

**MINUTES**  
STATE BUILDING COMMISSION  
January 11, 2018

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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  
David Lillard, State Treasurer  
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

ORGANIZATION

- State Building Commission
- Tennessee Board of Regents
- East Tennessee State University
- Austin Peay State University
- Department of General Services
- University of Tennessee

PRESENTER

State Architect Ann McGauran  
Chancellor Dr. Flora Tydings  
President Brian Noland  
President Alisa White  
Deputy Commissioner John Hull  
Interim Director Michelle Crowder

OTHER PARTICIPANTS

Howard Kittell, Andrew Jackson Foundation

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

Approved the Minutes of the State Building Commission meeting held on December 14, 2017.

SBC By-Laws, Policy and Procedures

Approved revisions to the SBC By-laws, Policy and Procedures to be effective upon approval.

OSA Policy & Procedures

Reported revision of the policy regarding Construction Delivery Methods to be effective upon approval.

The Hermitage, Nashville, Davidson County, Tennessee

Approved revisions to the By-laws of the Andrew Jackson Foundation as required by T.C.A. §4-13-104.

The most significant change in the By-laws is to increase the size of the board to recognize the national reach of board members. Secretary Hargett stated that the national reach of board members probably also helps with fundraising. A representative from the Hermitage, Mr. Howard Kittell, President and CEO of the Andrew Jackson Foundation, was recognized. Mr. Kittell relayed that the changes in the By-laws are to increase the size of the board from 18 to 25 members and to reshuffle some of the board's responsibilities among the members.

Report of Items Approved by Office of the State Architect

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

1) State Procurement Agency:	TN Board of Regents	User Agency:	University of Memphis
Location:	Memphis, Tennessee		
Project Title:	New Student Housing		
SBC Project No:	166/007-13-2011		
Designer:	Fleming Assoc Arch PC	Contractor:	Virginia Wrecking Co Inc
Construction Completion %:	100%	Targeted Substantial Completion:	05/24/2017
Change Order No.	6	Comment:	Cost Efficiencies
Change Order Amount:	\$(20,000)		This change order accounts for a credit back to the project for unused utility work allowance. Work associated with this allowance was covered by UoM.
Change Order Percentage:	(1.36)		
Cumulative Percentage:	31.50		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$1,473,143.00	Revised Contract Amount:	\$1,937,117.02
Base Contract Amount:	\$1,473,143.00	Remaining Undedicated Funds:	\$59,037.92
Contingency:	\$523,011.94		

2) **State Procurement Agency:** STREAM **User Agency:** TN Wildlife Resources Agency  
**Location:** Region 1 – White Oak  
**Project Title:** White Oak WMA Office Workbase Facility  
**SBC Project No:** 220/017-02-2014  
**Designer:** Binkley Garcia **Contractor:** Fuel Tank Maintenance Co  
 Architecture  
**Construction Completion %:** 5% **Targeted Substantial Completion:** 03/30/2018  
**Change Order No.** 1 **Comment: Added Scope**  
**Change Order Amount:** \$28,039 This change order provides additional scope to extend  
 the roof structure and roofing over the loading dock area  
**Change Order Percentage:** 11.86% to provide shelter for workers to load/unload during  
 inclement weather. Also included is an additional 30 days  
**Cumulative Percentage:** 11.86% in order to execute this work.

**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$330,000  
**Base Contract Amount:** \$236,345 **Revised Contract Amount:** \$264,384  
**Contingency:** \$16,500 **Remaining Undedicated Funds:** \$119,528

- **Emergency Project** (in accordance with Item 2.04(D) of the *SBC By-Laws, Policy & Procedures*)

1) **State Procurement Agency:** STREAM  
**User Agency:** Mental Health and Substance Abuse Services  
**Location:** Statewide  
**Project:** Emergency Statewide Door and Fixture Replacement  
**SBC No.** 344/000-01-2017  
**Scope of Emergency:** Recent (2017) Joint Commission surveys at MHSAS Regional Mental Health  
 Institutes (RMHIs) resulted in findings that doors, door hardware and other fixtures  
 presented ligature risks impacting the health and safety of patients. Failure to correct  
 ligature risks will impact Joint Commission accreditation of the RMHIs. Central  
 Procurement Office is being requested to perform the work because no design  
 services are needed and the scope is limited to purchasing and installing doors, door  
 hardware, and fixtures.

**Estimated Cost:** \$1,250,000  
**Source of Funding:** 17/18 MHSAS Op Funds (A)  
**Minutes:** Lieutenant Governor McNally asked if the recent Joint Commission surveys  
 contained new requirements. State Architect McGauran replied that this is a new  
 requirement in the most recent standards. Lieutenant Governor McNally asked about  
 the source of funding and State Architect McGauran replied that the source of funding  
 is the MHSAS Operating Funds and if more money is needed, the project will come  
 back to the State Building Commission. Commissioner Martin stated that Finance &  
 Administration has worked with Mental Health on this item and is prepared to assist  
 if additional funding is needed. The Joint Commission gave a short period of time to  
 address the issues, hence this project being brought forward as an emergency.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:**           **Approval of a revision in scope**

**Project Title:**               Classroom Upgrades (2014-2015)

**Project Description:**       This project will provide upgrades to classrooms including, but not limited to, replacing furniture, flooring, lighting, and ceilings, upgrading technology features, and painting. Improvements will be made in Bailey Education (1983), Dougherty (1961), Hodges Library (1966), Ellington Plant Sciences (1966), Health, Physical Education, & Recreation (HYPER) (1967), Taylor Law (1949), Morgan Hall (1921), Nursing (1973), Vet Teaching Hospital (1975), Walters Life Sciences (1973), Austin Peay (1910), Earth & Planetary Sciences Building (1929), Nielsen Physics (1960), Stokely Management Center (1973), Min Kao Electrical Engineering & Computer Science Building (2011), and *Burchfiel (1999), McClung (1965), Science & Engineering Research Facility (1994), Tickle Engineering (2013), Food Science & Technology (2012), Henson Hall (1930).*

**SBC Number:**               540/009-04-2016

**Total Project Budget:**     \$5,000,000.00

**Source of Funding:**       \$5,000,000.00       Plant Funds (Non-Aux)     (A)

**Comment:**                 This adds scope for *Burchfiel, McClung, Science & Engineering Research Facility, Tickle Engineering, Food Science & Technology, and Henson Hall.* The work is anticipated to be accomplished within the existing project funding.

**Previous Actions:**       04/18/2016     SBC     Approved a project, budget, scope, funding and source of funding and utilizing campus Consultant for design.  
                                  03/09/2017     SBC     Approved a revision in scope.

**Minutes:**                 01/11/2018     SBC     Approved a revision in scope.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:**      **Approval to utilize Campus Resources and Campus Consultant for design**

**Project Title:**            Student Services Renovations

**Project Description:**      This project will provide renovations to Student Services Suite 205 (1968) for Enrollment Services, including room modifications and finishes.

**SBC Number:**              540/009-05-2017

**Total Project Budget:**    \$300,000.00

**Source of Funding:**      \$300,000.00            Plant Funds (Non Aux)      (A)

**Comment:**                  The use of a campus resource is requested because only minor revisions will be made to offices and campus consultant services will be used for engineering work if needed.

**Previous Action:**          06/19/2017      SBC      Approved project budget, funding and sources of funding and proceeding with the process to select a designer

**Minutes:**                    01/11/2018      SBC      Approved utilizing Campus Resources and Campus Consultant for design.

TENNESSEE BOARD OF REGENTS

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

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

Project Title:                Brown Hall Greenhouse Repair

Project Description:        Make electrical and natural gas heating system repairs to the Brown Hall Greenhouse.

SBC Number:                 166/005-05-2016

Total Project Budget:     \$     0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$130,000.00	\$(130,000.00)	\$0.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	<b>\$130,000.00</b>			
Change in Funding:		<b>\$(130,000.00)</b>		
Revised Project Budget:			<b>\$0.00</b>	

Comment:                    Project is not feasible. A new structure will be erected instead.

Previous Action:            10/13/2016    SBC    Received report of Threshold approval utilizing regional consultant

Minutes:                    01/11/2018    SBC    Approved cancelling a project.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:** Indoor Football Practice Facility

**Project Description:** Construct an indoor football practice facility on the Park Avenue Campus.

**SBC Number:** 166/007-04-2014

**Total Project Budget:** \$10,600,000.00

**Source of Funding:** \$10,000,000.00 TSSBA (AA Conference) (O)  
600,000.00 Gifts (O)

**Comment:** Seven proposals were received on November 21<sup>st</sup>. The Notice of Intent to award was sent on December 14th naming Turner Construction Company as the best evaluated proposer. No protests were received in the protest period.

**Previous Action:** 03/13/2014 SBC Approved gift-in-place project  
09/14/2017 SBC Revised budget, funding, use of CM/GC, and selecting designer (Fleming Architects)

**Minutes:** 01/11/2018 SBC Approved awarding a contract to the best evaluated proposer (Turner Construction Company) for a Construction Manager/General Contractor.

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a revision in scope and funding

**Project Title:** Industrial Readiness Facility

**Project Description:** *Renovate the Fulton Building at the Macon Cove campus to provide an Industrial Readiness Facility.*

**SBC Number:** 166/033-01-2015

**Total Project Budget:** \$3,500,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,100,000.00	\$ 0.00	\$2,100,000.00	Gifts	(0)
	500,000.00	900,000.00	1,400,000.00	Plant Funds (Non-Aux)	(A)
	900,000.00	(900,000.00)	0.00	Federal Grant (US Dept Commerce)	(F)
<b>Original Project Budget:</b>	<b>\$3,500,000.00</b>				
<b>Change in Funding:</b>		<b>\$0.00</b>			
<b>Revised Project Budget:</b>			<b>\$3,500,000.00</b>		

**Comment:** A new facility was not cost effective within the current budget. Campus will renovate existing facility at the Macon Cove campus to provide an effective teaching and learning environment for the local workforce to develop skills in all sectors of advanced manufacturing. The campus cannot use the federal grant since it expires in September, before substantial completion can be reached.

**Previous Action:**

06/11/2015	SBC	Approved project
07/20/2015	ESC	Selected designer (Ross Witt)
09/08/2016	SBC	Approved EDP

**Minutes:**

01/11/2018	SBC	Secretary Hargett asked if there would be an opportunity to reapply for the Federal Grant that is expiring in September to recoup these funds. Chancellor Tydings replied they are in the process of reapplying and will apply it to the project if successful. The Commission approved a revision in scope and funding.
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TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Tennessee Technological University, Cookeville  
(Several Buildings Upgrades Phase 2)  
SBC Project No. 166/011-05-2016  
Bid date: 12-13-2017  
Target: \$3,600,000  
MACC: \$3,960,000  
SBC Action: Referred to ESC with authority to act.

EAST TENNESSEE STATE UNIVERSITY

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

**Requested Action:** Approval of a project, utilizing the TBR Regional Consultant for design and Campus Purchasing and Campus Resources to perform the work

**Project Title:** Brown Hall Greenhouse Installation

**Project Description:** Dismantle existing greenhouse and replace with two small greenhouses.

**SBC Number:** 369/005-01-2018

**Total Project Budget:** \$223,000.00

**Current Project Funding:** \$137,050.00

**Source of Funding:** \$137,050.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a **disclosed project** reported to THEC on December 20, 2017. The new structures will be erected in phases as funding allows. This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

The use of TBR's Regional Consultant is requested because design is limited to site work and specifications for the green houses. Campus Purchasing is requested since the green houses are "kits" that can be purchased and installed by a vendor. Campus Resources will be used to perform any needed site work and connections.

**Minutes:** 01/11/2018 SBC Approved a project, utilizing the TBR Regional Consultant for design and Campus Purchasing and Campus Resources to perform the work.

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:** Campus Consultants

**Project Description:** Professional service consultants for Architecture, MEP Engineering, Structural Engineering, Civil Engineering, Geotechnical and Interior Design.

**SBC Number:** 373/003-01-2018

**Total Project Budget:** \$500,000.00

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

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

**Minutes:** 01/11/2018 SBC Approved a project and proceeding with the process to select consultants.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend, Nashville, Davidson County, Tennessee

**Requested Action:**      **Approval of a final payment agreement for a consultant**

**Project Title:**            Cockrill Bend Development - Programming

**Project Description:**    Development of programming requirements for the colocation of various agencies functions and all related work.

**SBC Number:**            529/017-01-2016

**Total Project Budget:**   \$850,000.00

**Source of Funding:**    \$850,000.00    14/15    DGS OpFunds (PrePlan)    (A)

**Comment:**                The final payment agreement is for services that have been performed and will adjust the maximum liability of the contract from \$800,000.00 to \$848,067.00. This will complete the project.

**Previous Action:**        01/14/2016    SBC    Approved project  
                                 01/25/2016    ESC    Selected designer (Kline Swinney Associates)

**Minutes:**                 01/11/2018    SBC    Approved a final payment agreement for a consultant.

Other Business

There being no further business, the meeting adjourned at 11:14 a.m.

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Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State