

MINUTES
STATE BUILDING COMMISSION
September 13, 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 11:01 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor
David Lillard, State Treasurer

ORGANIZATION

- Department of Military
- Department of Treasury
- Department of General Services
- University of Tennessee
- Tennessee Board of Regents
- State Building Commission

PRESENTER

Major General Max Haston
State Architect Ann McGauran
Deputy Commissioner John Hull
Interim Executive Director Michelle Crowder
Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Mark Hurst, Walters State Community College
Chuck Griffin, Barber McMurry Architects
Kathleen O'Brien, Tennessee Performing Arts Center

CONSENT AGENDA

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

1. Agency: **University of Tennessee – Chattanooga**
Project Title: Engel Intramural Sports Complex
SBC Project No: 540/005-07-2016
Requested Action: Approval of a revision in funding
2. Agency: **University of Tennessee – Knoxville**
Project Title: Parking System Repairs (17/18)
SBC Project No: 540/009-12-2018
Requested Action: Approval of a project and utilizing Campus Consultant for design
3. Agency: **University of Tennessee – Knoxville**
Project Title: Deferred Maintenance (2013-2014)
SBC Project No: 540/009-08-2013
Requested Action: Approval of a revision in project and funding
4. Agency: **University of Tennessee – Knoxville**
Project Title: Roof Repair and Replacement
SBC Project No: 540/009-05-2003
Requested Action: Approval of a revision in project budget and funding
5. Agency: **Tennessee Board of Regents – Roane State Community College**
Project Title: Baseball and Softball Complex Improvements
SBC Project No: 166/027-04-2018
Requested Action: Approval of a project and proceeding with the process to select a designer
6. Agency: **Tennessee Board of Regents – Volunteer State Community College**
Project Title: Ramer Renovations
SBC Project No: 166/025-02-2017
Requested Action: Approval of a revision in project budget and funding
7. Agency: **University of Memphis**
Project Title: Campus Consultants
SBC Project No: 367/000-01-2018
Requested Action: Approval of procurement and proceeding with the process to select consultants
8. Agency: **University of Memphis**
Project Title: Master Plan Update
SBC Project No: 367/000-02-2018
Requested Action: Approval to award a contract to a previously selected master planner
9. Agency: **University of Memphis**
Project Title: Student Recreation Center Re-Roof and Repairs
SBC Project No: 367/007-05-2018
Requested Action: Approval of project and proceeding with the process to select a designer

10. Agency: University of Memphis
Project Title: Natatorium Facility Improvements (Student Rec. Center)
SBC Project No: 367/007-06-2018
Requested Action: Approval of accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

11. Agency: Department of Correction
Project Title: Statewide Arc Flash Repairs
SBC Project No: 140/001-02-2018
Requested Action: Approval of a project and proceeding with the process to select a consultant

12. Agency: Department of Correction
Project Title: Turney Center Electrical Infrastructure Upgrades
SBC Project No: 142/005-01-2017
Requested Action: Approval of a revision in project budget, scope and funding

DEPARTMENT OF MILITARY

Volunteer Training Site, Milan, Carroll County, Tennessee

Requested Action: Approval of a utility grant agreement

Project Title: VTS-Milan Electrical Conversion

Project Description: Conversion of site electrical infrastructure from Delta to Wye configuration and transfer of power distribution from Milan Army Ammunition Plant to local utility provider.

SBC Number: 368/031-02-2017

Total Project Budget: \$954,000.00

Source of Funding: \$954,000.00 Federal Funds (NGB) (F)

Comment: The utility grant for \$507,000.00 will be to the Milan Public Utility (MPU) to install new poles, lines, insulators, and transformers for this project. This is a 100% federally funded project on federally owned land. In order to utilize federal funding for this project, a utility grant must be executed before September 30, 2018.

Minutes: 09/13/2018 SBC Lieutenant Governor McNally asked Major General Haston what preparations were being made ahead of Hurricane Florence. Major General Haston gave an update on deployments in advance of the storm and the preparations for additional support after the storm. Additionally Major General Haston also shared that they are deployed around the world. Lieutenant Governor thanked him for his service and stated that he is reminded of 9/11 and how the first responders run into danger to save lives. Major General Haston stated that there are many volunteers and Lieutenant Governor McNally stated that we are the Volunteer State.

Major General Haston requested and the Commission approved this item being referred to ESC with authority to act.

DEPARTMENT OF TREASURY

Statewide, Tennessee

Requested Action: Approval of a project, to issue a Request for Qualifications for a Statewide Signage Consultant, and to utilize a Central Procurement Office contract to perform the work

Project Title: State Architect Signage Improvements Phase 2

Project Description: Exterior signage improvements at statewide facilities.

SBC Number: 900/000-01-2018

Total Project Budget: \$1,500,000.00

Source of Funding: \$1,500,000.00 13/14 CurrFunds-CapImp (A)

Comment: This project is a FY 13/14 line-item in the capital budget. The project description has been modified from the budget description for clarity. The CPO is requested to select signage fabricators/installers in each of the grand divisions for use by the project and agencies. The issuance of a Request for Qualifications to retain a Statewide Signage Consultant will allow for consistency in the design of new exterior signs at various state office buildings that will align with Office of the State Architect state exterior signage standards.

Minutes: 09/13/2018 SBC Speaker Harwell asked if this funds all statewide signage. State Architect McGauran replied that it is the intent to fund signage within general government that follows the brand standard. The signage will be targeted for customer focused agencies across the State so that citizens know the services are being provided by the State. Speaker Harwell asked if the new administration decided to change the State logo, would this consultant address that change. State Architect McGauran replied yes, and that a new logo could be incorporated into the current signage standard since the logo is just a portion of the signs.

The Commission approved the project, issuing a Request for Qualifications for a Statewide Signage Consultant, and utilizing a Central Procurement Office contract to perform the work.

DEPARTMENT OF GENERAL SERVICES

Davidson County, Tennessee

Requested Action: **Approval of a proposed rate change for the Facilities Revolving Fund (FRF)**

Comment: Pursuant to SBC Policy 14.01 (E)(1), the lease rates to be charged State Agencies will be developed pursuant to SBC Policy 14.01(A) and submitted to SBC for approval. The Commissioner of Finance and Administration has analyzed current market and lease rate factors supplied by STREAM for office and related spaces in Davidson County, and supports this rate increase for approval by the State Building Commission. Funding for this increase was included in the FY 17/18 budget in Miscellaneous Appropriations. Effective July 1, 2018 the following increases within Davidson County include:

- The FRF rate for office space with a current rate of \$20.00 will increase to \$21.00 per square foot.

Previous Action: 08/20/2007 ESC Approved rate changes for the FRF
 06/09/2016 SBC Approved rate changes for the FRF for Davidson County
 08/10/2017 SBC Approved rate changes for the FRF for Davidson County

Minutes: 09/13/2018 SBC Approved rate change for the FRF for Davidson County office space

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval to utilize the System Procurement Office for construction procurement

Project Title: Lighting Upgrades (Various)

Project Description: The purpose of the project is to substantially increase energy efficiency of lighting systems, while maintaining lighting levels conducive to learning and work productivity in keeping with established industry standards.

SBC Number: 540/005-03-2014

Total Project Budget: \$2,700,000.00

Source of Funding: \$2,700,000.00 TSSBA (Utility Savings) (A)

Comment: This request is to utilize System Procurement for bidding materials and installation of replacement lighting.

This is a FY 14/15 **disclosed** project. The estimated payback period is eight years. Buildings included in this request are 720 McCallie, 739 McCallie, 801 McCallie, Central Energy Plant, Challenger Center, Development House, E 5th St Parking Garage, EMCS Building, Fine Arts Center, Fletcher Hall, Grote Hall, Lupton Library Parking Garage, Maclellan Gymnasium, McKenzie Arena, Patten House, Pfeiffer, SE Center for Arts, SimCenter, and the University Center. If the amount spent on any of the buildings is estimated to exceed \$500,000, the University will seek further approval.

Estimated Annual Savings: \$319,335

Estimated Simple Payback: 8.3 years

Previous Action: 06/12/2014 SBC Approved project and to select a designer
10/20/2014 ESC Approved designer selection (Vreeland Engineers Inc.)

Minutes: 09/13/2018 SBC Approved utilizing the System Procurement Office for construction procurement

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Report of an emergency project and utilizing Campus Consultant for design and Campus Procurement for construction

Project Title: Emergency - Pauline HVAC Equipment Replacement

Project Description: The project replaced roof top air handlers and condensing units with economizers on the Pauline Building.

SBC Number: 540/013-06-2018

Total Project Budget: \$560,000.00

Source of Funding: \$560,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a retroactive approval of an emergency project in accordance with the UT Emergency Policy. THEC was notified of the emergency project on August 14, 2018. The project will be reported in the next FY 18/19 Quarterly Disclosed Report. The Campus Consultant and Procurement are requested due to the urgent nature of the project.

Minutes: 09/13/2018 SBC Accepted the report of an emergency project and utilizing Campus Consultant for design and Campus Procurement for construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Fine Arts AHU Replacement and Theater Safety Upgrades

Project Description: This project will replace the aging AHU's that serve the Fine Arts Fulton Theater (1968), seating and carpeting. Also, this project will address the safety issues associated with the theater lighting and curtain rigging system.

SBC Number: 540/011-03-2017

Total Project Budget: \$4,200,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	0.00	6,026.29	6,026.29	2001	CurrFunds-CapMaint	(R)
	0.00	21,450.04	21,450.04	2002	CurrFunds-CapMaint	(R)
	0.00	7,451.08	7,451.08	03/04	CurrFunds-CapMaint	(R)
	0.00	175,809.10	175,809.10	2004	GO Bonds-CapMaint	(R)
	0.00	20,000.00	20,000.00	04/05	CurrFunds-CapMaint	(R)
	0.00	83,074.70	83,074.70	06/07	CurrFunds-CapMaint	(R)
	0.00	48,442.30	48,442.30	2007	GO Bonds-CapMaint	(R)
	0.00	46,325.66	46,325.66	09/10	CurrFunds-CapMaint	(R)
	0.00	100,817.63	100,817.63	2011	GO Bonds-CapMaint	(R)
	0.00	19,145.00	19,145.00	11/12	CurrFunds-CapMaint	(R)
	0.00	148,024.11	148,024.11	2012	GO Bonds-CapMaint	(R)
	0.00	113,434.09	113,434.09	12/13	CurrFunds-CapMaint	(R)
	3,260,000.00	0.00	3,260,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	150,000.00	0.00	150,000.00		Plant Funds (Non-Aux)	(A)

Original Project Budget: \$3,410,000.00

Change in Funding: \$790,000.00

Revised Project Budget: \$4,200,000.00

Comment: One bid was received on June 25, 2018. An increase in funding is needed to award a contract to Allen Searcy for the base bid and one alternate. The increase is due to higher than expected electrical and rigging expenses as well as limited bid responses. There will be no additional designer fees and the Campus wants to move forward with the project because of the time sensitive schedule of the work.

Previous Action:

07/13/2017	SBC	Approved project and to select a designer
08/21/2017	ESC	Approved designer selection (Pickering Firm Inc)
07/12/2018	SBC	Approved a revision in project budget, scope, and funding

Minutes: 09/13/2018 SBC Approved a revision in project budget and funding in order to award a contract (Allen Searcy)

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval of a project and use of a previously selected designer

Project Title: Library Lighting Updates

Project Description: Update lighting systems in the Wayne G. Basler Library with energy efficient fixtures and controls.

SBC Number: 166/038-02-2018

Total Project Budget: \$360,000.00

Source of Funding: \$318,000.00 2015 GO Bonds – CapMaint (Empower) (A)
42,000.00 Plant Funds (Non-Aux) (A)

Comment: Scope to include energy efficient fixtures and controls in the library which will reduce utility costs. West Welch Reed Engineers, Inc. were utilized in a previous Empower project and are familiar with the lighting updates needed in the Library.

The timeframe for payback of Empower funds is as follows:

Lighting portion: (\$320,000)
Estimated Annual Savings: \$26,000
Estimated Simple Payback: 12 years

Minutes: 09/13/2018 SBC Secretary Hargett noted that the payback will take longer but asked for confirmation that the lighting was due for replacement. Mr. Tracy replied that the building is around 15-20 years old and was due for an upgrade to the fixtures. The building was built utilizing the most current fixtures of the time, Florescent T8, and that there would be a longer payback time because the fixtures were the most efficient at that time.

The Commission approved the project and using a previously selected designer.

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee **

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

Project Title: Sevier County Campus Addition

Project Description: Construct new building for Allied Health Labs, additional classrooms, and professional entertainment labs. Construct additional buildings or make renovations to accommodate mechanical systems. Renovate areas relocated due to the construction.

SBC Number: 166/023-02-2016

Total Project Budget: \$12,500,000.00

Source of Funding:

\$ 790,000.00		Gifts	(O)
11,250,000.00	17/18	CurrFunds-CapImp	(A)
460,000.00		Plant Funds (Non-Aux)	(A)

Previous Action:

09/08/2016	SBC	Approved project
12/19/2016	ESC	Approved designer selection (Barber McMurry Architects)
07/13/2017	SBC	Approved a revision in budget and funding

Minutes: 09/13/2018 SBC Mr. Tracy introduced Mr. Mark Hurst, Vice President, Business Affairs Office with Walters State Community College and Mr. Chuck Griffin, President with Barber McMurry Architects. Mr. Griffin gave the presentation stating that the project is on schedule and in budget.

The Commission approved the Early Design Phase as presented by Barber McMurry Architects

** Work to be done in Sevier County

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Covington, Covington, Tipton County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Covington Healthcare Facility

Project Description: Construct new healthcare facility for Practical Nursing, Dental Assistance, Pharmacy, and associated labs.

SBC Number: 166/042-01-2017

Total Project Budget: \$3,856,100.00

Source of Funding: \$3,260,000.00 ECD Grant (CDBG) (O)
596,100.00 Grant (Tipton County) (O)

Comment: The designer, A2H Engineers, Architects, Planners, was hired by Tipton County with construction monitoring by TBR. Bids came in higher than the estimate and were rejected. The architects made cost reduction measures to the facility including reducing the square footage of the facility and changes in construction materials. No classroom program areas were affected by the reduction in square footage.

Previous Action: 12/14/2017 SBC Approved gift-in-place project

Minutes: 09/13/2018 SBC Approved a revision in scope

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on August 9, 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:	University of Tennessee	User Agency:	UT Knoxville
Location:	Knoxville, Tennessee		
Project Title:	Alpha Gamma Rho		
SBC Project No:	540/009-12-2014	Approval Date:	08/20/2018
Designer:	The Lewis Group Arch	Contractor:	Wright Contracting Inc.
Construction Completion %:	100%	Targeted Substantial Completion:	07/09/2018
Change Order No.	9	Comment: Hidden Conditions / Codes / Design Modifications	
Change Order Amount:	\$28,488		
Change Order Percentage:	1.65%		
Cumulative Percentage:	26.81%		

This change order accommodates additional work to address hidden conditions such as uneven floor surfaces within the kitchen serving area due to removal of some concrete block walls and to change the floor finish to a pourable epoxy floor, preparation of the existing floor area of the living room area to address leveling and transition modifications between existing and new floor areas, additional excavation of unsuitable soils and rock removal over the unit pricing quantity provided, and removal of asbestos containing pipe insulation that was discovered. Work addressed were code requirements to replace a non-compliant handrail at the outside steps of the kitchen, and three new fire annunciators. Also, included were owner imposed design modifications to build a wooden enclosure for the HVAC units in 7 bedrooms, protection of the exposed wiring and piping, as well as providing hinges for access to the HVAC units.

Approved Project Funding

Original Bid Target:	\$1,904,000
Base Contract Amount:	\$1,724,000
Contingency:	\$290,000

After This Change Order

Revised Contract Amount:	\$2,186,166
Remaining Undedicated Funds:	\$3,360

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:** 08/20/2018
Designer: Goodwin Mills Cawood **Contractor:** Dowdle Construction
Construction Completion %: 15% **Targeted Substantial Completion:** 06/11/2020
Change Order No. 3 **Comment: Codes**
Change Order Amount: \$8,685.47 This change order provides for 2 existing electrical panels in the Ed Jones Auditorium to be replaced in order to comply with local codes. This work will allow compliance in order to utilize this auditorium as hoteling space for the project.
Change Order Percentage: .40%
Cumulative Percentage: 10.10%

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: \$2,418,739.68
Remaining Undedicated Funds: \$539,760.79

3) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Paint Water Tanks
SBC Project No: 126/000-03-2011 **Approval Date:** 08/07/2018
Designer: Hethcoat & Davis, Inc. **Contractor:** Simpson Industrial Service, LLC
Construction Completion %: 60% **Targeted Substantial Completion:** 10/20/2018
Change Order No. 2 **Comment: Hidden Conditions/Codes/Omission**
Change Order Amount: \$52,945.35 This change order addresses hidden conditions to provide additional coatings in the interior of the water tank to cover deeper pittings found on the surface of the tank and replacement of the water level indicator. The CO also addresses code requirements discovered such as the replacement of an interior and an exterior tank ladder that was found to not be in compliance, and water level markings on the tank. Also included is an omission for the contractor to replace portions of the existing chain link fencing that have to be removed in order to access the tank site.
Change Order Percentage: 23.76%
Cumulative Percentage: 38.03%

Approved Project Funding

Original Bid Target: \$320,000.00
Base Contract Amount: \$222,838.00
Contingency: \$32,000.00

After This Change Order

Revised Contract Amount: \$307,579.20
Remaining Undedicated Funds: \$116,819.15

4) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation
Location: Spencer, Tennessee
Project Title: Fall Creek Falls State Park Nature Center Upgrade
SBC Project No: 126/036-01-2016 **Approval Date:** 08/13/2018
Designer: Lose & Associates **Contractor:** FTM, Inc.
Construction Completion %: 60% **Targeted Substantial Completion:** 08/15/2018
Change Order No. 4 **Comment: Hidden Conditions/Unavoidable Delays**
Change Order Amount: \$22,524.44 This change order provides for concrete footings in order
Change Order Percentage: 3.53% to stabilize existing segmental concrete walls in an area
Cumulative Percentage: 13.07% where soil retainage is required through needed
 compaction of soils. Also included is the need for
 additional fill soils where over excavation of organic
 material occurred.

Approved Project Funding

Original Bid Target: \$690,000.00
Base Contract Amount: \$638,000.00
Contingency: \$69,000.00

After This Change Order

Revised Contract Amount: \$721,402.68
Remaining Undedicated Funds: \$65,065.09

5) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Andrew Johnson Roof Replacement
SBC Project No: 529/078-01-2012 **Approval Date:** 08/07/2018
Designer: Gobbell Hays Partners **Contractor:** Maxwell Roofing
Construction Completion %: 100% **Targeted Substantial Completion:** 12/15/2014
Change Order No. 1 **Comment: Design Modifications**
Change Order Amount: (\$136,052) This change order is a credit back to the project for an
Change Order Percentage: (17.33%) unused allowance for light weight insulating concrete
Cumulative Percentage: (17.33%) that was not used in the roofing project.

Approved Project Funding

Original Bid Target: \$785,200
Base Contract Amount: \$785,200
Contingency: \$85,000

After This Change Order

Revised Contract Amount: \$649,148
Remaining Undedicated Funds: \$85,000

- **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
Project: Engineering Services Facility
SBC No. 540/009-05-2016
Designer: McCarty Holsaple McCarty
Amount: \$384,000
Explanation: This ASR provides for design services to hire a third party construction and material testing company that was anticipated.
Approval Date: 08/07/2018

Initial Approvals of Capital Projects

- Reported the following nine 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 Health Science Center
Location: Memphis, Tennessee
Project Title: Coleman Boiler Repair
Project Description: This project will repair the boilers at the Coleman Building to provide clean steam.
SBC Project No. 540/013-04-2018
Total Project Budget: \$300,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design and Campus Procurement for construction
Approval Date: 08/07/2018
 - 2) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Pauline Second Floor Renovation
Project Description: This project will renovate a portion of the second floor in the Pauline Building. The renovation includes modification of walls and doors, asbestos abatement, flooring, painting, LED lighting, and furniture.
SBC Project No. 540/013-05-2018
Total Project Budget: \$258,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design and Campus Procurement for construction
Approval Date: 08/07/2018
 - 3) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Steam Line Replacement
Project Description: Replace approximately 300 feet of steam and condensate line, and all related components.
SBC Project No. 364/011-03-2018
Total Project Budget: \$490,000
Source of Funding: Plant Funds (Aux-Dining)
Approval: Approved project and utilizing a Campus Consultant for design
Approval Date: 08/22/2018
 - 4) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Harvill Hall Fan Coil & Controls Upgrade
Project Description: Replacement of building fan coils and controls and all related work.
SBC Project No. 373/003-09-2018
Total Project Budget: \$450,000
Source of Funding: Plant Funds (Non-Aux)
Approval: Approved project and utilizing a Campus Consultant for design
Approval Date: 08/21/2018

- 5) **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Knoxville, Tennessee
Project Title: Marble Springs Historic Site Buildings & Site Repairs
Project Description: Building repairs related to the kitchen and site director's office, site improvements and all required related work.
SBC Project No. 160/002-01-2018
Total Project Budget: \$420,000
Source of Funding: 18/19 CurrFunds-CapMaint (A/R)
Approval: Approved project and to select a designer and utilizing Best Value
Approval Date: 08/09/2018
- 6) **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Henning, Tennessee
Project Title: Alex Haley Historic Site Repairs & Lighting Upgrades
Project Description: Building and site repairs, lighting upgrades and all required related work.
SBC Project No. 160/016-01-2018
Total Project Budget: \$500,000
Source of Funding: 18/19 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer and utilizing Best Value
Approval Date: 08/09/2018
- 7) **State Procurement Agency:** STREAM / Department of Mental Health & Substance Abuse Services
Location: Bolivar, Tennessee
Project Title: Western Mental Health Institute Secondary Power Upgrades
Project Description: Upgrade existing secondary power to ensure uninterrupted electrical service to multiple buildings on campus. Project will include all required related work.
SBC Project No. 344/015-02-2018
Total Project Budget: \$230,000
Source of Funding: 18/19 CurrFunds-MajMaint (A)
Approval: Approved project and utilizing Central Procurement Office to perform the work
Approval Date: 08/17/2018
- 8) **State Procurement Agency:** STREAM / Department of Military
Location: Smyrna, Tennessee
Project Title: Smyrna Volunteer Training Site Building 668 Restoration
Project Description: Repair building envelope, mechanical, electrical and plumbing systems; interior/exterior facility upgrades and site drainage; repartition the interior space and all required related work.
SBC Project No. 361/079-06-2018
Total Project Budget: \$400,000
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and to select a designer
Approval Date: 08/13/2018

- 9) **State Procurement Agency:** STREAM / Department of Military
Location: Tullahoma, Tennessee
Project Title: Tullahoma Volunteer Training Site Barrack Female Latrine Addition
Project Description: Addition of a female latrine to an existing barrack. Project to include mechanical, electrical, plumbing and site civil work; installation of fixtures, equipment and system controls; and all required related work.
- SBC Project No.** 361/093-01-2018
Total Project Budget: \$420,000
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and to select a designer
Approval Date: 08/13/2018

Approvals of Revisions to Existing Capital Projects

- Reported the following approval 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:** STREAM / Department of Environment & Conservation
Location: Millington, Tennessee
Project Title: Meeman Shelby State Park TWRA Boat Ramp
Project Description: Renovation of the boat ramp in the Meeman Shelby Forest State Park and all required related work.

SBC Project No. 126/089-02-2017
Total Project Budget: \$250,000
Source of Funding: 17/18 TDEC Op Funds (A)
Approval: Approved utilizing IDIQ contract
Approval Date: 08/16/2018

- Reported the following approval 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:** STREAM / Department of Correction
Location: Statewide, Tennessee
Project Title: Upgrade Fire Alarm Systems, Phase II
Project Description: Facilitate the upgrading of the fire alarm systems at all TDOC facilities. The preplanning work includes the investigation of existing systems in order to determine the required scope of work to upgrade the systems for code compliance. Phase II will implement upgrades to fire alarm and kitchen hood systems to meet current fire codes.

SBC Project No. 140/001-01-2012
Total Project Budget: \$7,220,000
Source of Funding: \$ 220,000 11/12 CurrFunds-CapMaint (SA) (A)
 \$7,000,000 13/14 CurrFunds-CapMaint (SA) (A)
Approval: Approved a revision in project budget
Approval Date: 08/24/2018

- 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:** Tennessee Board of Regents / Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Alarm System Updates
Project Description: Reroute and install networks and upgrade fire alarm systems in several buildings.
SBC Project No. 166/009-06-2017
Total Project Budget: \$2,820,000
Source of Funding: 17/18 CurrFunds-CapMaint (MP) (A)
Approval: Approved a revision in scope
Approval Date: 08/13/2018

Approvals of Contract Amendments

- Reported the following four 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 / Tennessee Wildlife Resources Agency
Location: Statewide, Tennessee
Project Title: Architectural Consultant
Project Description: Consultant to support the Agency for project development and associated facility needs.
SBC Project No. 220/000-01-2016
Total Project Budget: \$150,000
Source of Funding: \$ 50,000 16/17 TWRA Op Funds (A)
 \$ 50,000 17/18 TWRA Op Funds (A)
 \$ 50,000 18/19 TWRA Op Funds (A)
Approval: Approved a revision in project budget and funding and to extend the contract for an additional 12 months
Approval Date: 08/21/2018
 - 2) **State Procurement Agency:** STREAM / Department of Military
Location: Statewide, Tennessee
Project Title: Mechanical, Electrical & Plumbing Consultant
Project Description: Consultant to support the agency for project development and associated facility needs including limited designer services.
SBC Project No. 361/000-01-2015
Total Project Budget: \$200,000
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project budget and funding and to extend the contract for an additional 12 months
Approval Date: 08/17/2018

3) **State Procurement Agency:** STREAM / Department of Military
Location: Statewide, Tennessee
Project Title: Roof Consultant
Project Description: Consultant to support the agency for project development and associated facility needs including limited designer services.
SBC Project No. 361/000-02-2015
Total Project Budget: \$120,000
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project budget and funding and to extend the contract for an additional 12 months
Approval Date: 08/17/2018

4) **State Procurement Agency:** STREAM / Department of Military
Location: Statewide, Tennessee
Project Title: Environmental Consultant
Project Description: Consultant to support the agency for project development and associated facility needs including limited designer services.
SBC Project No. 361/000-01-2016
Total Project Budget: \$225,000
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project budget and funding and to extend the contract for an additional 12 months
Approval Date: 08/17/2018

- Reported the following two approvals of a capital grant amendment in accordance with Item 2.04(C)(3) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: National Civil Rights Museum Grant
Project Description: Annual grant to provide maintenance support.
SBC Project No. 160/020-01-2014
Total Project Budget: \$1,500,000
Source of Funding: \$ 300,000 14/15 CurrFunds-CapMaint (A)
\$ 300,000 15/16 CurrFunds-CapMaint (A)
\$ 300,000 16/17 CurrFunds-CapMaint (A)
\$ 300,000 17/18 CurrFunds-CapMaint (A)
\$ 300,000 18/19 CurrFunds-CapMaint (A)
Approval: Approved a revision in project budget and funding
Approval Date: 08/17/2018

2) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TPAC Annual Maintenance Grant
Project Description: Grant to provide maintenance assistance.
SBC Project No. 529/075-02-2017
Total Project Budget: \$600,000
Source of Funding: \$300,000 17/18 CurrFunds-CapMaint (A)
 \$300,000 18/19 CurrFunds-CapMaint (A)
Approval: Approved a revision in project funding and scope
Approval Date: 08/17/2018

Report of Items Submitted to the SBC

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2001".
- **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

The Tennessee Performing Arts Center Management Corporation is requesting approval to:

- a. Sell the naming rights to the donor lounge on the G-level of the James K. Polk Cultural Center
- b. To recognize the naming donor for the donor lounge on signage at the entry to the room, within the room and on wayfinding in the James K. Polk Cultural Center

State Architect McGauran introduced Ms. Kathleen O'Brien, President of Tennessee Performing Arts Center. The Commission approved the request.

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

* * * * *

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

Requested Action: Approval of a revision in funding

Project Title: Engel Intramural Sports Complex

Project Description: This project will develop an 11-acre site as an intramural park with up to four multi-purpose fields, a clubhouse, disc golf and a walking track.

SBC Number: 540/005-07-2016

Total Project Budget: \$7,710,000.00

Source of Funding: \$4,835,000.00 TSSBA (Student Fees) (A)
\$2,875,000.00 Plant Funds (Non-Aux) (A)

Comment: This request redistributes budget from Administration/Miscellaneous to the Building Construction and Contingency to cover unforeseen soil condition expenses.

Previous Action: 06/09/2016 SBC Approved project and to select a designer
08/22/2016 ESC Approved designer selection (Barge Waggoner Sumner & Cannon)

Minutes: 09/13/2018 SBC Approved a revision in funding

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

Requested Action: Approval of a project and utilizing Campus Consultant for design

Project Title: Parking System Repairs (17/18)

Project Description: This project will make repairs to existing parking lots and garages and be used for creation of new lots.

SBC Number: 540/009-12-2018

Total Project Budget: \$1,000,000.00

Current Project Funding: \$200,000.00
(if not fully funded)

Source of Funding: \$200,000.00 Plant Funds (Aux-Parking) (A)

Comment: This is an FY 2017/18 disclosed project in the capital budget. This request will cover repairs in the Andy Holt Tower Garage. The Campus Consultant is requested due to the limited scope of the project.

Minutes: 09/13/2018 SBC Approved project and utilizing Campus Consultant for design

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Deferred Maintenance (2013-2014)

Project Description: This project will address a backlog of deferred maintenance consisting of, but not limited to, roof replacements and repairs, window replacements, HVAC replacement, and masonry repairs.

SBC Number: 540/009-08-2013

Total Project Budget: \$1,730,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,240,000.00	\$0.00	\$1,240,000.00	Plant Funds (Non-Aux)	(A)
	0.00	490,000.00	490,000.00	Plant Funds (Aux-Athletics)	(A)
Original Project Budget:	\$1,240,000.00				
Change in Funding:		\$490,000.00			
Revised Project Budget:			\$1,730,000.00		

Comment: This additional allocation of funding will cover maintenance repairs to the Neyland Thompson roof. This request will complete the project.

Previous Action:

10/10/2013	SBC	Approved project and allocation of partial funding
11/25/2013	ESC	Approved designer selection (Brewer Ingram Fuller)
06/12/2014	SBC	Approved a revision in scope and funding

Minutes: 09/13/2018 SBC Approved a revision in project budget and funding

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

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

Project Title: Roof Repair and Replacement

Project Description: This project will provide for the repair and replacement of roofs on the Hodges Library (EPDM, 60,000 SF, 1988); Conference Center (EPDM 52,000 SF, 1994); Communications Chiller Building (Built-up, 2,781 SF, 1967); Lake Avenue Early Learning Center (Built-up, 3,360 SF, 2006); Tyson House (Built-up, 2,547 SF, 1985); Taylor Law (Clay Tile, 10,874 SF, 1948); Nielsen Physics (Clay Tile, 5,493 SF, 1962); and Dabney/Buehler (Clay Tile, 14,890 SF, 1968). This project will also repair brick parapet walls and flashing remediation at the intersections of roofs/walls and precast window surrounds.

SBC Number: 540/009-05-2003

Total Project Budget: \$3,880,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,300,000.00	\$0.00	\$2,300,000.00	03/04	CurrFunds-CapMaint	(A)
	1,380,000.00	0.00	1,380,000.00	2007	GO Bonds-CapMaint	(R)
	0.00	200,000.00	200,000.00	2009	GO Bonds-CapMaint	(R)
Original Project Budget:	\$3,680,000.00					
Change in Funding:		\$200,000.00				
Revised Project Budget:			\$3,880,000.00			

Comment: This increase adds funding to finish the Dabney/Buehler roof due to unforeseen substrate issues underneath the existing roof. This work will complete the project. There will be no additional design fees.

Previous Action:

07/10/2003	SBC	Approved project
08/21/2003	ESC	Approved designer selection (Grieve Associates)
11/12/2009	SBC	Approved a revision in scope
03/13/2014	SBC	Approved a revision in scope and funding
06/12/2014	SBC	Approved utilizing Best Value
11/10/2016	SBC	Approved a revision in scope

Minutes: 09/13/2018 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTSRoane State Community College, Roane, Harriman County, Tennessee

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

Project Title: Baseball and Softball Complex Improvements

Project Description: Improvements at the existing baseball and softball fields. Work to include construction of a new locker room facility and related site improvements.

SBC Number: 166/027-04-2018

Total Project Budget: \$590,000.00

Source of Funding: \$590,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 17/18 **disclosed** project in the capital budget.

Minutes: 09/13/2018 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTSVolunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Ramer Renovations

Project Description: Renovate a portion of the Ramer Building in order to consolidate enrollment related departments into one building. The project includes new spaces and finishes, HVAC, electrical, and plumbing work.

SBC Number: 166/025-02-2017

Total Project Budget: \$1,018,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 980,000.00	\$38,000.00	\$1,018,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$ 980,000.00				
Change in Funding:		\$38,000.00			
Revised Project Budget:			\$1,018,000.00		

Comment: Additional funds are needed for renovating additional space in the facility.

Previous Action: 06/19/2017 SBC Approved project
10/23/2017 ESC Approved designer selection (J Holmes Architecture)

Minutes: 09/13/2018 SBC Approved a revision in project budget and funding

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

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

Project Title: Campus Consultants

Project Description: Professional service consultants for Architecture, MEP Engineering, Structural/Civil Engineering, and Stormwater.

SBC Number: 367/000-01-2018

Total Project Budget: \$250,000.00

Source of Funding: \$250,000.00 Plant Funds (Non-Aux) (A)

Comment: These consultants will serve Campus' needs for professional consultant services for a term of two years with the option to renew selected contracts for an additional year, for a maximum of three years.

Minutes: 09/13/2018 SBC Approved project and to select consultants

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

Requested Action: Approval to award a contract to a previously selected master planner

Project Title: Master Plan Update

Project Description: Provide for various amendments to the campus master plan for Main, Park and Lambuth campus locations.

SBC Number: 367/000-02-2018

Total Project Budget: \$250,000.00

Source of Funding: \$250,000.00 Plant Funds (Non-Aux) (A)

Comment: Smithgroup JJR was selected by TBR in 2013 to provide a Master Plan for the University. This new contract will allow the University to contract with Smithgroup JJR for updates to the 2015 Master Plan. The University is looking at updates to address a potential middle college at the Lambuth Campus, increased utilization of the Park Avenue Campus, and other updates to the Main Campus in response to changing conditions.

Minutes: 09/13/2018 SBC Approved awarding a contract to a previously selected master planner (Smithgroup JJR)

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 Recreation Center Re-Roof and Repairs

Project Description: Replacement of the roof system and HVAC system and to make multiple repairs to building systems and finishes, including the water filtration systems, pool decking, and lighting.

SBC Number: 367/007-05-2018

Total Project Budget: \$7,000,000.00

Source of Funding: \$7,000,000.00 18/19 CurrFunds-CapMaint (MP) (A)

Comment: This is a combination of two FY 18/19 line-item projects in the capital budget (Student Recreation Center Re-Roof and Repairs and Student Recreation Center HVAC and Pool Repairs). The existing roof was installed in 1998 and is deteriorated.

Minutes: 09/13/2018 SBC Approved project and to select a designer

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

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

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: \$10,000,000.00

Source of Funding: \$ 450,000.00 Gift in Place (0)

Comment: This is a FY 18/19 disclosed project in the capital budget disclosed at \$6,000,000.00. The project cost has increased to allow for inflation, a 66 meter pool instead of a 54 meter length, and to have a deep end for springboard diving competition. The current funding will provide services through design development.

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

DEPARTMENT OF CORRECTIONStatewide, Tennessee

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

Project Title: Statewide Arc Flash Repairs

Project Description: Identification and correction of arc flash in facilities statewide and all related work. Project includes training for employees on access and maintenance of the systems.

SBC Number: 140/001-02-2018

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 18/19 CurrFunds–CapMaint (SA) (A/R)

Comment: This project is a FY 18/19 line-item in the capital budget.

Minutes: 09/13/2018 SBC Approved project and to select a consultant

DEPARTMENT OF CORRECTION

Turney Center Industrial Complex, Only, Hickman County, Tennessee

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

Project Title: Turney Center Electrical Infrastructure Upgrades

Project Description: Review of current electrical system and, based on study, upgrades of distribution panels and associated electrical wiring along with all required related work. The project includes emergency power sources, *secondary electrical systems*, and all required related work.

SBC Number: 142/005-01-2017

Total Project Budget: \$7,300,000.00

Current Project Funding: \$3,600,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,000,000.00	\$ 0.00	\$2,000,000.00	17/18	CurrFunds-CapMaint (SA)	(A)
	0.00	1,600,000.00	1,600,000.00	18/19	CurrFunds-CapMaint (SA)	(A)
Original Project Budget:	\$2,000,000.00					
Change in Funding:		\$1,600,000.00				
Revised Project Budget:			\$3,600,000.00			

Comment: The additional funding is a FY 18/19 line-item in the capital budget (TCIX Secondary Electrical Upgrades) and will be utilized to address secondary electrical systems and their integration with the primary system.

Additional funds to complete this project will be part of a future capital request. Current funding will provide design for the total project and a portion of the construction cost.

Previous Action: 07/13/2017 SBC Approved project and to select designer
 07/27/2017 ESC Approved designer selection (Michael Brady, Inc.)

Minutes: 09/13/2018 SBC Approved a revision in project budget, scope, and funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State