services Improvements

Project Description: Renovate and refresh existing food venues, and establish new food venues within Roaden University Center and other facilities on campus.

SBC Number: 364/011-03-2021

Total Project Budget: \$3,000,000.00

Current Project Funding: \$ 250,000.00

Source of Funding: \$ 250,000.00 Gift-in-Place (Contract) (O)

Comment: This is a **disclosed** project in the FY19/20 capital budget. Chartwells, the food service vendor, will provide the design and construction for the project. These minor renovations are for the Chick-fil-A in the Roaden University Center Swoops Food Court and include equipment, signage and graphics.

Minutes: 05/13/2021 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

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

Requested Action: Approval of a project utilizing campus procurement for a portion of the work

Project Title: Athletics Facilities Improvements

Project Description: Implementation of phases of the Athletics Master Plan to include upgrades and development of facilities for all University sport venues.

SBC Number: 364/011-04-2021

Total Project Budget: \$56,750,000.00

Current Project Funding: \$ 700,000.00

Source of Funding: \$ 700,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a **disclosed** project in the FY19/20 capital budget. This subproject is for turf replacement on Tucker Stadium's Overall Field. Campus procurement is requested for the purchase and installation. No designer is required because this is a turf replacement only.

Minutes: 05/13/2021 SBC Approved project utilizing campus procurement for a portion of the work

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology @ Chattanooga, Chattanooga, Hamilton County, Tennessee

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

Project Title: TCAT Chattanooga Advanced Manufacturing Building

Project Description: Construct an advanced manufacturing building to include classrooms, labs, student services, and administrative space. Reconfigure and expand parking lot and make renovations to existing TCAT 1 and 2 buildings.

SBC Number: 166/012-02-2020

Total Project Budget: \$21,900,000.00

Source of Funding: \$21,700,000.00 2020 GO Bonds-CapImp (A)
200,000.00 Gifts (O)

Comment: Seven proposals were received on March 26, 2021. The Notice of Intent to award was sent on April 29, 2021 naming Hoar Construction, LLC as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 08/13/2020 SBC Approved project and to select a designer
09/21/2020 ESC Approved designer selection (Barber McMurry Architects)
10/19/2020 ESC Approved utilizing CM/GC alternative delivery method

Minutes: 05/13/2021 SBC Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)

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

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

Project Title: Knoxville Master Plan

Project Description: This project will provide a new Campus Master Plan for the University of Tennessee Knoxville, including the UTIA campus contiguous to UTK and the UTSI campus.

SBC Number: 540/009-13-2021

Total Project Budget: \$1,000,000.00

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

Comment: The last master plan was in 2011 with an update in 2016.

Minutes: 05/13/2021 SBC Approved project and issuing an RFQ for master planning services

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

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

Project Title: Martin Master Plan

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

SBC Number: 540/011-02-2021

Total Project Budget: \$500,000.00

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

Comment: The last master plan was in 2010.

Minutes: 05/13/2021 SBC Approved project issuing an RFQ for master planning services

DEPARTMENT OF MILITARYSmyrna Volunteer Training Site, Smyrna, Rutherford County, Tennessee

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

Project Title: VTS Smyrna Building 200 Re-Roof and Facility Update

Project Description: Replace roof system, doors, and windows; perform repairs to masonry, exterior and interior facility updates; site grading and drainage improvements; and all required related work.

SBC Number: 361/079-01-2021

Total Project Budget: \$2,340,000.00

Current Project Funding: \$ 138,311.00

Source of Funding: \$ 138,311.00 Federal Funds (NGB) (F)

Comment: This request is 100% federally funded. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2021. Additional funds are anticipated once design is completed to cover the cost of construction and project completion.

Minutes: 05/13/2021 SBC Approved project and to select a designer

DEPARTMENT OF MILITARYVolunteer Training Site Milan, Milan, Gibson County, Tennessee

Requested Action: Approval of a project and to utilize Agency Resources for design

Project Title: VTS Milan Cantonment Area Re-Roof

Project Description: Replace roof systems on 19 barracks buildings and all related work.

SBC Number: 368/031-01-2021

Total Project Budget: \$828,000.00

Source of Funding: \$828,000.00 Federal Funds (NGB) (F)

Comment: This request is 100% federally funded. In order to utilize federal funding for this project, a construction contract must be awarded before September 30, 2021. The existing shingle roofs are 16 years old and have reached the end of their useful life.

The use of agency resources for design is being requested as this is an in-kind replacement and design services will be limited.

Minutes: 05/13/2021 SBC Approved project and utilizing Agency Resources for design

DEPARTMENT OF MILITARYVolunteer Training Site Tullahoma, Tullahoma, Coffee County, Tennessee

Requested Action: Approval of a project, proceeding with the process to select a designer and utilizing a previously selected consultant

Project Title: VTS Tullahoma Transient Training Open Bay Barracks

Project Description: Construct a one-story open bay barracks to include finishes, latrines, showers, laundry, office and support space, mechanical and electrical systems, parking, and all related work.

SBC Number: 361/093-01-2021

Total Project Budget: \$1,725,000.00

Current Project Funding: \$ 175,652.00

Source of Funding: \$ 175,652.00 Federal Funds (NGB) (F)

Comment: This request is 100% federally funded and on federally licensed land controlled by Arnold Engineering Development Corporation (AEDC). In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2021. Additional funds are anticipated once design is completed to cover to the cost of construction and project completion.

The use of Vernadero Group Inc., AEDC's previously selected environmental consultant, is requested to complete the federally required environmental assessment for this project. Vernadero Group Inc. completed the initial environmental study and inventories for all AEDC property under federal contract. Their previous involvement, existing federal contract and experience with AEDC environmental documentation requirements make them best suited to complete the assessment for this project.

Minutes: 05/13/2021 SBC Approved project, to select a designer and utilizing a previously selected consultant

DEPARTMENT OF GENERAL SERVICESRS Gass Complex, Nashville, Davidson County, Tennessee

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

Project Title: RS Gass Complex Abandoned Buildings Demolition

Project Description: Project will demolish an abandoned building at the RS Gass Complex and all required related work.

SBC Number: 529/020-01-2021

Total Project Budget: \$1,457,100.00

Source of Funding: \$1,457,100.00 16/17 FRF CurrFunds-CapImp (A)

Comment: This is a FY 16/17 line-item in the capital budget. This project will demolish the masonic school. The project description was changed for clarity.

The Tennessee Historical Commission has determined that the demolition of this property does adversely affect this State-owned resource. The state will be photo documenting the building prior to demolition to mitigate the adverse effect.

Minutes: 05/13/2021 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass TN Tower, Nashville, Davidson County, Tennessee

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

Project Title: Tennessee Tower Switchgear

Project Description: Replace medium-voltage switchgear serving the Tennessee Tower and all required related work.

SBC Number: 529/079-03-2017

Total Project Budget: \$2,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,030,000.00	\$ 0.00	\$2,030,000.00	17/18	FRF CurrFunds-CapMaint (MP)	(A)
	0.00	470,000.00	470,000.00		FRF Reserves	(R)
Original Project Funding:	\$2,030,000.00					
Change in Funding:		\$470,000.00				
Revised Project Funding:			\$2,500,000.00			

Comment: Two bids were received on April 1, 2021. An increase in budget and funding is needed to award a contract to Harlan Electric Company, Inc. for the base bid only. There will be no additional designer fees.

The increase to the project budget is due to construction cost increases in the Nashville area and additional electrical service requirements.

Previous Action: 07/13/2017 SBC Approved project and to select designer
 07/27/2017 ESC Approved designer selection (IC Thomasson Associates Inc)

Minutes: 05/13/2021 SBC Approved a revision in project budget and funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State