

**MINUTES**  
**STATE BUILDING COMMISSION**  
September 14, 2017

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor  
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

- University of Tennessee
- Department of Correction
- Department of Environment & Conservation
- Tennessee Board of Regents
- Department of General Services
- Department of Finance & Administration
- Department of Safety & Homeland Security
- Department of Transportation
- State Building Commission
- Department of General Services

PRESENTER

President Joe DiPietro  
Commissioner Tony Parker  
Commissioner Bob Martineau  
Chancellor Flora Tydings  
Commissioner Bob Oglesby  
Deputy Commissioner Eugene Neubert  
Director Arnold Hooper  
Deputy Commissioner Paul Degges  
State Architect Ann McGauran  
Commissioner Bob Oglesby

OTHER PARTICIPANTS

Dr. David Rudd, President of University of Memphis  
Dr. Brian Noland, President of East Tennessee State University  
Tony Street, Beeson, Lusk & Street  
Bea Thompson, Moody Nolan Architects  
Dr. George Van Allen, President of Nashville State Community College  
Steve Gilbert, Gilbert McLaughlin Casella Architects

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Greeneville, Greene County, Tennessee

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

**Project Title:** Clyde Austin 4-H Center Renovations

**Project Description:** This project will replace existing roofs and guttering on several buildings located at the 4-H Center and make improvements to the manager's residence, office/conference building, classroom buildings, staff housing, *dining hall HVAC replacement*, and site infrastructure.

**SBC Number:** 540/001-05-2012

**Total Project Budget:** \$4,500,000.00

**Source of Funding:** \$4,200,000.00 12/13 CurrFunds-CapMaint (A)  
\$ 300,000.00 2012 GO Bonds-CapMaint (A)

**Comment:** This request adds scope for the dining hall. The work is anticipated to be accomplished within the existing project funding. This will complete the project.

**Previous Action:** 07/12/2012 SBC Approved project and to select a designer.  
07/23/2012 ESC Approved designer (Design Innovations)  
05/11/2017 SBC Approved a revision in scope.

**Minutes:** 09/14/2017 SBC Approved a revision in scope.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Statewide, Tennessee

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

**Project Title:** Ag Research and Ag Extension - Roof Replacements

**Project Description:** This project will replace approximately 104,000 GSF of roofs including forty-two (42) buildings at the Institute of Agriculture Research and Educational Center (REC) locations statewide, the Ag Extension-Eastern Region Office-Downtown West 10,000 GSF (Knoxville), five buildings at Clyde York 4-H Center (Crossville), and *six buildings at Ridley 4-H Center (Columbia)*.

**SBC Number:** 540/001-03-2015

**Total Project Budget:** \$2,000,000.00

**Source of Funding:**           \$ 300,000.00     15/16   CurrFunds-CapMaint   (A)  
                                      \$1,700,000.00     2015   GO Bonds-CapMaint   (A)

**Comment:** This request adds scope for six additional buildings. The work is anticipated to be accomplished within the existing project funding. Three of the additional buildings are 50 years old or older.

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

**Previous Action:**     07/09/2015    SBC    Approved project and to select a designer.  
                          09/21/2015    ESC    Approved designer (Johnson Architecture, Inc.)  
                          08/11/2016    SBC    Approved a revision in scope.

**Minutes:**            09/14/2017    SBC    Approved a revision in scope.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding and approval of a revised EDP as recommended by the State Architect

**Project Title:** Golf Team Facility

**Project Description:** This project will construct a new Golf Team Facility providing space for the men's and women's golf program and areas for public functions. Project will also include an addition to the maintenance building for grounds maintenance staff.

**SBC Number:** 540/009-16-2016

**Total Project Budget:** \$3,700,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,500,000.00	\$(100,000.00)	\$2,400,000.00	Gifts	(O)
	0.00	1,300,000.00	\$1,300,000.00	Plant Funds (Aux-athletics)	(A)
<b>Original Project Budget:</b>	<u>\$2,500,000.00</u>				
<b>Change in Funding:</b>		\$1,200,000.00			
<b>Revised Project Budget:</b>			\$3,700,000.00		

**Comment:** This request is based on the designer's estimate to accommodate user requested changes. Gift funds will supplant the Plant Funds as gift funds are raised and pledges are received.

**Previous Action:**

08/11/2016	SBC	Approved project with process to select a designer
08/22/2016	ESC	Approved designer (Blankenship & Partners)
03/09/2017	SBC	Approved utilization of Best Value alternative delivery method
05/11/2017	SBC	Approved the Early Design Phase as recommended by the State Architect.

**Minutes:** 09/14/2017 SBC Approved a revision in project budget, funding and sources of funding and approved a revised EDP as recommended by the State Architect.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding and sources of funding to fully fund the project

**Project Title:** STEM Classroom Building

**Project Description:** This project will provide a new STEM Classroom Building to serve as the home of the Engineering, Chemistry, Computer Science, Math & Statistics, and Physics departments. Also included is the demolition of the ITV Communications Building.

**SBC Number:** 540/011-03-2016

**Total Project Budget:** \$65,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 0.00	\$58,500,000.00	\$58,500,000.00	17/18	CurrFunds-CapImp	(A)
	150,000.00	6,350,000.00	6,500,000.00		Gifts	(O)
<b>Original Project Budget:</b>	<u>\$ 150,000.00</u>					
<b>Change in Funding:</b>		<b>\$64,850,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$65,000,000.00</b>			

**Comment:** This adds funding from an FY 17/18 line-item and an FY 16/17 disclosed project. The project description has been modified from the FY 17/18 capital budget for clarity.

The Tennessee Historical Commission has determined that the demolition or disposal of the property does adversely affect the State-owned resource and the THC encourages consultation with their office to explore alternatives that would avoid, minimize, or mitigate the adverse effect. Mitigating activities to adequately document the facility and identify any historical features to be preserved prior to demolition are being conducted.

**Previous Action:** 12/08/2016 SBC Approved preplanning a project with process to select a designer

**Minutes:** 09/14/2017 SBC Approved a revision in project budget, funding and sources of funding to fully fund the project.

DEPARTMENT OF CORRECTION

Mark Luttrell Transition Center, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, and proceeding with the process to select a designer

**Project Title:** MLTC Renovation to Transition Center

**Project Description:** Upgrades and improvements to MLTC to accommodate the facility's new purpose as a transition center, and all required related work.

**SBC Number:** 140/005-01-2017

**Total Project Budget:** \$11,300,000.00

**Source of Funding:**

\$ 138,951.38	09/10	CurrFunds–CapMaint (SA)	(R)
10,758,009.07	11/12	CurrFunds–CapMaint (SA)	(R)
403,039.55	13/14	CurrFunds–CapMaint (SA)	(R)

**Comment:** This project is required to meet the needs of the transition program.

**Minutes:** 09/14/2017 SBC Approved project, budget, scope, funding and sources of funding, and proceeding with the process to select a designer.

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: Approval of a revision in project budget, and funding and source(s) of funding

Project Title: Water Piping Replacement

Project Description: Replacement will address ongoing deterioration of the domestic water piping systems. Equipment used for water heating will be replaced due to deterioration and to support a new project for the underground heating loop.

SBC Number: 142/018-02-2013

Total Project Budget: \$4,124,300.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 132,629.31	\$ 0.00	\$ 132,629.31	07/08	CurrFunds–CapMaint (SA)	(R)
	491,670.69	0.00	491,670.69	09/10	CurrFunds–CapMaint (SA)	(R)
	0.00	3,500,000.00	3,500,000.00	13/14	CurrFunds–CapMaint (SA)	(R)
Original Project Budget:	<u>\$ 624,300.00</u>					
Change in Funding:		\$3,500,000.00				
Revised Project Budget:			\$4,124,300.00			

Comment: The additional funding is to perform the piping system replacement as originally conceived as a second phase to this project.

Previous Actions: 08/08/2013 SBC Approved project  
01/20/2015 ESC Selected designer (Smith Seckman Reid)

Minutes: 09/14/2017 SBC Approved a revision in project budget, and funding and sources of funding.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Montgomery Bell State Park, Burns, Dickson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

**Project Title:** Montgomery Bell State Park Inn Renovation

**Project Description:** Renovate the inn, conference center, kitchen, and restaurant; replace mechanical, plumbing and electrical systems; repair parking lots and swimming facilities; and all required related work.

**SBC Number:** 126/054-01-2017

**Total Project Budget:** \$12,125,000.00

**Source of Funding:** \$12,125,000.00 16/17 CurrFunds-CapImp (A)

**Comment:** The funding for this project is a portion of a FY 16/17 line-item in the capital budget (Statewide Hospitality Concessionaire Agreement).

Project description has been slightly modified from the 16/17 line item to more specifically detail the work to be performed. Golf course pro shop maintenance will be addressed through Agency operations funding and will be less than \$100,000.

Construction Manager/General Contractor is being requested to obtain services of a Contractor who has specialized experience and construction methods within the hospitality industry including inn renovations and restaurant construction within an operating facility.

The structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

**Minutes:** 09/14/2017 SBC Approved project, budget, scope, funding and source of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method.



DEPARTMENT OF ENVIRONMENT & CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

**Project Title:** Paris Landing State Park Inn Replacement

**Project Description:** Demolish existing inn, construct new inn to include guestrooms, conference and meeting space, restaurant, and all required related work.

**SBC Number:** 126/075-01-2017

**Total Project Budget:  
(if not fully funded)** \$26,075,000.00

**Source of Funding:** \$23,070,000.00 17/18 CurrFunds-CapImp (A)

**Comment:** The current funding for this project is a FY 17/18 line-item in the capital budget.

Construction Manager/General Contractor is being requested to obtain services of a Contractor who has specialized experience and construction methods within the hospitality industry including motel renovations and restaurant construction.

The structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

**Minutes:** 09/14/2017 SBC Approved project, budget, scope, funding and source of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, utilizing Agency Consultant for design and a contract procured under the Central Procurement Office for the construction

**Project Title:** Paris Landing State Park Residence Repair

**Project Description:** Repair park residence and all required related work.

**SBC Number:** 126/075-02-2017

**Total Project Budget:** \$150,000.00

**Source of Funding:** \$125,000.00 Insurance Proceeds (O)  
25,000.00 17/18 TDEC Op Funds (A)

**Comment:** A residence at Paris Landing State Park sustained significant fire damage following a lightning strike.

The use of Agency Consultant is requested as design services are limited to construction documents.

The use of the Belfor Statewide Emergency Services Contract which was procured through the Central Procurement Office is requested based on the fire damage sustained and to expedite the reconstruction efforts. The anticipated construction cost will be \$125,000.

**Minutes:** 09/14/2017 SBC Approved project, budget, scope, funding and sources of funding, utilizing Agency Consultant for design and a contract procured under the Central Procurement Office for the construction.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Fall Creek Falls State Park, Spencer, Van Buren County, Tennessee

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

**Project Title:** Old Inn Renovation & Upgrade

**Project Description:** Renovation of the old wing of the facility including the addition of Geothermal ground source for the HVAC system. Project includes energy management improvements and kitchen upgrades.

**SBC Number:** 126/036-05-2012

**Total Project Budget:** \$10,260,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 460,000.00	\$ 0.00	\$460,000.00	03/04	CurrFunds-CapImp	(R)
	121,566.43	(121,566.43)	0.00	07/08	CurrFunds-CapMaint (ADA)	(R)
	218,433.57	(218,433.57)	0.00	08/09	CurrFunds-CapMaint (ADA)	(R)
	6,700,000.00	(6,700,000.00)	0.00	2012	GO Bonds-CapImp	(A)
	860,000.00	(700,884.40)	159,115.60	12/13	CurrFunds-CapImp	(A)
	1,900,000.00	(1,900,000.00)	0.00		Clean Energy Grant	(O)

**Original Project Budget:** \$10,260,000.00

**Change in Funding:** \$(9,640,844.40)

**Revised Project Budget:** \$619,115.60

**Comment:** The Agency has requested to cancel this project since they have reevaluated their hospitality strategy and is bringing forward a replacement inn project.

**Previous Action:**

08/20/2012	SBC	Approved project
09/24/2012	ESC	Selected designer (Blankenship & Partners)
08/08/2013	SBC	Revised scope/funding; using GM/GC
10/10/2013	SBC	Approved award to PBG Builders as CM/GC
07/10/2014	SBC	Approved a revision in project budget and source(s) of funding

**Minutes:** 09/14/2017 SBC At the Department's request the item was deferred. It will be brought forward at a later date.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Fall Creek Falls State Park, Spencer, Van Buren County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

**Project Title:** Fall Creek Falls Inn Replacement

**Project Description:** Demolish existing inn, construct new inn to include guestrooms, conference and meeting space, restaurant, and all required related work.

**SBC Number:** 126/036-01-2017

**Total Project Budget:** \$29,400,000.00

**Current Project Funding:** \$17,208,100.00  
(if not fully funded)

**Source of Funding:** \$17,208,100.00      16/17      CurrFunds-CapImp      (A)

**Comment:** The funding for this project is a portion of a FY 16/17 line-item in the capital budget (Statewide Hospitality Concessionaire Agreement).

Project description has been slightly modified from the 16/17 line item to more specifically detail the work to be performed. Cabin and villa renovations and golf course pro shop maintenance will be addressed through Agency operations funding and will be less than \$100,000.

Construction Manager/General Contractor is being requested to obtain services of a Contractor who has specialized experience and construction methods within the hospitality industry including motel renovations and restaurant construction.

The structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

**Minutes:** 09/14/2017    SBC    At the Department's request the item was deferred. It will be brought forward at a later date.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, utilizing an Agency Consultant for design and Agency Resources for a portion of the work

**Project Title:** Statewide Infrastructure Reduction

**Project Description:** Demolish state park structures that pose health and safety issues.

**SBC Number:** 126/000-03-2017

**Total Project Budget:** \$723,700.00

**Source of Funding:** \$723,700.00      16/17      CurrFunds-CapImp      (A)

**Comment:** This is a FY 16/17 line-item in the capital budget. This project removes approximately 40 derelict structures in fourteen (14) State parks, including but not limited to abandoned residences, sheds, swimming pools, farm structures and water tanks.

The use of the Agency Consultant is requested as design services are limited to demolition documents.

The Tennessee Historical Commission has determined that this project will not adversely affect the State-owned resources that are more than 50 years old and no further action is necessary.

**Minutes:** 09/14/2017      SBC      Approved project, budget, scope, funding and source of funding, utilizing an Agency Consultant for design and Agency Resources for a portion of the work.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding, and to extend the contract for an additional 12 months

**Project Title:** Engineering Consultant

**Project Description:** Provide professional engineering services to the agency.

**SBC Number:** 126/000-04-2013

**Total Project Budget:** \$325,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$100,000.00	\$ 0.00	\$100,000.00	13/14	CurrFunds-MajorMaint	(A)
	25,000.00	0.00	25,000.00	2013	DGS-OpFunds/Preplan	(A)
	100,000.00	0.00	100,000.00	14/15	CurrFunds-MajorMaint	(A)
	50,000.00	0.00	50,000.00	15/16	CurrFunds-MajorMaint	(A)
	0.00	50,000.00	50,000.00	17/18	CurrFunds-MajorMaint	(A)
<b>Original Project Budget:</b>	<b>\$275,000.00</b>					
<b>Change in Funding:</b>		<b>\$ 50,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$325,000.00</b>			

**Comment:** The agreement for the current contract will be amended to extend the contract to include November 1, 2017 through October 31, 2018. This is the fifth year of a maximum of five years for this contract.

**Previous Action:**

11/14/2013	SBC	Approved project
12/16/2013	ESC	Selected designer (Hethcoat & Davis)
07/10/2014	SBC	Revised funding & contract extension
08/13/2015	SBC	Revised funding & contract extension
07/14/2016	SBC	Approved contract extension for additional 12 months

**Minutes:** 09/14/2017 SBC Approved a revision in project budget, funding and sources of funding, and to extend the contract for an additional 12 months.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding, and to extend the contract for an additional 12 months

**Project Title:** Architectural Consultant

**Project Description:** Consultant to support the agency for project development and associated facility needs.

**SBC Number:** 126/000-02-2016

**Total Project Budget:** \$200,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$100,000.00	\$ 0.00	\$100,000.00	16/17	CurrFunds-MajorMaint	(A)
	50,000.00	0.00	50,000.00	16/17	TDEC Op Funds	(A)
	0.00	50,000.00	50,000.00	17/18	CurrFunds-MajorMaint	(A)

**Original Project Budget:** \$150,000.00

**Change in Funding:** \$ 50,000.00

**Revised Project Budget:** \$200,000.00

**Comment:** The agreement for the current contract will be amended to extend the contract to include September 1, 2017 through October 31, 2018. This is the second year of a maximum of five years for this contract.

**Previous Action:**

07/14/2016	SBC	Approved project and to select designer
07/25/2016	ESC	Approved designer selection (Goodwyn Mills Cawood)
03/09/2017	SBC	Approved a revision in revision in project budget, funding and sources of funding

**Minutes:** 09/14/2017 SBC Approved a revision in project budget, funding and sources of funding, and to extend the contract for an additional 12 months

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, and source(s) of funding, and proceeding with the process to select a designer

**Project Title:** Agriculture Facilities Improvements

**Project Description:** Project will renovate an existing laboratory for Biotechnology, and demolition and replacement of the Walking Horse Barn with a pre-fabricated metal barn for use as a research laboratory.

**SBC Number:** 166/001-04-2017

**Total Project Budget:** \$780,000.00

**Source of Funding:** \$440,000.00 Federal grant (USDA) (F)  
340,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This funding is a portion of a FY 2017/2018 disclosed project, disclosed for \$3,500,000.

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

**Minutes:** 09/14/2017 SBC Referred to Executive Subcommittee with authority to act.



TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding, and source(s) of funding; proceeding with the process to select a designer; and utilizing the Construction Manager/General Contractor alternative delivery method

**Project Title:** New Student Housing

**Project Description:** Complete a long-term student housing modernization program, including the construction of two new housing facilities with approximately 100,000 sf and 350 beds each.

**SBC Number:** 166/001-05-2017

**Total Project Budget:** \$75,300,000.00

<b>Source of Funding:</b>	\$75,200,000.00	TSSBA (Rent)	(O)
	100,000.00	Plant funds (Aux- housing)	(A)

**Comment:** This is a FY 2017/2018 **disclosed** project. If there is remaining funding it will be used to modernize existing housing facilities.

**Minutes:** 09/14/2017 SBC Comptroller Wilson stated that this has been approved by the School Bond Authority and that Senator Harper has expressed her interest in this project. Lieutenant Governor McNally confirmed that Senator Harper has spoken to several of the members and he appreciated her input on the project.

The Commission approved the project, budget, scope, funding, and sources of funding; proceeding with the process to select a designer; and utilizing the Construction Manager/General Contractor alternative delivery method.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding; utilizing a Construction Manager/General Contractor alternative delivery method; and selecting a previously utilized Designer

**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:** \$19,000,000.00

**Current Project Budget:** \$10,600,000.00  
(if not fully funded)

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$19,000,000.00	\$(19,000,000.00)	\$ 0.00	Gift-in-Place	(O)
	0.00	10,000,000.00	10,000,000.00	TSSBA (AA Conference)	(O)
	0.00	600,000.00	600,000.00	Gifts	(O)
<b>Original Project Budget:</b>	<b>\$19,000,000.00</b>				
<b>Change in Funding:</b>		<b>\$10,600,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$10,600,000.00</b>		

**Comment:** Phase 1 will complete a new dining/player area, football training room and offices for the football coaches and operation staff. The Foundation already selected a designer (Fleming Architects) who is in the construction document phase, approximately 70% complete. Phase 2 will include the enclosed turf field.

**Previous Action:** 03/13/2014 SBC Approved gift-in-place project

**Minutes:** 09/14/2017 SBC Lieutenant Governor McNally asked if the source of funding to repay the construction of the facility would be coming from the conference funds. Dr. David Rudd, President of the University of Memphis, replied that it is conference designated revenue of about \$2.3 million per year. Lieutenant Governor McNally asked if this would create a hole in the existing athletic budget. Dr. Rudd replied that it would not.

The Commission approved a revision in project budget, funding, and sources of funding; utilizing a Construction Manager/General Contractor alternative delivery method; and selecting a previously utilized Designer.

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee \*\*

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

**Project Title:** Williamson County Center Relocation

**Project Description:** Construct an educational facility in Williamson County, *including a parking garage.*

**SBC Number:** 166/015-01-2012

**Total Project Budget:** \$52,760,000.00

**Current Project Funding:** \$48,980,000.00  
(if not fully funded)

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$34,650,000.00	\$ 0.00	\$34,650,000.00	14/15	CurrFunds-CapImprov	(A)
	3,850,000.00	0.00	3,850,000.00		Plant (Non-Auxiliary)	(A)
	1,000,000.00	0.00	1,000,000.00		Gifts	(O)
	2,850,000.00	0.00	2,850,000.00		Land Proceeds	(O)
	210,000.00	0.00	210,000.00	11/12	CurrFunds/CapImprov	(R)
	500,000.00	0.00	500,000.00	16/17	CurrFunds/CapImprov	(A)
	0.00	1,250,000.00	1,250,000.00	17/18	CurrFunds-CapImprov	(A)
	0.00	750,000.00	750,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	0.00	270,000.00	270,000.00	17/18	CurrFunds-CapMaint	(A)
	0.00	3,650,000.00	3,650,000.00		TSSBA (student fees)	(O)
<b>Original Project Budget:</b>	<b>\$43,060,000.00</b>					
<b>Change in Funding:</b>		<b>\$5,920,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$48,980,000.00</b>			

**Comment:** This includes three FY 17/18 line-items in the capital budget. Maintenance appropriations (Several Buildings Infrastructure Updates and Exterior Repairs) will be re-appropriated for parking at the new facility.

**Previous Action:**

05/10/2012	SBC	Approved full planning
05/23/2012	ESC	Selected designer (Bauer Askew Architecture, PLLC.)
06/13/2013	SBC	Approved EDP and issuance of RFP for CM/GC
08/08/2013	SBC	Awarded CM/GC contact (Hoar Construction, LLC)
04/16/2014	SBC	Revised budget and source of funding
07/10/2014	SBC	Allocated funding
11/12/2015	SBC	Revised budget and funding
07/14/2016	SBC	Revised budget and funding

**Minutes:**

09/14/2017	SBC	Approved a revision in project budget, funding, and sources of funding; utilizing a Construction Manager/General Contractor alternative delivery method; and selecting a previously utilized Designer.
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\*\* Work will be done in Williamson County

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in project budget, scope, funding, and source(s) of funding

**Project Title:** Outdoor Classroom/Stage and Solar Demonstration

**Project Description:** Demolish and replace a covered classroom/stage including storage and restrooms. Install two solar tracker panels to demonstrate the efficacy of solar energy as a campus resource including one or two small open solar-powered charging pavilions for student use. Install small greenhouse *and parking*.

**SBC Number:** 166/032-02-2015

**Total Project Budget:** \$458,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$403,000.00	\$ 0.00	\$403,000.00	Plant Funds (Student fees)	(A)
	0.00	38,000.00	38,000.00	Plant Funds (Non-Aux)	(A)
	17,000.00	0.00	17,000.00	Gifts	(O)
<b>Original Project Budget:</b>	<b>\$420,000.00</b>				
<b>Change in Funding:</b>		<b>\$38,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$458,000.00</b>		

**Comment:** Additional funds are for ADA parking and access for the greenhouse.

**Previous Action:**

12/17/2015	SBC	Approved project
02/22/2016	ESC	Selected designer (Johnson Architecture)
03/09/2017	SBC	Revised budget, scope, and funding

**Minutes:** 09/14/2017 SBC Approved a revision in project budget, scope, funding, and sources of funding.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in project budget, scope, funding, and source(s) of funding

**Project Title:** Strawberry Plains Science Labs

**Project Description:** Complete the 3rd floor renovation of the Strawberry Plains facility, including three science labs, prep rooms, and offices. *Renovate first floor for offices and storage and make water intrusion repairs.*

**SBC Number:** 166/032-01-2016

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

**Current Project Funding:** \$1,950,000.00  
(if not fully funded)

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,550,000.00	\$400,000.00	\$1,950,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<b>\$1,550,000.00</b>			
<b>Change in Funding:</b>		<b>\$400,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$1,950,000.00</b>	

**Comment:** Additional funding will correct a water intrusion issue and complete renovations of the first floor for offices and storage.

**Previous Action:** 06/09/2016 SBC Approved project  
10/24/2016 ESC Selected designer (Community Tectonics Architects, Inc.)

**Minutes:** 09/14/2017 SBC Approved a revision in project budget, scope, funding, and source of funding.

TENNESSEE BOARD OF REGENTS

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

**Requested Action:** Approval of the Early Design Phase as presented by Beeson, Lusk & Street

**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 and exterior renovations to the existing building. This addition will enhance circulation and provide space for food service, media center, student lounge, and other student functions.

**SBC Number:** 166/005-01-2014

**Total Project Budget:** \$45,500,000.00

**Source of Funding:** \$ 39,000,000.00 TSSBA (Student Fees) (A)  
6,500,000.00 Plant (Aux-Student Fees) (A)

**Previous Action:**

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

**Minutes:** 09/14/2017 SBC Chancellor Tydings introduced Dr. Brian Noland, President of East TN State University, Tony Street with Beeson, Lusk & Street and Bea Thompson with Moody Nolan Architects. Mr. Street gave the presentation.

Secretary Hargett asked about the difference in money on the presentation slide and the information they had for total project cost. Mr. Street replied that the money amount on the slide of the presentation is for the maximum allowable construction cost (MACC) and the other money is for other expenses. State Architect Ann McGauran explained that the MACC is the expected construction cost and everything else not directly related to the construction is below the line and that makes up the total project cost.

Treasurer Lillard asked when the building was originally built and Mr. Street replied that it was built in the mid 1970s. Treasurer Lillard stated that the amount of money to put into this building is a lot of money to put into an existing building that was built in the mid 1970s. Treasurer Lillard asked if the building would be state-of-the-art after the renovation.

Continued...

Mr. Street replied that it would be because the building was very well built and the bones of the building are strong. There was tremendous input from student and faculty. He believes they have a really good outcome and will be a facility to serve them well for many years. Treasurer Lillard stated that the design introducing light into the building is helpful.

Lieutenant Governor McNally asked if they looked at the option of tearing the building down and starting over from scratch and what that would cost. Mr. Street replied that they did not but he knows that the university considered it but with the square footage already there it would have been a tremendous cost to develop another site.

State Architect Ann McGauran stated that there is a lot of unrenovated space for administrative office space and since this is being paid for out of student fees ETSU really focused the renovation on the aspects that affect the students. If ETSU had rebuilt the building from scratch then student fees would have been used for administrative office space and they were not comfortable doing that.

Dr. Brian Noland stated that the bulk of the renovations are to student spaces in addition to administrative elements on the second and third floors that will not be renovated. There is also a large auditorium that will not be renovated. They have tried to maximize available resources in the building, bring light into the space and make it easier for students to move through the facility. The facility has one elevator and several ramps. The renovation will remove the ramps and open up the building and will bring life into the building that was unique at the time.

The Commission approved the EDP as presented by Beeson, Lusk & Street.

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of the Early Design Phase as presented 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:** \$11,800,000.00

**Source of Funding:** \$11,800,000.00 Plant Funds (Non-Auxiliary) (A)

**Previous Action:**

12/08/2016	SBC	Approved project
01/23/2017	ESC	Selected designer (Gilbert McLaughlin Casella Architects)
06/19/2017	SBC	Approved utilization of CM/GC and revised funding
08/10/2017	SBC	Selected CM/GC (Hoar Construction)

**Minutes:** 09/14/2017 SBC Chancellor Tydings introduced Dr. George Van Allen, President of Nashville State Community College, Steve Gilbert with Gilbert McLaughlin Casella Architects. Mr. Gilbert gave the presentation.

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



TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) East Tennessee State University, Johnson City  
(CoM Building #2 Physical Therapy Renovation)  
SBC Project No. 166/005-02-2016  
Bid date: 08-30-2017  
Bid target: \$845,000  
MACC: \$887,250  
SBC Action: Referred to Executive Subcommittee with authority to act

DEPARTMENT OF GENERAL SERVICES

Tennessee Tower, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding and utilizing Agency Consultant for design and the Job Order Contract to perform the work

**Project Title:** TN Tower Sixth Floor Renovations

**Project Description:** Renovate the Sixth Floor of the TN Tower to modify the Secretary of State offices to include interior finishes, breakroom and all required related work.

**SBC Number:** 529/079-05-2017

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

**Source of Funding:** \$375,000.00 17/18 FRF Op Funds (A)  
\$125,000.00 17/18 SOS Op Funds (A)

**Comment:** The use of Agency Consultant is requested as design is limited to Construction Documents and Contract Administration. Job Order Contract is requested due to job familiarity with the building systems and working conditions. The anticipated construction cost is \$400,000.

**Minutes:** 09/14/2017 SBC Approved project, budget, scope, funding and sources of funding and utilizing Agency Consultant for design and the Job Order Contract to perform the work.

DEPARTMENT OF GENERAL SERVICES

Lowell Thomas State Office Building, Jackson, Madison County, Tennessee

Requested Action: Approval of a revision in project budget, funding, and source(s) of funding

Project Title: Lowell Thomas 4<sup>th</sup> Floor Interior Renovation

Project Description: Build-out of office area including standard finishes, necessary system modifications, furniture, and all related work.

SBC Number: 523/060-01-2016

Total Project Budget: \$510,800.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$430,000.00	\$ 0.00	\$ 430,000.00	15/16	FRF Op Funds (501.03)	(A)
	0.00	80,800.00	80,800.00	17/18	FRF Op Funds (501.03)	(A)
Original Project Budget:	<u>\$430,000.00</u>					
Change in Funding:		\$ 80,800.00				
Revised Project Budget:			\$ 510,800.00			

Comment: Additional funds are being requested to meet STREAM's estimated construction cost of \$260,000.

Previous Action: 04/18/2016 SBC Approved project utilizing Agency Consultant and JOC

Minutes: 09/14/2017 SBC Approved revision in project budget, funding, and sources of funding.

DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, and proceeding with the process to select a designer

**Project Title:** Statewide Interior Renovation Upgrades Phase II

**Project Description:** Interior renovations to bring spaces in-line with Alternative Workspace Solutions (AWS) standards including AWS office furnishings, associated data, and all required related work.

**SBC Number:** 529/000-09-2017

**Total Project Budget:** \$ 15,830,000.00

**Current Project Funding:** \$ 5,280,000.00  
(if not fully funded)

**Source of Funding:** \$ 5,280,000.00      17/18      FRF CurrFunds-CapImp      (A)

**Comment:** This project is a portion of a FY 17/18 line-item in the capital budget.

This work is to be performed in the James K. Polk State Office Building in Davidson County.

**Minutes:** 09/14/2017    SBC    Lieutenant Governor asked if there will be any people left in the Citizen's Plaza. Commissioner Oglesby replied that there will be no other tenants left in the building. Lieutenant Governor asked what they plan to do with the building and Commissioner Oglesby replied that the final plans have not been made yet. Lieutenant Governor asked about the amount of space for hoteling agencies or rental space the State has in Nashville. Commissioner Oglesby replied there is about 225,000 square feet of lease space in the downtown area. In the next couple of years there will be about 38,000 of that they will be able to move.

Secretary Hargett asked if the goal is to not be leasing any space in the downtown area. Commissioner Oglesby replied there will be some leased space for flexibility and entities that are not under their jurisdiction.

The Commission approved project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

East Tennessee Regional Health Office, Knoxville, Knox County, Tennessee

**Requested Action:** Approval to utilize previously selected contractor

**Project Title:** ETRHO Energy Improvements

**Project Description:** Replace chiller with high efficiency equipment, and perform existing building commissioning and all required related work.

**SBC Number:** 408/001-01-2016

**Total Project Budget:** \$245,000.00

**Source of Funding:** \$109,000.00 15/16 FRF CurrFunds-Cap Maint (EmPower) (A/R)  
\$136,000.00 2015 GO Bonds-CapMaint (EmPower) (A)

**Comment:** STREAM is requesting to utilize the same contractor that has been awarded the Lab HVAC project (SBC# 408/001-03-2016) at the same facility for accountability of complete system performance and to align schedules in order to minimize disruption to the staff.

**Previous Action:** 08/11/2016 SBC Approved project utilizing Agency Consultant and JOC

**Minutes:** 09/14/2017 SBC Approved utilizing previously selected contractor.

DEPARTMENT OF GENERAL SERVICES

Regional Consolidated Facility, Jackson, Madison County, Tennessee

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

**Project Title:** New Jackson Crime Lab Consolidated Facility

**Project Description:** This project will design and construct a Consolidated Regional TBI Headquarters.

**SBC Number:** 500/004-01-2016

**Total Project Budget:** \$ 24,505,400.00

**Source of Funding:** \$ 24,505,400.00 16/17 FRF CurrFunds-CapImp (A)

**Comment:** Two (2) proposals were received on September 6th. The Notice of Intent to award will be sent on September 14th. The protest period will expire on September 21st.

**Previous Action:** 08/11/2016 SBC Approved project and to select designer utilizing CM/GC  
04/24/2017 ESC Approved designer selection (The Lewis Group Architects, Inc.)

**Minutes:** 09/14/2017 SBC Referred to Executive Subcommittee with authority to act.

DEPARTMENT OF FINANCE & ADMINISTRATION

Statewide

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding and to issue a Request for Proposals

**Project Title:** Premise Wiring Installation

**Project Description:** To procure statewide services from a selected low-voltage wiring contractor for the installation and maintenance of telecommunications wiring statewide.

**SBC Number:** 529/000-10-2017

**Total Project Budget:** \$18,000,000.00

**Source of Funding:** \$18,000,000.00 Various Agency & Project Funds (A)

**Comment:** The proposed contract will be for a three (3) year term with two (2) one (1) year extensions. The current contract will expire on December 31, 2017.

**Minutes:** 09/14/2017 SBC Approved project, budget, scope, funding and source of funding and to issue a Request for Proposals.

DEPARTMENT OF SAFETY & HOMELAND SECURITY

Statewide

**Requested Action:** Approval of a project, budget, scope, funding, and source(s) of funding, and utilizing previously selected vendors for construction and consultant services

**Project Title:** White County TACN Communication Tower

**Project Description:** Installation of a tower in White County to address complete microwave signal transmission, and all required related work.

**SBC Number:** 502/001-01-2017

**Total Project Budget:** \$ 1,500,000.00

**Source of Funding:** \$ 1,500,000.00    17/18    TDOS Op Funds    (A)

**Comment:** Project will utilize Motorola for construction and Buford Goff for project oversight based on their previous involvement with the Statewide Interoperable Communication System.

The tower will integrate into the TACN (Tennessee Advanced Communications Network) and provide continuity in the statewide communication network.

**Minutes:** 09/14/2017    SBC    Approved project, budget, scope, funding, and source of funding, and utilizing previously selected vendors for construction and consultant services.



DEPARTMENT OF TRANSPORTATION

Region 3 - Middle, Waynesboro, Wayne County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, and utilizing Agency Resources for design and construction

**Project Title:** Wayne County Salt Bin

**Project Description:** Construct a covered salt bin and all required related work.

**SBC Number:** 243/020-01-2017

**Total Project Budget:** \$200,000.00

**Source of Funding:** \$200,000.00 17/18 TDOT Plant Construction Funds (A)

**Comment:** All necessary design and construction are within the capabilities of the Agency.

**Minutes:** 09/14/2017 SBC Approved project, budget, scope, funding and source of funding, and utilizing Agency Resources for design and construction

DEPARTMENT OF TRANSPORTATION

Statewide

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, utilizing an Agency Consultant for design and Agency Resources and the Central Procurement Office for a portion of the work

**Project Title:** Statewide Maintenance Buildings

**Project Description:** Construct pre-engineered maintenance buildings, demolish an existing maintenance building, and all required related work.

**SBC Number:** 245/000-01-2017

**Total Project Budget:** \$1,300,000.00

**Source of Funding:** \$1,065,540.00 17/18 TDOT Plant Construction Funds (A)  
234,460.00 Insurance Proceeds (O)

**Comment:** Maintenance buildings will be constructed in Cannon, Wayne and Wilson Counties. The pre-engineered structures and connections will be procured through the Central Procurement Office.

The existing Cannon County maintenance building was severely damaged by fire and will be demolished. This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

The use of an Agency Consultant is requested as design services are limited to site work, interior build-out and demolition.

**Minutes:** 09/14/2017 SBC Approved project, budget, scope, funding and sources of funding, utilizing an Agency Consultant for design and Agency Resources and the Central Procurement Office for a portion of the work.

DEPARTMENT OF TRANSPORTATION

Region 4 – West, McKenzie, Carroll County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, utilizing Agency Resources for design and a portion of the work and the Central Procurement Office for a portion of the work

**Project Title:** Carroll County Mobile Office Building

**Project Description:** Installation of a mobile office building and all required related work.

**SBC Number:** 244/010-01-2017

**Total Project Budget:** \$145,000.00

**Source of Funding:** \$145,000.00 17/18 TDOT Plant Construction Funds (A)

**Comment:** It is the intent of the Agency to install a double-wide construction trailer on site as office space. Trailers will be procured through the Central Procurement Office.

The use of Agency Resources is requested as design services and construction are limited to site work.

**Minutes:** 09/14/2017 SBC Approved project, budget, scope, funding and source of funding, utilizing Agency Resources for design and a portion of the work and the Central Procurement Office for a portion of the work.

DEPARTMENT OF TRANSPORTATION

Region 2 – Southeast, Cleveland, Bradley County, Tennessee

**Requested Action:** Approval of a project, budget, scope, funding and source(s) of funding, utilizing Agency Resources for design and a portion of the work and the Central Procurement Office for a portion of the work

**Project Title:** Bradley County Mobile Office Building

**Project Description:** Installation of a mobile office building, demolition of an existing structure, and all required related work.

**SBC Number:** 242/010-01-2017

**Total Project Budget:** \$150,000.00

**Source of Funding:** \$150,000.00      17/18      TDOT Plant Construction Funds      (A)

**Comment:** It is the intent of the Agency to install a double-wide construction trailer on site as office space. Trailers will be procured through Central Procurement Office.

The existing 1980's facility has significant foundation issues that are not feasible to correct. This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

The use of Agency Resources is requested as design services and construction are limited to site work and demolition.

**Minutes:**                      09/14/2017      SBC      Lieutenant Governor McNally stated that there are a number of projects with the funding coming from plant funds and asked if there is a list of projects that have been cancelled or not used all the appropriated funding. Lieutenant Governor believes that staff would be interested in how much money is in these funds. Deputy Commissioner Degges replied that an annual report is provided every December and asked if they would like this information sooner. Lieutenant Governor agreed that December is fine to receive this information.

The Commission approved project, budget, scope, funding and source of funding, utilizing Agency Resources for design and a portion of the work and the Central Procurement Office for a portion of the work.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on August 10, 2017.

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:** Knoxville Campus  
**Location:** Knoxville, Tennessee  
**Project Title:** University Center  
**SBC Project No:** 540/009-22-2008  
**Designer:** BMa & MHM, JV  
**Contractor:** Rentenbach Constructors, Inc.  
**Construction Completion %:** 55% **Targeted Substantial Completion:** 10/09/2018  
**Change Order No.** 2 **Comment: Design Modifications**  
**Change Order Amount:** \$922,318 This change order incorporates work to build-out the food service areas at the UC. Programming for these areas had not been accomplished at contract execution and therefore an allowance was established initially. The cost for this work is for all that is above the initial allowance.  
**Change Order Percentage:** 1.05%  
**Cumulative Percentage:** 1.50%

Approved Project Funding

**Original Bid Target:** \$88,000,000  
**Base Contract Amount:** \$87,798,242  
**Contingency:** \$2,500,000

After This Change Order

**Revised Contract Amount:** \$89,118,839  
**Remaining Undedicated Funds:** \$4,400,000

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Mechanical Updates  
**SBC Project No:** 166/001-03-2010  
**Designer:** Kurzynske & Associates **Contractor:** CHC Mechanical Contractors Inc.  
**Construction Completion %:** 66% **Targeted Substantial Completion:** 08/16/2017  
**Change Order No.** 2 **Comment: Codes/Value Added**  
**Change Order Amount:** \$78,348.93 This change order provides work to abate asbestos that was discovered on existing water lines. It was also discovered that chilled water was not being provided to the existing building due to an inoperative valve which needed to be replaced, that the hot water pump was defective and needed to be replaced along with a VFD, that the existing steam pressure reducing valve needed to be replaced, and the existing steam condensate return unit was inoperative and needed replacement.  
**Change Order Percentage:** 13.06%  
**Cumulative Percentage:** 10.82%

Approved Project Funding

**Original Bid Target:** \$599,987  
**Base Contract Amount:** \$599,987  
**Contingency:** \$60,000

After This Change Order

**Revised Contract Amount:** \$664,906.87  
**Remaining Undedicated Funds:** \$19,485.54

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Cleveland State Community College  
**Location:** Cleveland, Tennessee  
**Project Title:** Electrical Infrastructure Modernization  
**SBC Project No:** 166/013-02-2015  
**Designer:** West Welch Reed Eng **Contractor:** Massey Construction Inc.  
**Construction Completion %:** 95% **Targeted Substantial Completion:** 08/01/2017  
**Change Order No.** 3 **Comment: Added Scope**  
**Change Order Amount:** \$34,992.13 This change order addresses the need to have overcurrent protection from the transformer at the Administrative and Student Services Bldgs. This was discovered during the course of the project and is a needed safety and service measure.  
**Change Order Percentage:** 13.26%  
**Cumulative Percentage:** 15.65%  
Approved Project Funding **After This Change Order**  
**Original Bid Target:** \$328,000  
**Base Contract Amount:** \$263,879 **Revised Contract Amount:** \$305,171.13  
**Contingency:** \$32,800 **Remaining Undedicated Funds:** \$55,628.87
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Transportation  
**Location:** Chattanooga, Tennessee  
**Project Title:** TDOT Region 2 HQ Complex  
**SBC Project No:** 242/010-02-2013  
**Designer:** Kline Swinney Assoc / Allen & Hoshall **Contractor:** DBS Corporation  
**Construction Completion %:** 75.19% **Targeted Substantial Completion:** 11/21/2017  
**Change Order No.** 10 **Comment: Hidden Conditions/Codes/Error/Omission/Added Scope**  
**Change Order Amount:** \$1,255,297.56 These change order items can be attributed to hidden conditions, programmatic changes, codes issues and designer errors and omissions.  
**Change Order Percentage:** 3.58%  
**Cumulative Percentage:** 4.17%  
Approved Project Funding **After This Change Order**  
**Original Bid Target:** \$35,269,588.08  
**Base Contract Amount:** \$35,029,000.00 **Revised Contract Amount:** \$36,488,357.08  
**Contingency:** \$1,510,861.92 **Remaining Undedicated Funds:** \$ 1,804,249.89
- 5) **State Procurement Agency:** STREAM **User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** RS Gass Lab Paving & Site Repairs  
**SBC Project No:** 529/020-01-2014  
**Designer:** Hethcoat & Davis **Contractor:** Sessions Paving  
**Construction Completion %:** 95% **Targeted Substantial Completion:** 12/14/2016  
**Change Order No.** 5 **Comment: Unavoidable Delays/Cost Efficiencies**  
**Change Order Amount:** \$(134,258.50) This change order provides for a large credit back to the project for unused unit costs for undercut excavation, allowance amounts, utility relocation, and materials testing. Also included are 233 calendar days that were added to the project and were accrued where the asphalt plant shut down for winter months causing severe delays along with some agency delays relating to the use of their loading dock.  
**Change Order Percentage:** (15.59)%  
**Cumulative Percentage:** 40.93%  
Approved Project Funding **After This Change Order**  
**Original Bid Target:** \$1,347,765.20  
**Base Contract Amount:** \$861,095.00 **Revised Contract Amount:** \$1,213,506.70  
**Contingency:** \$42,883.00 **Remaining Undedicated Funds:** \$52,415.93

- **Projects Approved Under Delegated Authority** which are not in excess of the \$500,000 threshold for major maintenance, and are not funded in whole or part by bond proceeds or residual proceeds from bond funding (in accordance with Item 2.01 of the *SBC By-Laws, Policy & Procedures*)

- 1) **State Procurement Agency:** Tennessee Board of Regents  
**User Agency:** Tennessee Board of Regents Offices  
**Location:** Statewide  
**Project Title:** Central Office Expansion  
**Project Description:** Renovate first floor of TBR central office.  
**SBC Project No.** 166/000-04-2017  
**Total Project Budget:** \$200,000  
**Source of Funding:** 2017-2018 TBR Operating Funds
  
- 2) **State Procurement Agency:** Tennessee Board of Regents  
**User Agency:** University of Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** Memorial Track Resurfacing  
**Project Description:** Resurface Memorial Track on the main campus.  
**SBC Project No.** 166/007-01-2017  
**Total Project Budget:** \$250,000  
**Source of Funding:** Plant funds and gifts
  
- 3) **State Procurement Agency:** Tennessee Board of Regents  
**User Agency:** Chattanooga State Community College  
**Location:** Chattanooga, Tennessee  
**Project Title:** CETAS Construction Lab  
**Project Description:** Renovate space in the CETAS Building to house a lab/classroom for the Construction Engineering.  
**SBC Project No.** 166/012-01-2017  
**Total Project Budget:** \$340,900  
**Source of Funding:** Gifts and Plant Funds
  
- 4) **State Procurement Agency:** STREAM  
**User Agency:** Tennessee Historical Commission  
**Location:** Hotel Halbrook State Historic Site  
**Project Title:** Hotel Halbrook Window Restoration  
**Project Description:** Repairs to the existing window sashes, casing, sills, frames, and all required related work.  
**SBC Project No.** 160/023-01-2017  
**Total Project Budget:** \$330,000  
**Source of Funding:** 2016-2017 CFMM
  
- 5) **State Procurement Agency:** STREAM  
**User Agency:** Department of Education  
**Location:** Alvin C. York Institute  
**Project Title:** Alvin C. York Institute Boiler Replacements  
**Project Description:** Replace existing boilers and all required related work.  
**SBC Project No.** 168/001-02-2017  
**Total Project Budget:** \$370,000  
**Source of Funding:** 2017-2018 CFMM

- 6) **State Procurement Agency:** STREAM  
**User Agency:** Department of Health  
**Location:** East Tennessee Regional Health Office  
**Project Title:** ETRHO Exterior Envelope Repair  
**Project Description:** This project is for building envelope repairs and maintenance of both the main structure and the Annex structure, and all required related work.  
**SBC Project No.** 408/001-01-2017  
**Total Project Budget:** \$300,000  
**Source of Funding:** 2017-2018 FRF CFCM MP
- 7) **State Procurement Agency:** STREAM  
**User Agency:** Department of General Services  
**Location:** Statewide  
**Project Title:** 1481 Mullins Roof Replacement  
**Project Description:** Replace the roof system, and stabilize site erosion at downspouts on site, and all required related work.  
**SBC Project No.** 529/000-02-2017  
**Total Project Budget:** \$300,000  
**Source of Funding:** 2017-2018 FRF CFCM MP
- 8) **State Procurement Agency:** STREAM  
**User Agency:** Department of General Services  
**Location:** Statewide  
**Project Title:** 111 E. Lincoln Roof Replacement  
**Project Description:** Replace the existing roof system, and all required related work.  
**SBC Project No.** 529/000-03-2017  
**Total Project Budget:** \$180,000  
**Source of Funding:** 2017-2018 FRF CFCM MP
- 9) **State Procurement Agency:** STREAM  
**User Agency:** Department of General Services  
**Location:** William R Snodgrass Tennessee Tower  
**Project Title:** TN Tower – Blue Lot Paving and Retaining Wall Repair  
**Project Description:** Remove and replace existing retaining wall and resurface parking area to include sealing, striping and all required related work.  
**SBC Project No.** 529/079-04-2017  
**Total Project Budget:** \$460,000  
**Source of Funding:** 2017-2018 FRF CFCM MP
- **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  
**Project:** University of Tennessee Health Science Center  
**SBC No.** 540/013-04-2013  
**Designer:** ETFC/brg3s, A Joint Venture  
**Amount:** \$22,224  
**Explanation:** This ASR addresses the need for extended oversight by the designer for the installation and utility hook ups for the PODs being performed by the POD manufacturer.





DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval to award a contract to the best evaluated proposer for a Statewide Environmental Consultant

**Project Title:** Statewide Environmental Consultant

**Project Description:** Provide environmental services to State properties, interests and initiatives. Services include consulting, assessments, surveys, monitoring, training, and remediation, as may be required for maintaining regulatory compliance and addressing environmental concerns.

**SBC Number:** 529/000-01-2017

**Total Project Budget:** \$9,400,000.00

**Current Project Funding:** \$5,800,000.00  
(if not fully funded)

**Source of Funding:**

	<u>Original</u>			
\$ 1,000,000.00	16/17	CurrFunds-CapMaint	(A)	
3,000,000.00		Various Agency Op Funds	(O)	
800,000.00	17/18	CurrFunds-CapMaint (MP)	(A)	
1,000,000.00	17/18	CurrFunds-CapMaint	(A)	

**Original Project Budget:** \$ 5,800,000.00

**Comment:** Three proposals were received on August 3, 2017. The state has successfully negotiated service rates with the proposer determined to be the best evaluated proposer. The notice of intent to award was issued on August 25, 2017 naming EnSafe, Inc. as the best evaluated proposer. The protest period will expire on September 1, 2017.

**Previous Action:** 06/19/2017 SBC Approve project and issuance of RFQ  
07/13/2017 SBC Approved revision in project budget, funding and sources of funding.

**Minutes:** 09/14/2017 SBC Commissioner Oglesby apologized for this item being late. If the item had not been so time sensitive due to the contract expiring within the next few weeks, it would have been brought forward in October. Commissioner Oglesby stated that the Commission's response to this late item has helped DGS to identify improvements needed in the process. Modifications to the process have already been made to ensure that will not happen in the future.

The Commission approved awarding a contract to the best evaluated proposer for a Statewide Environmental Consultant.

There being no further business, the meeting adjourned at 11:57 a.m.

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Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State