

MINUTES
STATE BUILDING COMMISSION
November 14, 2019

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 10:58 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Cameron Sexton, Speaker of the House of Representatives
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
Stuart McWhorter, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- Tennessee Board of Regents
- State Building Commission

PRESENTER

Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Dr. Shanna Jackson, Nashville State Community College President
Steve Gilbert, Gilbert McLaughlin Casella Architects

CONSENT AGENDA

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

1. Agency: **University of Tennessee – Chattanooga**
Project Title: Football/Athletic Facility
SBC Project No: 540/005-04-2016
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor alternative delivery method

2. Agency: **University of Tennessee – Knoxville**
Project Title: Panhellenic Improvements
SBC Project No: 540/009-28-2019
Requested Action: Approval of a project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

3. Agency: **University of Tennessee Institute of Agriculture**
Project Title: Lone Oaks 4-H Center Life Safety Improvements
SBC Project No: 540/001-01-2018
Requested Action: Approval of a revision in project budget and funding in order to award a contract

4. Agency: **University of Tennessee Institute of Agriculture**
Project Title: West TN 4-H Center Cabins & STEM Center
SBC Project No: 540/001-05-2018
Requested Action: Approval of a revision in project budget and funding

5. Agency: **University of Tennessee Institute of Agriculture**
Project Title: Vet Medical Center – Teaching & Learning Center
SBC Project No: 540/001-02-2018
Requested Action: Approval of a revision in project budget and funding, and the Early Design Presentation as recommended by the State Architect

6. Agency: **Tennessee Board of Regents – Statewide**
Project Title: TCAT Master Plan
SBC Project No: 166/000-04-2011
Requested Action: Approval of a revision in project budget, scope, and funding

7. Agency: **Tennessee Board of Regents – Statewide**
Project Title: Tennessee College of Applied Technology Improvements
SBC Project No: 166/000-04-2013
Requested Action: Approval of the Early Design Presentation for a portion of the work as recommended by the State Architect

8. Agency: **Tennessee Board of Regents / East Tennessee State University**
Project Title: D.P. Culp Addition and Renovations
SBC Project No: 166/005-01-2014
Requested Action: Approval of a revision in project budget, scope, and funding

9. Agency: **Tennessee Board of Regents / TCAT Decatur County**
Project Title: Parsons Campus
SBC Project No: 166/084-01-2019
Requested Action: Approval of a project utilizing a regional consultant for design
10. Agency: **Austin Peay State University**
Project Title: Baseball Field Improvements
SBC Project No: 373/003-10-2018
Requested Action: Approval of a revision in project budget and funding
11. Agency: **University of Memphis**
Project Title: Student Housing Improvements
SBC Project No: 367/007-07-2018
Requested Action: Approval of a revision in project budget and funding
12. Agency: **University of Memphis**
Project Title: Natatorium Facility Improvements (Student Rec. Center)
SBC Project No: 367/007-06-2018
Requested Action: Approval of a revision in project budget and funding
13. Agency: **Tennessee State Veterans Homes Board**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project utilizing the regional consultant for design and campus procurement for construction

Project Title: Emergency - Electrical Infrastructure Repairs

Project Description: Make repairs to electrical loop, equipment, and all components of campus-wide electrical infrastructure to ensure the safe operation of the electrical system. Repair and connect the East substation to the electrical loop.

SBC Number: 166/001-09-2019

Total Project Budget: \$1,140,000.00

Source of Funding: \$1,140,000.00 Plant Funds (Non-Aux) (A)

Comment: This will be an additional FY 19/20 disclosed project reported by THEC in Quarter 3. Any insurance proceeds will be utilized to replenish plant funds in the project. Limited design services may be needed to support the electrical system repairs and full design services will be needed for the East substation work. Because of the work the regional consultant is performing at the campus and the intersection of this project with others at the campus by the same designer, the use of the regional consultant, I. C. Thomasson, is requested. TSU procured CEC Electrical to complete emergency repairs to expedite restoring power.

Minutes: 11/14/2019 SBC Approved project utilizing the regional consultant for design and campus procurement for construction

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project budget and funding utilizing campus procurement for a portion of the work

Project Title: Electrical Upgrades Phase 1

Project Description: Campus-wide electrical system improvements and related work.

SBC Number: 166/001-06-2018

Total Project Budget: \$1,500,000.00

Current Project Funding: \$ 771,200.33

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 550,000.00	\$ 0.00	\$550,000.00	18/19	CurrFunds-CapMaint (MP)	(A)
	0.00	221,200.33	221,200.33	13/14	CurrFunds-CapMaint	(R)
Original Project Budget:	<u>\$ 550,000.00</u>					
Change in Funding:		\$221,200.33				
Revised Project Budget:			\$771,200.33			

Comment: The campus electrical system has significant safety and reliability issues. Additional funds from a completed project are to inspect, test, and document existing conditions, analyze the system components and identify deficiencies. A strategic plan will be developed for updating the system. Campus procurement will be used for life-safety time sensitive repairs.

Previous Action: 08/09/2018 SBC Approved project
11/19/2018 ESC Approved designer selection (I. C. Thomasson Associates, Inc.)

Minutes: 11/14/2019 SBC Approved a revision in project budget and funding utilizing campus procurement for a portion of the work

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

Requested Action: **Approval of the Early Design Presentation** as presented by Gilbert McLaughlin Casella Architects

Project Title: Madison Teaching Facility

Project Description: Construct a facility, including site work in Madison, TN for a new teaching facility.

SBC Number: 166/034-02-2016

Total Project Budget: \$20,000,000.00

Source of Funding: \$20,000,000.00 Plant Funds (Non-Aux) (A)

Comment: Building has moved to the north and includes a more collegiate façade with more glass and more traditional brick and limestone materials. Changes were made to the floor plan improving student services and student gathering/studying spaces.

Previous Action: 12/08/2016 SBC Approved project
 01/23/2017 ESC Approved designer selection (Gilbert McLaughlin Casella Architects)
 06/19/2017 SBC Approved utilization of CM/GC and revised funding
 08/10/2017 SBC Approved CM/GC (Hoar Construction, LLC)
 09/14/2017 SBC Approved EDP as presented by Gilbert McLaughlin Casella Architects
 12/14/2017 SBC Approved a revision in project budget and funding
 06/13/2019 SBC Approved a revision in project budget and funding

Minutes: 11/14/2019 SBC Dick Tracy introduced Dr. Shanna Jackson, Nashville State Community College President and Steve Gilbert, Gilbert McLaughlin Casella Architects. Lieutenant Governor McNally asked if the major changes in the design could be pointed out.

Mr. Gilbert gave the presentation, pointing out the design changes and stating that they are within budget and on schedule to move in Fall 2021. Mr. Gilbert stated that the building meets all the high performance requirements of the State.

The Commission approved the EDP as presented by Gilbert McLaughlin Casella Architects.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on October 10, 2019.

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:	Neyland Thompson North End Plaza		
SBC Project No:	540/009-01-2018	Approval Date:	09/25/2019
Designer:	Hedstrom Landscape Architecture	Contractor:	Merit Construction, Inc.
Construction Completion %:	70%	Targeted Substantial Completion:	10/30/2019
Change Order No.	2	Comment:	Hidden Conditions/Design Modification/ Added Scope
Change Order Amount:	\$54,367.01		
Change Order Percentage:	10.27%		This change order addresses additional work associated with two underground duct banks which created redesign and rework of site and planting areas. Work also included owner requested change to a statuary bust and additional lighting fixtures to the Letterman's Wall Plaza.
Cumulative Percentage:	88.43%		
<u>Approved Project Funding</u>			
Original Bid Target:	\$944,000.00		
Base Contract Amount:	\$529,450.00	Revised Contract Amount:	\$997,659.01
Contingency:	\$87,000.00	Remaining Undedicated Funds:	\$33,500.00

Secretary Hargett asked how close the project is to being done. The change order states 70% complete but costs are close to the maximum amount. State Architect McGauran stated that this additional cost is for an unforeseen condition and UT doesn't foresee any additional issues with the project and feels it will be completed within the money.

2) State Procurement Agency:	TN Board of Regents	User Agency:	TCAT McMinnville
Location:	McMinnville, Tennessee		
Project Title:	ADA & Accessibility Adaptations		
SBC Project No:	166/000-01-2016	Approval Date:	09/26/2019
Designer:	DKRS Architects / Engineers PLLC	Contractor:	FMT Contracting
Construction Completion %:	95%	Targeted Substantial Completion:	10/04/2019
Change Order No.	3	Comment:	Value Added
Change Order Amount:	\$2,312.82		This change order provides work to replace an existing deteriorated floor finish with new VCT.
Change Order Percentage:	1.08%		
Cumulative Percentage:	13.45%		
<u>Approved Project Funding</u>			
Original Bid Target:	\$214,771.65		
Base Contract Amount:	\$214,771.65	Revised Contract Amount:	\$243,678.87
Contingency:	\$35,228.35	Remaining Undedicated Funds:	\$6,321.13

- 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:** 10/01/2019
Designer: Street Dixon Rick **Contractor:** Southland Construction
Orcutt Winslow
Construction Completion %: 89% **Targeted Substantial Completion:** 08/08/2019
Change Order No. 15 **Comment: Added Scope**
Change Order Amount: \$93,819.45 This change order is for additional scope to provide a new
sidewalk and lighting bollards to create a functional path
Change Order Percentage: 2.39% to the amphitheater.
Cumulative Percentage: 10.75% **After This Change Order**
Approved Project Funding
Original Bid Target: \$4,500,000.00
Base Contract Amount: \$3,931,200.00 **Revised Contract Amount:** \$4,353,871.14
Contingency: \$450,000.00 **Remaining Undedicated Funds:** \$596,128.86
- 4) **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:** 10/04/2019
Designer: Street Dixon Rick **Contractor:** Southland Construction
Orcutt Winslow
Construction Completion %: 89% **Targeted Substantial Completion:** 08/08/2019
Change Order No. 16 **Comment: Error**
Change Order Amount: \$31,046.56 This change order provides for rework of a new stairway
in order to achieve required head room, along with 20
Change Order Percentage: .79% additional days in order to achieve the work. This was
determined to be an error on the designer's part.
Cumulative Percentage: 11.54% **After This Change Order**
Approved Project Funding
Original Bid Target: \$4,500,000.00
Base Contract Amount: \$3,931,200.00 **Revised Contract Amount:** \$4,384,917.70
Contingency: \$450,000.00 **Remaining Undedicated Funds:** \$565,082.30
- 5) **State Procurement Agency:** STREAM **User Agency:** Dept. of Environment & Conservation
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation – Chickasaw & Cumberland
SBC Project No: 126/000-03-2015 **Approval Date:** 10/09/2019
Designer: Sparkman Associates **Contractor:** King Construction Group
Architects, Inc.
Construction Completion %: 50% **Targeted Substantial Completion:** 02/28/2021
Change Order No. 8 **Comment: Hidden Conditions**
Change Order Amount: \$316,726.47 This change order addresses the replacement of
deteriorated wood floor framing, sub flooring, sill plates
Change Order Percentage: 7.42% and finished wood flooring for cabins 1, 2, 3, 4, 5, 6, 9,
10, 11, 13, and 14.
Cumulative Percentage: 26.57% **After This Change Order**
Approved Project Funding
Original Bid Target: \$5,006,000.00
Base Contract Amount: \$4,270,000.00 **Revised Contract Amount:** \$5,404,574.98
Contingency: \$800,600.00 **Remaining Undedicated Funds:** \$718,751.46

- 6) State Procurement Agency: STREAM User Agency: Dept. of Environment & Conservation
Location: Statewide, Tennessee
Project Title: CCC Cabin Renovation – Chickasaw & Cumberland
SBC Project No: 126/000-03-2015 Approval Date: 10/14/2019
Designer: Sparkman Associates Architects, Inc. Contractor: King Construction Group
- Construction Completion %: 55% Targeted Substantial Completion: 04/30/2021
Change Order No. 9 Comment: Hidden Conditions/Omission
Change Order Amount: \$140,474.62 This change order addresses the need for structural modifications to the old Mill House by adding geotechnical matting, foundation stabilization, and load bearing walls for stabilization. This work also includes adding metal clad wiring to the existing grinder pumps that was an omission by the designer.
Change Order Percentage: 3.29%
Cumulative Percentage: 29.86%
- Approved Project Funding
Original Bid Target: \$5,006,000.00
Base Contract Amount: \$4,270,000.00
Contingency: \$800,600.00
- After This Change Order
Revised Contract Amount: \$5,545,049.60
Remaining Undedicated Funds: \$402,024.99
- 7) State Procurement Agency: STREAM User Agency: Dept. of Environment & Conservation
Location: Henderson, Tennessee
Project Title: Chickasaw State Park Sewage Treatment Plant Upgrades
SBC Project No: 126/021-01-2016 Approval Date: 10/09/2019
Designer: TLM Associates Contractor: JS Haren Company
Construction Completion %: 53.45% Targeted Substantial Completion: 02/05/2020
Change Order No. 2 Comment: Hidden Conditions
Change Order Amount: \$14,311.72 This change order provides for the provision of a secure connection between a new sewer line and an existing ductile iron pipe located at a stream crossing, along with a concrete section.
Change Order Percentage: 1.28%
Cumulative Percentage: 10.15%
- Approved Project Funding
Original Bid Target: \$1,733,000.00
Base Contract Amount: \$1,117,000.00
Contingency: \$173,300.00
- After This Change Order
Revised Contract Amount: \$1,230,420.64
Remaining Undedicated Funds: \$710,104.99
- 8) State Procurement Agency: STREAM User Agency: Dept. of Children's Services
Location: Statewide, Tennessee
Project Title: Mountain View and Wilder Youth Development Centers Gymnasium HVAC
SBC Project No: 144/000-01-2016 Approval Date: 10/23/2019
Designer: Smith Seckman Reid Contractor: AHA Mechanical Contractors
Construction Completion %: 98% Targeted Substantial Completion: 11/27/2019
Change Order No. 1 Comment: Codes/Cost Efficiencies
Change Order Amount: \$10,736.75 This change order provides for additional smoke detectors as required by the State Fire Marshal after an inspection. This work also includes an additional 30 days to perform this work, along with a credit to the project by reusing the existing electrical panel instead of purchasing a new one.
Change Order Percentage: 10.14%
Cumulative Percentage: 10.14%
- Approved Project Funding
Original Bid Target: \$408,000.00
Base Contract Amount: \$105,848.00
Contingency: \$40,800.00
- After This Change Order
Revised Contract Amount: \$116,584.75
Remaining Undedicated Funds: \$342,952.00

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement 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:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Demolition – 1717 East Main Street
Project Description: This project provides for the demolition of 1717 East Main Street, Murfreesboro, TN and all related work.
SBC Project No. 366/009-16-2019
Total Project Budget: \$25,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved project
Approval Date: 11/14/2019

- Reported the following ten capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College
Location: Knoxville, Tennessee
Project Title: Student Recreation Center Flooring Replacement
Project Description: Replace flooring in the Student Recreation Center.
SBC Project No. 166/032-03-2019
Total Project Budget: \$270,000.00
Source of Funding: 19/20 Plant Funds (Aux-Student Fees) (A)
Approval: Approved project and to select a designer
Approval Date: 10/16/2019

 - 2) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Greenhouse Installation
Project Description: Install a new greenhouse approximately 18' x 30' and all related work.
SBC Project No. 369/005-09-2019
Total Project Budget: \$150,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Agency Consultant for design and Campus Procurement and Campus Resources for construction
Approval Date: 10/18/2019

 - 3) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: ADA Compliance
Project Description: Funds are provided for capital maintenance activities, including facility assessments, associated with compliance with the Americans with Disabilities Act and other disabilities-related issues.
SBC Project No. 369/005-10-2019
Total Project Budget: \$260,000.00
Source of Funding: 19/20 CurrFunds-CapMaint (ADA) (A)
Approval: Approved project utilizing Agency Consultant and Campus Resources for design and Campus Procurement and Campus Resources for construction
Approval Date: 10/18/2019

- 4) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: 510 College Street Renovations
Project Description: Project scope includes interior painting, exterior vinyl siding replacement, new roof shingles, door replacement, IT installation, and all related work.
SBC Project No. 373/003-07-2019
Total Project Budget: \$150,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Resources and Campus Procurement for the work
Approval Date: 10/10/2019
- 5) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: ADA Improvements
Project Description: ADA improvements will install new parking signs, parking pavement markings, building entrance signs, doors, door hardware, interior signs, and other improvements.
SBC Project No. 373/003-08-2019
Total Project Budget: \$100,000.00
Source of Funding: 19/20 CurrFunds-CapMaint (ADA) (A)
Approval: Approved project utilizing Campus Resources and Campus Procurement for the work
Approval Date: 10/14/2019
- 6) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Crossville, Tennessee
Project Title: Clyde York 4-H Center Fire Alarm Improvements
Project Description: The project will provide a new fire alarm system, completely addressable voice-evacuation system and networked to allow full monitoring. All camp buildings will be upgraded – cabins, classrooms, dining and recreation hall, main office, lodges, education buildings, and manager's residence.
SBC Project No. 540/001-01-2019
Total Project Budget: \$300,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in budget and funding (addition of \$70,000 to the project budget)
Approval Date: 10/18/2019
- 7) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Second Creek Bridge Repair
Project Description: This project will repair the pedestrian bridge over Second Creek behind Dougherty Engineering Building.
SBC Project No. 540/009-27-2019
Total Project Budget: \$128,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for a portion of construction
Approval Date: 10/11/2019

- 8) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Ellington Ag Bruer Building Roof and Window Replacement
Project Description: Removal and replacement of the roof, windows, and all required related work.
SBC Project No. 100/000-01-2019
Total Project Budget: \$460,000.00
Source of Funding: \$220,000.00 18/19 FRF CurrFunds-CapMaint (A)
\$240,000.00 19/20 FRF CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer utilizing Best Value alternative delivery method
Approval Date: 10/16/2019
- 9) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Location: Nashville, Tennessee
Project Title: Emergency – TWRA Region II HQ Elevator Replacement
Project Description: Replace inoperative elevator at TWRA Region II Headquarters and all required related work.
SBC Project No. 220/018-01-2019
Total Project Budget: \$320,000.00
Source of Funding: 19/20 TWRA Op Funds (A)
Approval: Approved project utilizing an Agency Consultant for design and a central procurement contract to perform the work
Approval Date: 10/23/2019
- 10) **State Procurement Agency:** STREAM / Tennessee State Veterans Homes Board
Location: Murfreesboro, Tennessee
Project Title: State Veterans Home Parking Expansion
Project Description: Improvements to the existing parking lots to include additional parking spaces, grading, drainage, landscaping and lighting.
SBC Project No. 680/003-01-2015
Total Project Budget: \$350,000.00
Source of Funding: \$270,000.00 15/16 TSVHB Op Funds (A/O)
\$ 80,000.00 19/20 TSVHB Op Funds (O)
Approval: Approved a revision in project budget and funding (addition of \$80,000 to the project budget)
Approval Date: 10/11/2019

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Agriculture Food Science Research Facility
Project Description: Construct an Agriculture Food Science Research Facility.
SBC Project No. 166/001-12-2018
Total Project Budget: \$500,000.00
Source of Funding: Federal Funds (USDA) (F)
Approval: Approved utilizing Best Value alternative delivery method
Approval Date: 10/23/2019

2) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Location: Springfield, Tennessee
Project Title: Region 2 – Springfield Fish Hatchery Manager’s Residence
Project Description: Construct *and install* a new *modular* residence, demolish the existing residence, and all required related work.
SBC Project No. 220/018-01-2018
Total Project Budget: \$306,000.00
Source of Funding: \$229,500.00 Federal Funds (F)
\$ 76,500.00 17/18 TWRA Op Funds (A)
Approval: Approved a revision in scope, utilizing Agency Resources for a portion of design, and utilizing a central procurement contract for a portion of the work
Approval Date: 10/09/2019

- Reported the following two approvals of a revision in funding for capital project in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Balcony Repairs
Project Description: Replace deteriorated stairwells in priority order at the Ford Residential and New Housing Complex.
SBC Project No. 166/001-01-2017
Total Project Budget: \$400,000.00
Source of Funding: 2017 Plant Funds (Aux-Housing) (A)
Approval: Approved a revision in funding to increase the MACC
Approval Date: 10/16/2019

2) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Campus Upgrades – Interior Renovations
Project Description: Provide interior and entry upgrades to existing buildings on the Ellington Agricultural Center Campus.
SBC Project No. 100/000-03-2014
Total Project Budget: \$3,901,761.66
Source of Funding: \$ 300,000.00 13/14 FRF CurrFunds-CapMaint (A)
\$2,840,000.00 12/13 FRF CurrFunds-CapMaint (A)
\$ 98,661.66 11/12 FRF CurrFunds-CapMaint/Energy (A/R)
\$ 413,100.00 FRF Reserves (R)
\$ 250,000.00 08/09 ADA Funds (R)
Approval: Approved a revision in funding to decrease the MACC and increase equipment
Approval Date: 10/10/2019

- Reported the following approval of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: HVAC Improvements
Project Description: This project will provide HVAC improvements at Dougherty Engineering (1961), and Hodges Library (1966, major reno 1989), *Taylor Law* (1949), and electrical improvements at Art and Architecture (1975). The improvements will include replacing old, obsolete equipment, and will provide efficiency improvements. Steam and condensate piping will be provided to Senter Hall (2001). This project will also provide for replacement of R22 equipment.

SBC Project No. 540/009-12-2017
Total Project Budget: \$5,500,000.00
Source of Funding: 17/18 CurrFunds-CapMaint (MP) (A)
Approval: Approved a revision in scope
Approval Date: 10/22/2019

Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** STREAM / Department of Correction
Location: Statewide, Tennessee
Project Title: Agency Consultants
Project Description: Provide Agency Consultants for Architectural, Engineering, and Environmental consultant services for various projects.

SBC Project No. 140/001-01-2016
Total Project Budget: \$1,200,000.00
Source of Funding:

\$ 500,000.00	16/17	CurrFunds-MajMaint	(A)
\$ 200,000.00	17/18	CurrFunds-MajMaint	(A)
\$ 300,000.00	18/19	CurrFunds-MajMaint	(A)
\$ 200,000.00	19/20	CurrFunds-MajMaint	(A)

Approval: Approved a revision in project budget and funding and an amendment to contract extending term
Approval Date: 10/09/2019

Approvals of Acquisitions and Disposals of State Property

- Reported the following two acquisitions of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 19-08-014
Location: Bark Camp Barrens Wildlife Management Area (BCBWMA)
Coffee County – 101.5 acres – 1616 Sainville Rd, Manchester, TN
Owner(s): James W. Jones and Mildred E. Jones, Co-trustees
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: 10/11/2019
 - 2) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 19-09-002
Location: Tigrett Wildlife Management Area (TWMA)
Dyer County – 98.2 acres – Hwy 20, Tigrett, TN
Owner(s): Frank Reed
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: 10/11/2019

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
 - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Middleton, Tennessee
Project Title: Educational Facility and Shooting Range – West TN 4-H Center
SBC Project No. 540/001-04-2016
Designer: WM Whitaker & Associates
Amount: \$12,750.89
Explanation: This ASR is to change the mechanical system designed from electrical to gas.
Approval Date: 09/27/2019
OSA Receipt Date: 09/30/2019
 - 2) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Middleton, Tennessee
Project Title: Educational Facility and Shooting Range – West TN 4-H Center
SBC Project No. 540/001-04-2016
Designer: WM Whitaker & Associates
Amount: \$6,628.22
Explanation: This ASR addresses FF&E design services for the proposed Hunter Education and Pavilion Buildings.
Approval Date: 10/25/2019
OSA Receipt Date: 10/28/2019

3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Cherokee Farm – Parking Lot Improvements
SBC Project No. 540/009-03-2017
Designer: Civil & Environmental Consultants, Inc.
Amount: \$2,327.50
Explanation: This ASR provides for a partial plat delineating a water quality easement for a parking lot as required by the City of Knoxville.
Approval Date: 10/22/2019
OSA Receipt Date: 10/22/2019

4) **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: \$37,628.60
Explanation: This ASR addresses additional programming needs by performing a review of a parking area and drop-off site at the Locust St. entrance, and to address the campus's request to make changes to room numbers in the documents. This also includes specialty consultants such as an acoustical consultant to evaluate the building envelope, mechanical systems and available foot print for proposed sound booths, as well as an A/V consultant for functionality requirements, equipment locations and infrastructure requirements regarding audio visual equipment.
Approval Date: 10/11/2019
OSA Receipt Date: 10/11/2019

- **Annual Report of Facilities Assessment** for the National Civil Rights Museum in Memphis (in accordance with the lease agreement between the State and the Lorraine Civil Rights Museum Foundation)

Other Business

There being no further business, the meeting adjourned at 11:09 a.m.

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

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

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 from the McKenzie Arena as sited in the 2012 campus master plan. Programming and a review of the athletic facilities master plan will also be included.

SBC Number: 540/005-04-2016

Total Project Budget: \$22,000,000.00

Source of Funding: \$18,500,000.00 TSSBA (A)
\$ 3,500,000.00 Gifts (O)

Comment: Five proposals were received on September 24, 2019. The Notice of Intent to award was sent on October 7, 2019 naming Hoar Construction as the best evaluated proposer. No protests were received in the protest period.

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 revision in project scope and issuing a RFQ utilizing University Procurement to select a programmer
05/10/2018	SBC	Approved revision in project budget, scope, and funding
08/08/2019	SBC	Approved revision in project budget and funding and utilizing CM/GC
08/22/2019	ESC	Approved designer selection (Derthick, Henley & Wilkerson Architects, PLLC)

Minutes: 11/14/2019 SBC Approved awarding a CM/GC contract (Hoar 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: Panhellenic Improvements

Project Description: This project will provide new furniture and finishes to the two lower floors at the Panhellenic Building for use by graduate students. Improvements will include flooring, lighting, and ceilings; painting; replacing toilet partitions, fixtures, doors, and counter tops; waste and supply line repairs; and abatement. IT upgrades will also be provided to enhance use by graduate students.

SBC Number: 540/009-28-2019

Total Project Budget: \$755,000.00

Source of Funding: \$755,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 19/20 disclosed project reported by THEC in Quarter 2. The Campus Consultant (Dollar & Ewers Architecture, Inc.), Campus Resources, and System Procurement are requested due to the limited scope of the project.

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

Minutes: 11/14/2019 SBC Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction

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

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

Project Title: Lone Oaks 4-H Center Life Safety Improvements

Project Description: This project will provide code deficiency corrections at the Sales Barn Facility including sprinkler system installation, ADA accessible toilets, floor/wall/ceiling one-hour separation, and electrical and mechanical improvements.

SBC Number: 540/001-01-2018

Total Project Budget: \$1,325,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 925,000.00	\$400,000.00	\$1,325,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$ 925,000.00			
Change in Funding:		\$400,000.00		
Revised Project Budget:			\$1,325,000.00	

Comment: Two bids were received on September 25, 2019. An increase in funding is needed to award a contract to Mid-South Business Construction, LLC for the base bid and one alternate. This increase is driven by the remote location of the site, and the costs for fire suppression and finishes. There will be no additional designer fees.

Previous Action:

07/12/2018	SBC	Approved project and proceeding to select a designer
08/20/2018	ESC	Approved designer selection (Allen & Hoshall, Inc.)
09/24/2018	ESC	Approved revision in project funding

Minutes: 11/14/2019 SBC Approved a revision in project budget and funding in order to award a contract

** Work will be done in Hardeman County

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

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

Project Title: West TN 4-H Center Cabins & STEM Center

Project Description: This project will include site grading, roads, infrastructure, four cabins and a STEM Center consistent with the Master Plan.

SBC Number: 540/001-05-2018

Total Project Budget: \$9,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 400,000.00	\$ 0.00	\$ 400,000.00	Gifts	(O)
	0.00	8,600,000.00	8,600,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$ 400,000.00				
Change in Funding:		\$8,600,000.00			
Revised Project Budget:			\$9,000,000.00		

Comment: This request adds funding from the FY 19/20 disclosed project in the capital budget. It was originally disclosed as a \$10,000,000 project; however, campus is requesting the project be fully funded as \$9,000,000.

Previous Action:

07/12/2018	SBC	Approved project and proceeding to select a designer
08/20/2018	ESC	Approved designer selection (Allen & Hoshall, Inc.)
09/24/2018	ESC	Approved revision in project funding.

Minutes: 11/14/2019 SBC Approved a revision in project budget and funding

** Work will be done in Hardeman County

UNIVERSITY OF TENNESSEE

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

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

Project Title: Vet Medical Center – Teaching & Learning Center

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

SBC Number: 540/001-02-2018

Total Project Budget: \$9,460,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$8,100,000.00	\$0.00	\$8,100,000.00	18/19	CurrFunds-CapImp	(A)
	900,000.00	460,000.00	1,360,000.00		Gifts	(O)
Original Project Budget:	\$9,000,000.00					
Change in Funding:		\$460,000.00				
Revised Project Budget:			\$9,460,000.00			

Comment: This increase is based on the designer’s latest estimate which reflects an increase in furniture and equipment, and interior improvements where the buildings connect.

Previous Action: 07/12/2018 SBC Approved project and proceeding to select a designer
08/20/2018 ESC Approved designer selection (Sanders Pace Architecture)

Minutes: 11/14/2019 SBC Approved a revision in project budget and funding, and the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTSStatewide, Tennessee

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

Project Title: TCAT Master Plan

Project Description: Develop a Master Plan for Tennessee Colleges of Applied Technology across the state. Perform a statewide demographic and labor analysis *and other updates and amendments as appropriate.*

SBC Number: 166/000-04-2011

Total Project Budget: \$650,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$430,000.00	\$220,000.00	\$650,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$430,000.00				
Change in Funding:		\$220,000.00			
Revised Project Budget:			\$650,000.00		

Comment: Additional funds are for master plan updates.

Previous Action:

07/14/2011	SBC	Approved issuance of RFP
02/14/2013	SBC	Approved consultant selection (Tunnell-Spangler-Walsh & Associates)
12/11/2014	SBC	Approved the Master Plan as presented
08/10/2017	SBC	Approved revision in project budget and funding

Minutes: 11/14/2019 SBC Approved a revision in project budget, scope, and funding

TENNESSEE BOARD OF REGENTSStatewide, Tennessee

Requested Action: Approval of the Early Design Presentation for a portion of the work as recommended by the State Architect

Project Title: Tennessee College of Applied Technology Improvements

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

SBC Number: 166/000-04-2013

Total Project Budget: \$100,154,921.00

Source of Funding:	\$ 9,570,000.00	15/16	CurrFunds-CapImp	(A)
	18,800,000.00	2015	GOBonds-CapImp	(A)
	4,700,000.00		Plant Funds (Non-Aux)	(A)
	51,300,000.00	17/18	CurrFunds-CapImp	(A)
	1,284,921.00		ECD Grant (CDBG)	(O)
	14,500,000.00	18/19	CurrFunds-CapImp	(A)

Comment: This EDP is for an 18,793 SF facility at TCAT Crump (\$3,150,000) only.

Previous Action:

07/11/2013	SBC	Approved fully planning a project and to select a designer
07/30/2013	ESC	Approved designer selections (West TN – Braganza Design Group East TN – Hefferlin + Kronenberg)
03/12/2015	SBC	Approved a revision in scope, funding and to select middle TN designer
04/20/2015	ESC	Approved designer selection (Middle TN - Johnson Crabtree Arch)
07/09/2015	SBC	Approved a revision in funding
05/12/2016	SBC	Approved master plan
01/12/2017	SBC	Approved EDP (TCAT Chattanooga)
07/13/2017	SBC	Approved a revision in project budget and funding
11/09/2017	SBC	Approved a revision in project budget and funding
03/08/2018	SBC	Approved selection of an additional designer for upper East TN
03/19/2018	ESC	Designer selected for upper East TN (Reedy & Sykes/Shaw & Shanks)
07/12/2018	SBC	Approved EDP (TCAT Shelbyville) and revision in budget & funding
12/17/2018	ESC	Designer selected for TCAT Morristown (Tuck Hinton Architects)
02/14/2019	SBC	Approved utilizing CM/GC for Morristown
05/09/2019	SBC	Approved award of CM/GC (Denark Construction) for Morristown
08/08/2019	SBC	Approved EDP (TACT Jacksboro)
09/12/2019	SBC	Approved 4 EDPs (TACTs Crossville, Livingston, Morristown, and Newbern)

Minutes: 11/14/2019 SBC Approved EDP for a portion of the work as recommended by the State Architect

TENNESSEE BOARD OF REGENTSEast Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: D. P. Culp Addition and Renovations

Project Description: Phase 1 will include interior renovations for a multi-cultural center and various other student spaces. Phase 2 will construct a 46,000 sf addition to the student center and make interior & exterior renovations to the existing building. Addition will enhance circulation and provide space for food service, media center, student lounge, and other student functions. Phase 3 will include site work and expanded seating to the west plaza, the Boulevard Commons, and Amphitheater, with exterior and ADA access. *Addition of a 32-foot video wall to the gaming area.*

SBC Number: 166/005-01-2014

Total Project Budget: \$47,650,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$39,000,000.00	\$ 0.00	\$39,000,000.00	TSSBA (Student Fees)	(A)
	6,500,000.00	900,000.00	7,400,000.00	Plant Funds (Aux-Student Fees)	(A)
	250,000.00	0.00	250,000.00	Plant Funds (Non-Aux)	(A)
	1,000,000.00	0.00	1,000,000.00	Gifts	(O)
Original Project Budget:	\$46,750,000.00				
Change in Funding:		\$900,000.00			
Revised Project Budget:			\$47,650,000.00		

Comment: Additional funds are for upgrades to the gaming area, including the addition of a 32-foot video wall.

Previous Action:

04/16/2014	SBC	Approved project
05/19/2014	ESC	Approved designer selection (Red Chair Architects)
08/13/2015	SBC	Approved a revision in scope & budget; issued RFQ for new designer
12/17/2015	SBC	Approved issuance of CMGC
01/25/2016	ESC	Approved new designer selection (Beeson, Lusk & Street)
11/10/2016	SBC	Approved CM/GC (BurWil Construction Company, Inc.)
08/10/2017	SBC	Approved a revision in project budget and funding
09/14/2017	SBC	Approved EDP
09/12/2019	SBC	Approved a revision in scope, budget, and funding

Minutes: 11/14/2019 SBC Approved a revision in project budget, scope, and funding

TENNESSEE BOARD OF REGENTSTennessee College of Applied Technology , Crump, Hardin County, Tennessee **

Requested Action: Approval of a project utilizing a regional consultant for design

Project Title: Parsons Campus

Project Description: Develop campus in Parsons, Tennessee by renovating a former Readiness Center being transferred from Military to TBR.

SBC Number: 166/084-01-2019

Total Project Budget: \$2,600,000.00

Current Project Funding: \$ 150,000.00

Source of Funding: \$ 150,000.00 06/07 CurrFunds-CapMaint (R)

Comment: This project is a special opportunity project made possible by donor gifts. THEC was notified of the opportunity on October 21, 2019. This will be an additional FY 19/20 disclosed project reported by THEC in Quarter 3. The regional consultant, Bauer and Askew Architecture, has visited the site in coordination with Military and because of their familiarity with the site will be able to expedite delivery of this priority project. It is for these reasons that use of the regional consultant is requested. The future funding will be from gifts.

Minutes: 11/14/2019 SBC Approved project utilizing a regional consultant for design

** Work will be done in Decatur County

AUSTIN PEAY STATE UNIVERSITYAPSU Warehouse Building, Clarksville, Montgomery County, Tennessee

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

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: \$1,340,690.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 925,000.00	\$ 0.00	\$ 925,000.00	Plant Funds (Non-Aux)	(A)
	375,000.00	40,690.00	415,690.00	Gifts	(O)
Original Project Budget:	\$1,300,000.00				
Change in Funding:		\$40,690.00			
Revised Project Budget:			\$1,340,690.00		

Comment: This additional funding will cover the cost to upgrade lockers.

Previous Action:

11/08/2018	SBC	Approved project and to select a designer
11/19/2019	ESC	Approved designer selection (Lyle Cook Martin Architects)
08/19/2019	ESC	Approved a revision in funding

Minutes: 11/14/2019 SBC Approved a revision in project budget, and funding

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Student Housing Improvements

Project Description: Complete corrective maintenance items on Carpenter Student Housing exteriors and kitchens, South Hall shower tile replacements, and the Living Learning Complex condensate drains.

SBC Number: 367/007-07-2018

Total Project Budget: \$1,800,000.00

Current Project Funding: \$1,200,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 125,000.00	\$1,075,000.00	\$1,200,000.00	Plant Funds (Aux-Housing) (A)
Original Project Budget:	\$ 125,000.00			
Change in Funding:		\$1,075,000.00		
Revised Project Budget:			\$1,200,000.00	

Comment: This additional funding was a disclosed project in the FY 19/20 capital budget. Project funding is increased to fund the Living Learning Center (LLC) corrective items in accordance with the estimate by the designer Urban Arch Associates PC. The LLC drainage component is increasing from \$665,000 to \$1,200,000 due to preliminary estimates that did not adequately cover the scope of work. The remaining scope items (South Hall and Carpenter Complex) will be funded at a later date.

Previous Action: 11/08/2018 SBC Approved project and to select a designer
 11/19/2018 ESC Approved Designer Selection (Urban Arch Associates, PC)

Minutes: 11/14/2019 SBC Approved a revision in project budget and funding

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Natatorium Facility Improvements (Student Rec. Center)

Project Description: Expand existing Natatorium to accommodate larger and deeper 66 meter pool with bulkheads and additional seating.

SBC Number: 367/007-06-2018

Total Project Budget: \$8,600,000.00

Current Project Funding: \$ 900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	Gift-in-Place (0)
	\$ 450,000.00	\$450,000.00	\$900,000.00	
Original Project Budget:	\$ 450,000.00			
Change in Funding:		\$450,000.00		
Revised Project Budget:			\$900,000.00	

Comment: The Designer has completed Design Development Phase, and verified scope and budget. This funding allows for Construction Document Phase to occur. The Total Project Budget has been reduced from \$10 million by changing the building addition to a new entry only, instead of expanded support space. This project was **disclosed** for \$6,000,000.00 in the **FY 18/19** capital budget.

Previous Action: 09/13/2018 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

Minutes: 11/14/2019 SBC Approved a revision in project budget and funding

TENNESSEE STATE VETERANS HOMES BOARDAcquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 19-10-011
 • **Location:** Bradley County – 1.52+/-acres – 1960 Westland Dr., Cleveland, TN
 • **Owner(s):** Steve and Linda Williams
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** SBC Project Number 680/001-01-2012 - 18/19 CurrFunds-CapImp (A)

Comment: Acquisition of property in Bradley County related to the new TN Veterans Home in conjunction with SBC project number 680/001-01-2012. The additional land will support the necessary grading for the access road.

This acquisition will be funded from state dollars in the project, and will not impact the federal match.

Date of Last Transfer: 03/11/2005
 Purchase Price: \$50,000
 Property Assessor's Value: \$82,300
 Square Footage Improvements: None

Minutes: 11/14/2019 SBC Approved acquisition in fee with waiver of advertisement and one appraisal

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State