

MINUTES
STATE BUILDING COMMISSION
November 8, 2018

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Beth Harwell, Speaker of the House of Representatives
Larry Martin, Commissioner, Department of Finance and Administration

ORGANIZATION

- Department of Economic & Community Development
- Department of Finance & Administration
- Department of General Services
- Tennessee Board of Regents
- State Building Commission

PRESENTER

Commissioner Bob Rolfe
Deputy Commissioner Eugene Neubert
Deputy Commissioner John Hull
Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Nick Crafton
Dr. Kline, Watkins College
Chuck Griffin, Barber McMurry Architects

CONSENT AGENDA

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

1. Agency: **Austin Peay State University**
Project Title: Baseball Field Improvements
SBC Project No: 373/003-10-2018
Requested Action: Approval of a project and proceeding with the process to select a designer
2. Agency: **University of Memphis**
Project Title: Student Housing Improvements
SBC Project No: 367/007-07-2018
Requested Action: Approval of a project and proceeding with the process to select a designer
3. Agency: **University of Tennessee Health Science Center**
Project Title: Master Plan Update
SBC Project No: 540/013-01-2018
Requested Action: Approval to award a contract to the best evaluated proposer
4. Agency: **University of Tennessee – Knoxville**
Project Title: Conference Center Renovations
SBC Project No: 540/009-08-2018
Requested Action: Approval of a revision in scope and budget, and to utilize Campus Resources and System Procurement for a portion of construction
5. Agency: **University of Tennessee – Knoxville**
Project Title: Concord Campus Renovations – Site Infrastructure (17/18)
SBC Project No: 540/009-17-2018
Requested Action: Approval of a project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
6. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
Project Title: Student Recreation Center Fabric Replacement
SBC Project No: 166/032-03-2018
Requested Action: Approval of a revision in project scope and budget
7. Agency: **Department of Environment & Conservation**
Project Title: Engineering Consultant
SBC Project No: 126/000-01-2018
Requested Action: Approval of a procurement and proceeding with the process to select a consultant
8. Agency: **Department of Environment & Conservation**
Project Title: Warriors' Path SP Deferred Maintenance
SBC Project No: 126/096-01-2016
Requested Action: Approval of a revision in project budget and funding
9. Agency: **Department of Correction**
Project Title: Dairy Operations Improvements
SBC Project No: 142/013-01-2014
Requested Action: Approval to cancel the project

10. Agency: Department of Economic & Community Development
Project Title: Hankook Tire Plant Infrastructure
SBC Project No: 170/001-01-2014
Requested Action: Approval of an amendment to the grant contract

11. Agency: Department of General Services
Project Title: Historic Franklin Masonic Hall – Grant
SBC Project No: 460/000-02-2018
Requested Action: Approval of a grant agreement

12. Agency: Department of General Services
Project Title: LaFollette Postmark Windows – Grant
SBC Project No: 460/000-03-2018
Requested Action: Approval of a grant agreement

13. Agency: Department of General Services
Project Title: Stencil House at Ames Plantation – Grant
SBC Project No: 460/000-04-2018
Requested Action: Approval of a grant agreement

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Memphis Regional Megasite, Haywood County, Tennessee

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

Project Title: West Tennessee Megasite

Project Description: Purchase land for development in Haywood County, provide industrial site consulting services, and all required related work.

SBC Number: 529/000-07-2009

Total Project Budget: \$40,300,000.00

Source of Funding:

\$27,300,000.00	2009	GO Bonds CapImp	(A)
13,000,000.00	09/10	CurrFunds-CapImp	(A)

Comment: Four proposals were received on September 13, 2018. The Notice of Intent to award was issued on October 11, 2018 to Gresham Smith as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

09/17/2009	SBC	Referred to ESC with authority to act
09/29/2009	ESC	Approved purchase of land
08/09/2018	SBC	Approved a revision in scope and issuing an RFO.

Minutes:

11/08/2018	SBC	Commissioner Rolfe presented the request and described some of the services that ECD expected to receive from the Consultant under this contract, including a site evaluation report; development covenants and land use plans, and assistance in identifying utility providers. Lieutenant Governor McNally stated that Mr. Nick Crafton has relayed to the Commission that he has some information, which Lieutenant Governor McNally asked be put in writing and sent to the Commission members so that it could be reviewed and forwarded to the Consultant. Mr. Crafton was recognized and stated that he had questions about whether the Consultant's services included a review of the waste water system. Mr. Crafton added that he has some general concerns about how the sanitary waste system was going to work and is concerned about continual washout with activated sludge treatment. Lieutenant Governor McNally asked Commissioner Rolfe whether the Consultant would be reviewing the waste water system. Commissioner Rolfe replied that this is simply a consultant to help identify what potential utility providers would be involved in providing utility services to the project because the State doesn't want to be in the utility provider business; the Consultant will not be providing a review of the waste water system design. Mr. Crafton responded that he appreciated knowing that since he felt the request for information that had preceded this procurement excluded waste water and he had not seen the request for proposal or the contract for the Consultant.
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This discussion addressed Mr. Crafton's questions to the Commission.

The Commission approved awarding a contract to the best evaluated proposer (Gresham Smith) for site consultant.

DEPARTMENT OF FINANCE & ADMINISTRATION

Memphis Fairgrounds Tourism Development Zone, Memphis, Shelby County, Tennessee

Requested Action: Approval of certification of the Memphis Fairgrounds Tourism Development Zone and certification of a Youth Sports and Events complex and associated development on the fairgrounds campus as a Qualified Public Use Facility under the Convention Center and Tourism Development Financing Act of 1988, TCA § 7-88-101, et seq. (the “Act”)

Comment: Pursuant to TCA § 7-88-108(a), The City of Memphis (the “City”) filed with the Department of Finance and Administration (“F&A”) an application (the “Application”) seeking certification of the Fairgrounds Tourism Development Zone (the “TDZ”) and a planned public use facility, i.e. a Youth Sports and Events complex and associated development, as a qualified public use facility (the “QPUF”). In accordance with TCA § 7-88-108(b), F&A has consulted with Departments of Tourism and Economic & Community Development, certified the TDZ and forwarded the Application to the State Building Commission “for review and approval or disapproval”.

The QPUF includes: (a) Youth Sports and Events complex (to be constructed); (b) Liberty Bowl Memorial Stadium (to be improved); (c) the Children’s Museum of Memphis; (d) the historic Creative Arts Building (to be rehabilitated and leased for a new family attraction); (e) the Pipkin Building, a civic event space (slated for exterior improvements); and (f) three historic buildings known as the Armory buildings. F&A has reviewed the Application and confirmed that: (i) the QPUF is qualified within the requirements of the Act and (ii) the entirety of the QPUF is located on the 155-acre fairgrounds campus.

The proposed zone is 2.97 square miles and meets the statutory requirement of not exceeding 3.0 square miles. While the TDZ boundaries do extend beyond one mile from the perimeter of a QPUF, F&A determined that the geographical configuration of the City required an unusually shaped TDZ in accordance with TCA § 7-88-105.

If the State Building Commission approves the certification of the TDZ, the City intends either in late 2019 or early 2020 to issue bonds (the “Bonds”) relative to the cost of the QPUF pursuant to TCA § 7-88-107. Before the Bonds are issued, the proposed debt amortization schedule(s) for the Bonds will be reviewed and approved by the Commissioner of F&A in accordance with TCA § 7-88-109 and the issuance of the Bonds will be reviewed and approved by the State Funding Board in accordance with TCA § 7-88-107. In the Application, the City has stated that “any and all revenues produced by the TDZ in excess of those needed to fund the Phase 2 and 3 projects outlined in this application will be used for early repayment of debt service.” The City understands that the TDZ will end once all TDZ bonds have been retired and all sales tax revenues will then revert to the appropriate taxing authority.

Minutes: 11/08/2018 SBC Lieutenant Governor McNally stated that Senator Kelsey would like to testify or present when this item comes back to the Commission. Lieutenant Governor McNally stated that both Senator Kelsey and Representative White have expressed enthusiastic support of the project. Deputy Commissioner Neubert stated they would make contact with their offices.

The Commission referred the item to ESC with authority to act.

DEPARTMENT OF GENERAL SERVICES

THP District 2 Headquarters, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval to cancel the project

Project Title: THP District 2 HQ Chattanooga - Roof Replacement

Project Description: Roof replacement and all required related work.

SBC Number: 502/050-01-2017

Original Project Budget: \$940,000.00

Project Expenditures: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$940,000.00	(\$940,000.00)	\$0.00	17/18 FRF CurrFunds-CapMaint (A)
Original Project Budget:	<u>\$940,000.00</u>			
Change in Funding:		(\$940,000.00)		
Revised Project Budget:			\$0.00	

Comment: A new roof was installed in 2005. A 2018 inspection verified the roof was in good condition and a warranty is still in effect until 2025.

Previous Action: 07/13/2017 SBC Approved project and to select a designer and utilizing Best Value

Minutes: 11/08/2018 SBC Approved cancellation of the project.

DEPARTMENT OF GENERAL SERVICES

Watkins College, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a grant agreement**

Project Title: Watkins College - Grant

Project Description: Grant to provide capital assistance.

SBC Number: 460/000-05-2018

Total Project Budget: \$600,000.00

Source of Funding: \$600,000.00 18/19 CurrFunds-CapMaint (A)

Comment: This grant is a FY 18/19 line-item in the capital budget and has been determined to be for a public purpose. The grantee is the Watkins Institute.

This grant will aid the college by enclosing an outdoor classroom and provide equipment needed for additional studio space; modernize the theater equipment and sound system; and provide other campus updates.

Minutes: 11/08/2018 SBC Lieutenant Governor McNally stated that the language in the budget needs to adequately reflect the intended purpose of the project. The language in this case was loose, and it is a stretch to make it fit the project. Deputy Commissioner Neubert stated that the Department of Finance & Administration takes responsibility for this; they have been issuing grants to Watkins for several years and was an oversight on their part. He assured the Commission that the Department would make sure this did not happen in the future.

The Commission approved the grant.

DEPARTMENT OF GENERAL SERVICES

Bid Activity Report

1. Department of Correction, Nashville, Davidson County, Tennessee
(Riverbend Maximum Security Institution)
(Sallyport Upgrades)
SBC Project No. 140/001-03-2016-02
Bid Target: \$2,000,000.00
M.A.C.C. \$2,200,000.00
Bid Date: 10/11/2018
SBC Action: Referred to ESC with authority to act

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Multi-Purpose Building and Renovations

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

SBC Number: 166/032-01-2017

Total Project Budget: \$28,500,000.00

Source of Funding: \$24,300,000.00 17/18 CurrFunds-CapImp (A)
 2,700,000.00 Gifts (O)
 1,500,000.00 Plant Funds (Non-Aux) (A)

Previous Action: 07/13/2017 SBC Approved project and utilizing 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 contract for CM/GC (Denark Construction)

Minutes: 11/08/2018 SBC Mr. Dick Tracy introduced Chuck Griffin with Barber McMurry Architects. Mr. McMurry gave the presentation and stated the project is on schedule and within budget.

Lieutenant Governor McNally asked if Dr. Wise was in attendance and Mr. Griffin replied that Dr. Fred Barton was in attendance from Pellissippi State Community College. Lieutenant Governor McNally stated that Ms. Linda Giles Canouer was a long time math professor at Pellissippi State Community College who died of cancer shortly after retiring. He stated that he would appreciate any type of recognition given to her whether it be a plaque or a room to honor her service. Dr. Barton replied that he would pass this along to Dr. Wise.

The Commission approved the EDP as presented by Barber McMurry Architects.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Roane State Community College, Harriman
(Campus-wide Paving)
SBC Project No. 166/027-02-2016
Bid date: 10/03/2018
Target: \$513,214
MACC: \$568,214
SBC Action: Referred to ESC with authority to act

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on October 11, 2018.

Report of Items Approved by Office of the State Architect

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

- 1) **State Procurement Agency:** TN Board of Regents **User Agency:** Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: CETAS Interior Modernization
SBC Project No: 166/012-01-2016 **Approval Date:** 09/26/2018
Designer: TWR Architects, Inc. **Contractor:** Helton Construction Co., Inc.
Construction Completion %: 52% **Targeted Substantial Completion:** 01/08/2019
Change Order No. 2 **Comment: Error**
Change Order Amount: \$78,248.97 This change order accommodates the need to provide mechanical VAV boxes with hot water reheat, instead of electric reheat. The change order also includes some rework of the existing ductwork. This is a designer error. The cheaper VAV boxes and routing of a condensate line is a credit to the project.
Change Order Percentage: 11.01%
Cumulative Percentage: 12.63%

Approved Project Funding

Original Bid Target: \$1,168,000.00
Base Contract Amount: \$711,000.00
Contingency: \$115,000.00

After This Change Order

Revised Contract Amount: \$800,828.14
Remaining Undedicated Funds: \$5,597,522.86

- 2) **State Procurement Agency:** STREAM **User Agency:** Department of Agriculture
Location: Nashville, Tennessee
Project Title: Campus Upgrades – Interior Renovations
SBC Project No: 100/000-03-2014 **Approval Date:** 10/03/2018
Designer: Goodwyn Mills Cawood **Contractor:** Dowdle Construction
Construction Completion %: 30% **Targeted Substantial Completion:** 06/11/2020
Change Order No. 4 **Comment: Added Scope**
Change Order Amount: \$62,787.19 This change order addresses a needed increase in lighting for the Moss Annex Building, trim kits for the recessed lighting in the Commodities Building, replacement of older asbestos containing ceiling tile and grid in the Holeman Building, replacement of casework and finishes, and replace the main level vinyl composite floor tile to match the new and replacement of an exterior door in the Holeman Building.
Change Order Percentage: 2.86%
Cumulative Percentage: 12.96%

Approved Project Funding

Original Bid Target: \$2,645,000.00
Base Contract Amount: \$2,196,889.00
Contingency: \$313,500.00

After This Change Order

Revised Contract Amount: \$2,481,526.87
Remaining Undedicated Funds: \$476,750.69

- 3) **State Procurement Agency:** STREAM **User Agency:** Department of Agriculture
Location: Nashville, Tennessee
Project Title: Campus Upgrades – Interior Renovations
SBC Project No: 100/000-03-2014 **Approval Date:** 10/19/2018
Designer: Goodwyn Mills Cawood **Contractor:** Dowdle Construction
Construction Completion %: 35% **Targeted Substantial Completion:** 06/11/2020
Change Order No. 5 **Comment: Hidden Conditions**
Change Order Amount: \$13,922.08 This change order provides for a plaster finish coat to
Change Order Percentage: .63% replace that which was removed due to abatement of
Cumulative Percentage: 13.59% ceiling surfaces in the Holeman Building.
After This Change Order
Approved Project Funding
Original Bid Target: \$2,645,000.00
Base Contract Amount: \$2,196,889.00 **Revised Contract Amount:** \$2,495,448.95
Contingency: \$313,500.00 **Remaining Undedicated Funds:** \$462,828.61
- 4) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation
Location: Spencer, Tennessee
Project Title: Fall Creek Falls Nature Center ADA Upgrades
SBC Project No: 126/036-01-2016 **Approval Date:** 09/24/2016
Designer: Lose & Associates **Contractor:** FTM, Inc.
Construction Completion %: 60% **Targeted Substantial Completion:** 08/15/2018
Change Order No. 5 **Comment: Hidden Conditions**
Change Order Amount: \$1,934.00 This change order provides for a shut off valve for the
Change Order Percentage: .30% Men's Restroom and a pressure reducing valve. These
Cumulative Percentage: 13.38% needed items were found to not exist during the
construction phase of the project.
After This Change Order
Approved Project Funding
Original Bid Target: \$690,000.00
Base Contract Amount: \$638,000.00 **Revised Contract Amount:** \$723,336.68
Contingency: \$69,000.00 **Remaining Undedicated Funds:** \$37,597.32
- 5) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Emergency Roof Replacement
SBC Project No: 529/010-01-2017 **Approval Date:** 10/02/2018
Designer: Smith Seckman Reid **Contractor:** Porter Roofing Contractors, Inc.
Construction Completion %: 100% **Targeted Substantial Completion:** 03/23/2018
Change Order No. 2 **Comment: Unavoidable Delays/Cost Efficiencies**
Change Order Amount: (\$11,201.00) This change order provides for the claim of additional
Change Order Percentage: (2.04%) weather days as well as a credit back to the project for
Cumulative Percentage: 10.90% unused unit pricing.
After This Change Order
Approved Project Funding
Original Bid Target: \$548,109.00
Base Contract Amount: \$548,109.00 **Revised Contract Amount:** \$607,854.00
Contingency: \$100,000.00 **Remaining Undedicated Funds:** \$593,872.07

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

- 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Project: Educational Facility and Shooting Range West TN 4-H Center
SBC No. 540/001-04-2016
Designer: WM Whitaker & Associates
Amount: \$17,080
Explanation: This ASR accommodates the basic project needs of providing soil mapping for a septic system, site survey, water testing requirements, and a geotechnical study.
Approval Date: 10/19/2018

- 2) **State Procurement Agency:** University of Tennessee – Knoxville
Project: Thornton Student Life Center Renovations (17/18)
SBC No. 540/009-06-2017
Designer: Brewer Ingram Fuller Architects, Inc.
Amount: \$10,800
Explanation: This ASR provides consulting services for Furniture, Furnishings, and Equipment (FFE) for this project.
Approval Date: 10/09/2018

- 3) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Project: Region 2 Facilities ADA Compliance
SBC No. 220/018-02-2014
Designer: Binkley Garcia Architecture, LLC
Amount: \$7,481.59
Explanation: This ASR addresses the need to provide design services for a complete new, accessible restroom facility at the TWRA Laurel Hill Access Area. The project's scope included renovation of the existing facility, but after review, it was determined that a new facility would have to be designed and constructed in order to address ADA accessibility.
Approval Date: 10/02/2018

Approvals of Contract Amendments

- Reported the following two approvals of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Statewide, Tennessee
Project Title: General Government Commissioning Contracts
Project Description: Provide Commissioning services statewide.
SBC Project No. 460/000-02-2017
Total Project Budget: \$150,000
Source of Funding: 16/17 Agency Op Funds (A)
Approval: Approved an amendment to the contract extending the term
Approval Date: 10/15/2018

2) **State Procurement Agency:** STREAM / Department of General Services
Location: Statewide, Tennessee
Project Title: Consultants
Project Description: The selection of various consultants to provide professional services to STREAM and various agencies through STREAM.

SBC Project No. 529/000-08-2012
Total Project Budget: \$5,300,000
Source of Funding:

\$ 200,000	12/13	CurrFunds-MajMaint	(A)
200,000	12/13	FRF Op Funds	(A)
100,000	12/13	Agency Op Funds	(A)
1,400,000	12/13	DGS Op Funds (PrePlan)	(A)
250,000	12/13	FRF CurrFunds-MajMaint (E&C)	(A)
200,000	13/14	CurrFunds-MajMaint	(A)
200,000	13/14	FRF Op Funds	(A)
100,000	13/14	Agency Op Funds	(A)
200,000	14/15	FRF Op Funds	(A)
100,000	14/15	Agency Op Funds	(A)
250,000	14/15	ADA Funds	(A)
200,000	15/16	FRF Op Funds	(A)
200,000	15/16	Agency Op Funds	(A)
200,000	16/17	Agency Op Funds	(A)
1,000,000	17/18	CurrFunds-MajMaint	(A)
300,000	17/18	Agency Op Funds	(A)
200,000	17/18	Various Project Funds	(A)

Approval: Approved an amendment to the contract extending the term
Approval Date: 10/12/2018

Other Business

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

AUSTIN PEAY STATE UNIVERSITYWarehouse Building, Clarksville, Montgomery County, Tennessee

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

Project Title: Baseball Field Improvements

Project Description: The project involves renovation of existing baseball facilities located in a portion of a warehouse and partial demolition of the unused portion of the building. The scope includes construction of locker rooms, coaches' offices, support facilities and general upgrades.

SBC Number: 373/003-10-2018

Total Project Budget: \$1,300,000.00

Source of Funding: \$ 925,000.00 Plant Funds (Non-Aux)
\$ 375,000.00 Gifts (O)

Comment: This is an additional FY 18/19 disclosed project reported to THEC on September 14, 2018. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Minutes: 11/08/2018 SBC Approved a project and to select a designer

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

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

Project Title: Student Housing Improvements

Project Description: Complete corrective maintenance items on exteriors and kitchens in Carpenter Student Housing; replace shower tiles in South Hall; and replace condensate drains in the Living Learning Complex.

SBC Number: 367/007-07-2018

Total Project Budget: \$1,800,000.00

Current Project Funding: \$ 125,000.00

Source of Funding: \$ 125,000.00 18/19 Plant Funds (Aux-Housing) (A)

Comment: This is a combination of three disclosed projects. The Living Learning Center HVAC Drains is a FY 18/19 disclosed project in the capital budget for \$650,000. The Student Housing Improvements is a supplemental FY 18/19 Quarter 2 disclosed project for \$125,000 for planning and design of a \$1,800,000 project. UM expects to disclose the full \$1,800,000 project in Quarter 3.

Minutes: 11/08/2018 SBC Approved a project and to select a designer

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

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

Project Title: Master Plan Update

Project Description: This project will provide an update to the Campus Master Plan for the University of Tennessee Health Science Center.

SBC Number: 540/013-01-2018

Total Project Budget: \$400,000.00

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

Comment: Two proposals were received on July 26, 2018. The Notice of Intent to award was sent on August 31, 2018 naming DLR Group as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 04/12/2018 SBC Approved project and issuing an RFQ for master planning services

Minutes: 11/08/2018 SBC Approved awarding a contract to the best evaluated proposer (DLR Group)

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

Requested Action: Approval of a revision in scope and budget, and to utilize Campus Resources and System Procurement for a portion of construction

Project Title: Conference Center Renovations

Project Description: This project will provide renovations to the Conference Center Building including some deferred maintenance and relocations for Hearing and Speech Services, *creation of a Reliability & Maintainability Center (RMC), and other various functions.*

SBC Number: 540/009-08-2018

Total Project Budget: \$7,640,000.00

Source of Funding:	Original	Change	Revised		
	\$3,000,000.00	\$620,000.00	\$3,620,000.00	Plant Funds (Non-Aux) UTK	(A)
	3,000,000.00	0.00	3,000,000.00	Plant Funds (Non-Aux) UTHSC	(A)
	1,020,000.00	0.00	1,020,000.00	Insurance	(O)
Original Project Budget:	\$7,020,000.00				
Change in Funding:		\$620,000.00			
Revised Project Budget:			\$7,640,000.00		

Comment: This increase will provide space for the RMC within the Conference Center Building. Campus Resources and System Procurement are requested for the RMC portion of the project due to the limited scope and short duration of the renovation.

Previous Action: 07/12/2018 SBC Approved project and to select a designer
08/20/2018 ESC Approved designer selection (Lindsay & Maple Architects Inc)

Minutes: 11/08/2018 SBC Approved a revision in scope and budget, and utilizing Campus Resources and System Procurement for a portion of construction

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

Requested Action: Approval of a project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

Project Title: Concord Campus Renovations – Site Infrastructure (17/18)

Project Description: This project will provide renovations to the Concord Street property. This work will include site infrastructure paving, fencing, electrical, lighting, and site security.

SBC Number: 540/009-17-2018

Total Project Budget: \$1,000,000.00

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

Comment: This is an FY 17/18 disclosed project in the capital budget. The project description has been modified for clarity. Campus Consultant, Campus Resources, and System Procurement are requested due to the limited scope of this project.

The Tennessee Historical Commission requests additional information about the interior and exterior modifications proposed for buildings number 4-6, 15, 17-20, 23, and 24 prior to issuing for construction to ensure that it is being done in accordance with the provision of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Minutes: 11/08/2018 SBC Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

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

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

Project Title: Student Recreation Center Fabric Replacement

Project Description: Remove and replace self-supporting fabric on basketball/tennis court structure. *Replace existing ceiling fans with low speed high volume fans. Replace manual doors with electronic overhead doors.*

SBC Number: 166/032-03-2018

Total Project Budget: \$700,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$485,000.00	\$215,000.00	\$700,000.00	Plant Funds (Aux-Student Fees) (A)
Original Project Budget:	\$485,000.00			
Change in Funding:		\$215,000.00		
Revised Project Budget:			\$700,000.00	

Comment: This adds a supplemental FY 18/19 Quarter 2 disclosed project, disclosed for \$220,000 and titled Student Recreation Center Fan and Door Replacement. The campus was unaware of the needed work when they first brought the project forward. The designer determined that the doors needed to be replaced and new fans were needed for moisture control. Combining the disclosed project with an existing project will allow PSCC to utilize the same designer and contractor for all of the work. It is cost effective to include the doors and fans at the same time as the on-going work.

Previous Action:

02/16/2018	OSA	Approved Threshold project
03/08/2018	SBC	Received report of Threshold
03/20/2018	ESC	Approved designer selection (Hurst-Rosche, Inc.)

Minutes: 11/08/2018 SBC Approved a revision in project scope and budget

DEPARTMENT OF ENVIRONMENT & CONSERVATIONStatewide, Tennessee

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

Project Title: Engineering Consultant

Project Description: Provide professional engineering services to the agency.

SBC Number: 126/000-01-2018

Total Project Budget: \$500,000.00

Current Project Funding: \$100,000.00

Source of Funding: \$100,000.00 18/19 TDEC Op Funds (A)

Comment: The agreement for the current consultant will expire on October 31, 2018 and a new consultant will be selected. The contract term will be from date of execution to October 31, 2019, with four one year options for a maximum of five years.

Minutes: 11/08/2018 SBC Approved procurement and to select a consultant

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Warriors Path State Park, Kingsport, Sullivan County, Tennessee

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

Project Title: Warriors' Path SP Deferred Maintenance

Project Description: Renovations to the park's marina, visitor center, campground, utilities and other facilities.

SBC Number: 126/096-01-2016

Total Project Budget: \$6,805,450.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$6,472,700.00	\$ 0.00	\$6,472,700.00	16/17	CurrFunds-CapMaint	(A)
	0.00	332,750.00	332,750.00		Federal Funds	(F)
Original Project Budget:	<u>\$6,472,700.00</u>					
Change in Funding:		\$332,750.00				
Revised Project Budget:			\$6,805,450.00			

Comment: Additional funding is being added to allow one of the covered boat slips and the work on Duck Island to be carried in the base bid instead of being held as alternates. The federal grant is provided through a Land & Water Conservation Fund Grant (LWCF). The work to be funded by grant must be completed and entirely reimbursed by September 30, 2021.

Previous Action:

07/14/2016	SBC	Approved project and to select a designer
08/22/2016	ESC	Approved designer selection (Reedy & Sykes)
04/12/2018	SBC	Approved the EDP as recommended by the State Architect

Minutes: 11/08/2018 SBC Approved a revision in project budget and funding

DEPARTMENT OF CORRECTIONTaft Dairy, Pikeville, Bledsoe County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Dairy Operations Improvements

Project Description: Construct a loafing barn, a manure management structure and connecting breezeway to the milking operations.

SBC Number: 142/013-01-2014

Original Project Budget: \$900,000.00

Project Expenditures: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 35,000.00	(\$35,000.00)	\$0.00	TRICOR Reserves	(R)
Original Project Budget:	\$ 35,000.00				
Change in Funding:		(\$35,000.00)			
Revised Project Budget:			\$0.00		

Comment: The Agency has requested cancellation of the project because it is no longer required to support the dairy operation's mission. Current project was funded for preplanning only.

Previous Action: 05/08/2014 SBC Approved preplanning project
03/23/2015 ESC Approved designer selection (Bullock Smith Partners)

Minutes: 11/08/2018 SBC Approved cancellation of the project

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENTHankook Tire Plant, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of an amendment to the grant contract

Project Title: Hankook Tire Plant Infrastructure

Project Description: Acquisition of equipment; acquisition, site preparation, erection, construction and equipping of sites and buildings; and infrastructure improvements and development, including, but not limited to, sewer, water, utility, and rail infrastructure, and all related work.

SBC Number: 170/001-01-2014

Total Project Budget: \$44,400,000.00

Source of Funding: \$44,400,000.00 2014 GOBonds-CapImp (A)

Comment: Amendment revises grant budget allocations and extends the term for two (2) years. The current contract expiration date of September 30, 2019 will be amended to include through September 30, 2021.

Previous Action: 07/10/2014 SBC Approved grant
03/12/2015 SBC Approved an amendment to grant
03/10/2016 SBC Approved an amendment to grant

Minutes: 11/08/2018 SBC Lieutenant Governor McNally asked how much of the grant has been dispersed to date. Commissioner Rolfe replied all but about \$3.3 million but this agenda request is for an extension to fulfill the term of the contract and is not for any additional capital.

The Commission approved an amendment to the grant extending the term.

DEPARTMENT OF GENERAL SERVICESHistoric Franklin Masonic Hall, Franklin, Williamson County, Tennessee

Requested Action: Approval of a grant agreement

Project Title: Historic Franklin Masonic Hall - Grant

Project Description: Grant for the restoration of the Historic Franklin Masonic Hall.

SBC Number: 460/000-02-2018

Total Project Budget: \$50,000.00

Source of Funding: \$50,000.00 18/19 CurrFunds-CapImp (A)

Comment: This grant is a FY 18/19 line-item in the capital budget and has been determined to be for a public purpose. The grantee is Hiram Lodge Preservation.

Minutes: 11/08/2018 SBC Approved grant

DEPARTMENT OF GENERAL SERVICESLaFollette Postmark Windows, LaFollette, Campbell County, Tennessee

Requested Action: Approval of a grant agreement

Project Title: LaFollette Postmark Windows - Grant

Project Description: Grant for replacement of period-style windows to assist the building in becoming eligible for the National Register of Historic Places.

SBC Number: 460/000-03-2018

Total Project Budget: \$50,000.00

Source of Funding: \$50,000.00 18/19 CurrFunds-CapImp (A)

Comment: This grant is a FY 18/19 line-item in the capital budget and has been determined to be for a public purpose. The grantee is City of LaFollette.

Minutes: 11/08/2018 SBC Secretary Hargett stated that Senator Yager is interested in and supports this project.

The Commission approved the grant.

DEPARTMENT OF GENERAL SERVICESStencil House at Ames Plantation, Grand Junction, Hardeman County, Tennessee

Requested Action: Approval of a grant agreement

Project Title: Stencil House at Ames Plantation - Grant

Project Description: Grant to the Hobart Ames Memorial Field Trial Club, to be used for restoration and preservation of the Stencil House at the Ames Plantation.

SBC Number: 460/000-04-2018

Total Project Budget: \$50,000.00

Source of Funding: \$50,000.00 18/19 CurrFunds-CapImp (A)

Comment: This grant is a FY 18/19 line-item in the capital budget and has been determined to be for a public purpose. The grantee is Hobart Arms Foundation.

Minutes: 11/08/2018 SBC Approved grant

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State