

**MINUTES**  
**STATE BUILDING COMMISSION**  
**October 12, 2017**

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room 16 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  
Tre Hargett, Secretary of State  
Larry Martin, Commissioner, Department of Finance and Administration  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer

MEMBERS ABSENT

Chairman Bill Haslam, Governor

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- Department of Correction
- Tennessee Wildlife Resources Agency
- Department of Environment & Conservation
- Department of Treasury
- Department of General Services
- State Building Commission

PRESENTER

President Joe DiPietro  
Chancellor Dr. Flora Tydings  
Commissioner Tony Parker  
Chief Engineer Dwight Hensley  
Deputy Commissioner Brock Hill  
State Architect Ann McGauran  
Real Estate Compliance Director Ted Hayden  
State Architect Ann McGauran

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Health Science Building – Program Project

**Project Description:** This project will provide programming for the construction of a new, approximately 160,000 GSF, health sciences laboratory facility and parking area with approximately 500 spaces. This facility will address the projected regional workforce growth in the health sciences fields (Nursing, Physical therapy, Occupation therapy and related programs) now limited by the program space. The facility will also have approximately 15,000 sf of Biology research lab space to support the health science fields.

**SBC Number:** 540/005-08-2017

**Total Project Budget:** \$250,000.00

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

**Comment:** This is a disclosed project reported to THEC on September 29, 2017. This request is to provide programming services in support of a future request to approve a project for construction of a new Health Science building.

**Minutes:** 10/12/2017 SBC Approved project, budget, scope, funding and source of funding and proceeding with the process to select a programming consultant.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Maclellan Renovation – Program Project

**Project Description:** This project will provide programming for the Maclellan renovation. The natatorium interior will be demolished, leaving the shell and replaced with a two story structure for various student services function. Public restrooms and locker rooms, and building and building access will be upgraded to incorporate ADA requirements. Electrical system, HVAC units, AHUs & exhaust fans, and the domestic water heating system will be replaced. Building finishes, furnishings, signage, windows, and exterior doors will be replaced. Building sidewalks will be repaired. Bleachers, seating, and built-in equipment in the gym area will be replaced.

**SBC Number:** 540/005-09-2017

**Total Project Budget:** \$100,000.00

**Source of Funding:** \$100,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a disclosed project reported to THEC on September 29, 2017. This request is to provide programming services in support of a future request to approve a project for renovation of the Maclellan building.

**Minutes:** 10/12/2017 SBC Approved project, budget, scope, funding and source of funding and proceeding with the process to select a programming consultant.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox 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:** HVAC Improvements

**Project Description:** This project will provide HVAC improvements at Dougherty Engineering (1961), and Hodges Library (1966, major reno 1989), and electrical improvements at Art and Architecture (1975). The improvements will include replacing old, obsolete equipment, and will provide efficiency improvements. Steam and condensate piping will be provided to Senter Hall (2001). This project will also provide for replacement of R22 equipment.

**SBC Number:** 540/009-12-2017

**Total Project Budget:** \$5,500,000.00

**Source of Funding:** \$5,500,000.00    17/18    CurrFunds-CapMaint(MP)    (A)

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

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

**Minutes:** 10/12/2017    SBC    Approved project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

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

**Project Title:** Alpha Gamma Rho

**Project Description:** Renovate the AGR fraternity house, improve accessibility, expand the dining room, expand the chapter room, create new entrance foyer, install elevator, and add bedrooms, restrooms, and laundry room.

**SBC Number:** 540/009-12-2014

**Total Project Budget:** \$2,445,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,645,000.00	\$0.00	\$1,645,000.00	Gifts/Donations	(O)
	600,000.00	200,000.00	800,000.00	TSSBA	(A)
<b>Original Project Budget:</b>	<u>\$2,245,000.00</u>				
<b>Change in Funding:</b>		<b>\$200,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$2,445,000.00</b>		

**Comment:** This request will accommodate unforeseen structural and electrical conditions identified during construction.

**Previous Action:**

08/21/2014	SBC	Approved project using The Lewis Group to design
04/18/2016	SBC	Approved a revision in scope and funding
10/13/2016	SBC	Approved a revision in project budget, funding and source of funding
03/09/2017	SBC	Approved a revision in project budget, funding and source of funding

**Minutes:** 10/12/2017 SBC Approved revision in project budget, funding and sources of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**                Parking Garages/Parking Lots Repairs (2014-2015)

**Project Description:**        This project will provide repairs for various parking garages and surface lots. Repairs may occur in multiple garages including Eleventh Street Garage, Stadium Parking Garage, G7 Garage, Lake Avenue Garage, McClung Tower Garage, and Administration Parking Garage.

**SBC Number:**                 540/009-03-2016

**Total Project Budget:**       \$0.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,000,000.00	(\$1,000,000.00)	\$0.00	Plant Funds (Aux-Parking)    (A)
<b>Original Project Budget:</b>	\$1,000,000.00			
<b>Change in Funding:</b>		(\$1,000,000.00)		
<b>Revised Project Budget:</b>			\$0.00	

**Comment:**                    This project is being canceled because it is no longer a priority.

**Previous Action:**            04/18/2016    SBC    Approved project budget, scope, and source(s) of funding and proceeding with process to select a designer

**Minutes:**                     10/12/2017    SBC    Approved cancellation of project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**               Renovations for Governor's Chairs (2013-2014)

**Project Description:**       This project will renovate facilities as needed to provide research facilities to meet the special requirements of the Governor's Chair Researchers.

**SBC Number:**               540/009-04-2014

**Total Project Budget:**     \$0.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$250,000.00	(\$250,000.00)	\$0.00	Plant Funds (Non-Aux)    (A)
<b>Original Project Budget:</b>	<u>\$250,000.00</u>			
<b>Change in Funding:</b>		(\$250,000.00)		
<b>Revised Project Budget:</b>			<b>\$0.00</b>	

**Comment:**                 This project is being canceled because it is no longer a priority. The designer contract was not executed due to campus priority changes.

**Previous Action:**       05/08/2014    SBC    Approved project budget, scope, and source(s) of funding and proceeding with process to select a designer  
                                  06/23/2014    ESC    Approved designer selection (Design Innovation Architects)

**Minutes:**                 10/12/2017    SBC    Approved cancellation of project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**                Parking Garage-Cherokee Campus

**Project Description:**        This project will provide for a 500 space parking garage at the Cherokee campus.

**SBC Number:**                 540/009-18-2007

**Total Project Budget:**       \$0.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$7,000,000.00	(\$7,000,000.00)	\$0.00	TSSBA	(A)
	500,000.00	(500,000.00)	0.00	Plant Funds (Aux-Parking)	(A)
<b>Original Project Budget:</b>	<u>\$7,500,000.00</u>				
<b>Change in Funding:</b>		(\$7,500,000.00)			
<b>Revised Project Budget:</b>			<b>\$0.00</b>		

**Comment:**                      This project is being canceled because it is no longer a priority. The designer contract was not executed due to campus priority changes.

**Previous Action:**            07/12/2007    SBC    Approved project and selected designer (Bullock Smith & Partners)

**Minutes:**                        10/12/2017    SBC    Approved cancellation of project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

**Project Title:** Gooch Lighting Replacement

**Project Description:** This project will replace the lights in Gooch Hall, exchanging the existing T-12 lights with new LED lights.

**SBC Number:** 540/011-04-2017

**Total Project Budget:** \$519,000.00

**Source of Funding:** \$519,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a disclosed project reported to THEC on September 29, 2017.

**Minutes:** 10/12/2017 SBC Approved 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 a revision in scope, funding, and source(s) of funding

**Project Title:** New Football Stadium

**Project Description:** Construct a new 10,000 seat football stadium. Scope to include demolition and building, as well as site work, infrastructure, parking, and supporting facilities. *Renovate a space in the Bond Building as locker room space for the home and visiting teams.*

**SBC Number:** 166/005-02-2013

**Total Project Budget:** \$33,358,006.00

**Current Project Funding:** \$26,710,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$14,400,000.00	\$ 0.00	\$14,400,000.00	2013	TSSBA (fees/revenues)	(A)
	4,019,450.00	0.00	4,019,450.00		Plant (Aux-Student Fees)	(A)
	2,000,000.00	806,698.00	2,806,698.00		Gifts	(O)
	5,483,852.00	0.00	5,483,852.00		Plant (Non-Auxiliary)	(A)
<b>Original Project Funding:</b>	<b>\$25,903,302.00</b>					
<b>Change in Funding:</b>		<b>\$806,698.00</b>				
<b>Revised Project Funding:</b>			<b>\$26,710,000.00</b>			

**Comment:** Additional funds are needed to renovate space for a locker room in the Bond Building.

**Previous Action:**

07/11/2013	SBC	Approved project
07/30/2013	ESC	Selected designer (McCarty Holsaple McCarty)
01/09/2014	SBC	Revised funding
03/12/2015	SBC	Revised budget and funding, approved use of CM/GC
06/11/2015	SBC	Revised scope/funding & award to Burwill Construction CM/GC
11/12/2015	SBC	Approved revision in budget & funding; and EDP

**Minutes:** 10/12/2017 SBC Secretary Hargett confirmed that this was for the new locker rooms. The Commission approved revision in scope, funding, and sources of funding.

TENNESSEE BOARD OF REGENTS

East Tennessee State University Johnson City, Washington 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, and approval to utilize Construction Manager/General Contractor alternative delivery method

**Project Title:** Lamb Hall Renovation

**Project Description:** Renovate facility for program needs to accommodate academic programs in the College of Public and Allied Health. Renovations will include classrooms, multi-media classrooms, class laboratories, and research.

**SBC Number:** 166/005-09-2017

**Total Project Budget:** \$23,000,000.00

<b>Source of Funding:</b>	\$17,250,000.00	17/18	CurrFunds-CapImp	(A)
	1,000,000.00		Plant Funds (Non-Aux)	(A)
	4,750,000.00		Gifts	(O)

**Comment:** This is a FY 17/18 line-item in the capital budget. The CM/GC delivery method is needed because of the complexity of a project that will involve both renovation and new construction. Involving the CM/GC early in the design process will facilitate discussions about phasing the work so that classes and research are minimally disrupted. A CM/GC that has experience completing Allied Health projects and renovation in higher education facilities will be sought.

**Minutes:** 10/12/2017 SBC Approved project, budget, scope, funding, and sources of funding, and proceeding with the process to select a designer, and approved utilizing 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, scope, funding, source(s) of funding, and proceeding with the process to select a new designer

**Project Title:** Student Recreation Facility Construction

**Project Description:** Construct a new recreation and physical education facility, *demolish an outdoor pool and replace with a smaller pool*, and make upgrades to the remaining facilities, and construct new recreation fields.

**SBC Number:** 166/007-22-2014

**Total Project Budget:** \$30,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	62,000,000.00	(32,000,000.00)	30,000,000.00	TSSBA (Student fees) (0)
<b>Original Project Funding:</b>	\$62,000,000.00			
<b>Change in Funding:</b>		\$(32,000,000.00)		
<b>Revised Project Funding:</b>			\$30,000,00.00	

**Comment:** The original scope was not feasible to operate and maintain without further increasing student fees. The new facility is being reduced from 192,500 sf to 74,000 sf. This reprogrammed effort will allow the campus to complete the facility and operate and maintain it within current financial capacity. The existing facility will no longer be demolished, but retained. The current designer is no longer available and a new designer will be selected.

<b>Previous Action:</b>	09/11/2014	SBC	Approved project and insurance of RFP for CM/GC
	11/24/2014	ESC	Selected designer (Crump Firm, Inc.)
	08/13/2015	SBC	Selected CM/GC (Hoar Construction)
	09/10/2015	SBC	Approved EDP

**Minutes:** 10/12/2017 SBC Comptroller Wilson asked about the previous designer. Secretary Hargett stated that his understanding from Mr. Tracy with TBR was that the Crump Firm was not interested in proceeding with a lesser project. Comptroller Wilson confirmed with the State Architect that this is acceptable. The State Architect relayed that TBR had received a letter from the Crump Firm asking to be released from the project.

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

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

**Requested Action:** Approval to utilize a Construction Manager/General Contractor alternative delivery method

**Project Title:** Warf Science Building Addition and Renovation

**Project Description:** Renovate the Warf Building and construct a new Mechatronics Lab addition.

**SBC Number:** 166/025-01-2017

**Total Project Budget:** \$6,200,000.00

<b>Source of Funding:</b>	\$1,560,000.00	16/17	CurrFunds-CapImp (D55Cap)	(A)
	190,000.00		Plant Funds (Non-Aux)	(A)
	274,000.00		Gifts	(O)
	4,176,000.00	17/18	CurrFunds-CapImp	(A)

**Comment:** The CM/GC delivery method is requested because the renovation and addition will require high quality feedback from the contractor to the designer to confirm cost, address constructability issues, and provide continuity through construction. The project will require demolition of interior spaces, potential migration of user groups to other buildings, and phased construction in the core of an ongoing educational environment. Contractors experienced with pre-construction services, project phasing, and migration in a higher education environment will be pursued.

**Previous Action:**

03/09/2017	SBC	Approved project
04/24/2017	ESC	Selected designer (J Holmes Architecture)
07/13/2017	SBC	Revised budget and funding

**Minutes:** 10/12/2017 SBC Approved utilizing a Construction Manager/General Contractor alternative delivery method.

DEPARTMENT OF CORRECTION

Northwest Correctional Complex, Tiptonville, Lake County, Tennessee

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

**Project Title:** NWCX Roof Repairs

**Project Description:** Repair and replacement of roofing membrane, flashing, copings, nailers and all required related work necessary to provide a weather tight envelope.

**SBC Number:** 142/016-05-2017

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

**Source of Funding:** \$ 275,000.00 Insurance Proceeds (O)  
25,000.00 17/18 TDOC Op Funds (A)

**Comment:** Roofs at Northwest Correctional Complex were damaged during early summer storms. The roofs have been temporarily secured, but a permanent repair is urgently required.

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 competitively through the Central Procurement Office is requested based on the need to expedite the roof repairs efforts.

Belfor received multiple bids for this work. The repaired roof will maintain the manufacturer's warranty. The anticipated construction cost will be \$220,000.00.

**Minutes:** 10/12/2017 SBC Approved project, budget, scope, funding and sources of funding utilizing Agency Consultant for design and utilizing a contract procured under the Central Procurement Office for the construction.

DEPARTMENT OF CORRECTION

Statewide

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

**Project Title:** Upgrade Locking Systems Phase I and Phase II

**Project Description:** Replace aging and failing locking systems in prisons statewide by a specialty security contractor. Facilitate the purchase and installation, by staff of specialty locking systems for unique emergency needs.

**SBC Number:** 140/001-04-2013

**Total Project Budget:** \$32,000,000.00

**Current Project Funding:** \$ 8,147,853.84

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 2,500,000.00	\$ 0.00	\$ 2,500,000.00	12/13	CurrFunds–CapMaint (SA)	(A)
	1,647,853.84	0.00	1,647,853.84	07/08	CurrFunds–CapMaint (SA)	(R)
	0.00	4,000,000.00	4,000,000.00	17/18	CurrFunds–CapMaint (SA)	(A)
<b>Original Project Budget:</b>	<b>\$ 4,147,853.84</b>					
<b>Change in Funding:</b>	<b>\$ 4,000,000.00</b>					
<b>Revised Project Budget:</b>	<b>\$ 8,147,853.84</b>					

**Comment:** The additional funding is a FY 17/18 line-item in the capital budget (Statewide Detention Hardware Upgrades). Future funding will be requested in subsequent budgets to complete the program in its entirety.

Once the design is completed then a request will be made to issue a RFP for construction services.

**Previous Action:** 07/11/2013 SBC Approved a project budget, scope and sources(s) of funding utilizing the Statewide Detention Hardware consultant for design.

**Minutes:** 10/12/2017 SBC Approved revision in project budget, funding and sources of funding.

TENNESSEE WILDLIFE RESOURCES AGENCY

Statewide

**Requested Action:**      **Approval to utilize Agency Resources for construction**

**Project Title:**            Region 1 ADA Facility Compliance

**Project Description:**    ADA Improvements.

**SBC Number:**            220/017-01-2015

**Total Project Budget:**   \$800,000.00

**Source of Funding:**      \$600,000.00                    Federal                    (F)  
   200,000.00                    15/16                    TWRA Operating Funds    (A)

**Comment:**                Agency Resources are requested because the scope is limited to rails, ramps, sidewalks, and other miscellaneous elements, at approximately 15 to 20 locations, which are within the Agency's abilities to perform.

**Previous Action:**        07/09/2015    SBC    Approved project  
   04/25/2016    ESC    Selected designer (Haizlip Studio)

**Minutes:**                10/12/2017    SBC    Approved utilizing Agency Resources for construction.



DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide

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

**Project Title:** Hospitality Consultant

**Project Description:** Hospitality consultant to support the agency for project development and associated facility needs, along with addressing operational and business requirements.

**SBC Number:** 126/000-04-2017

**Total Project Budget:** \$1,200,000.00

<b>Source of Funding:</b>	\$ 200,000.00	17/18	TDEC Op Funds	(A)
	\$1,000,000.00		Various Project Funds	(O)

**Comment:** The consultant will have an initial term of three years with two one-year renewals.

The value of services for TDEC hospitality general support is expected to be \$200,000. The consultant will also be providing services on various SBC approved TDEC projects having hospitality components, the value of which is currently unknown but estimated to have a maximum potential expenditure of \$1,000,000. These services will be provided under separate, project specific task orders and will be funded through the SBC approved project funds.

**Minutes:** 10/12/2017 SBC The agency requested that this be referred to the Executive Subcommittee because additional time was needed to finalize the RFQ. Referred to Executive Subcommittee with authority to act.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Meeman Shelby Forest State Park, Millington, Shelby County, Tennessee

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

**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 Number:** 126/089-02-2017

**Total Project Budget:** \$250,000.00

**Source of Funding:** \$250,000.00                      17/18                      TDEC Op Funds                      (A)

**Comment:** An Agency Consultant is requested since design services will be limited to construction documents and construction administration.

**Minutes:** 10/12/2017                      SBC                      Approved project budget, funding and source of funding, and utilizing an Agency Consultant for design.



DEPARTMENT OF ENVIRONMENT & CONSERVATION

Cumberland Mountain State Park, Crossville, Cumberland County, Tennessee

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

**Project Title:** Cumberland Mountain State Park Restaurant HVAC Replacement

**Project Description:** Replace Cumberland Mountain State Park Restaurant HVAC equipment and all required related work.

**SBC Number:** 126/030-01-2017

**Total Project Budget:** \$165,000.00

**Source of Funding:** \$100,000.00 Clean Energy Grant (O)  
65,000.00 17/18 TDEC Op Funds (A)

**Comment:** Agency Resources are requested because design is limited to equipment replacement.

Central Procurement Office (CPO) is being requested because work is limited to a single trade. The anticipated construction cost is \$125,000.

**Minutes:** 10/12/2017 SBC Approved project, budget, scope, funding and sources of funding, utilizing Agency Resources for design and utilizing a contract procured under the Central Procurement Office for the construction.

DEPARTMENT OF TREASURY

Statewide

**Requested Action:** Approval of the extension of a contract for Kristine Fallon & Associates

**Project Title:** Consultants

**Project Description:** Consultants to assist the Office of the State Architect in establishing standards for Building Information Modeling (BIM), High Performing Buildings (HPB) and Building Signage.

**SBC Number:** 900/000-01-2012

**Total Project Budget:** \$1,525,000.00

**Source of Funding:**

\$ 575,000.00	12/13	CurrFunds-CapImp	(A)
800,000.00	13/14	CurrFunds-CapImp	(A)
150,000.00	15/16	CurrFunds-CapImp	(A)

**Comment:** This request is to extend the current contract with Kristine Fallon & Associates for an additional year. The scope of services for this contract includes KFA's support for two BIM pilot projects (TN School for the Deaf and Metrology Lab). The completion of these projects has been delayed beyond the dates originally contemplated. Extension for an additional year will allow KFA to complete the contractual scope of services.

**Previous Action:**

07/12/2012	SBC	Approved project
07/23/2012	ESC	Selected consultants (SSR; KFA; Sign Management)
07/11/2013	SBC	Revised budget & funding; extend contracts for second year
01/09/2014	SBC	Referred to ESC with authority to act
01/21/2014	ESC	Approved issuing new contract w/existing designer
08/20/2012	ESC	Selected consultant (SSR)
06/12/2014	SBC	Approved extension of BIM & HPB contracts
02/12/2015	SBC	Approved extension of Signage contract
07/09/2015	SBC	Approved a revision in project budget, funding and sources of funding and extension of contracts

**Minutes:** 10/12/2017 SBC Approved extension of a contract for Kristine Fallon & Associates.

DEPARTMENT OF GENERAL SERVICES

Jackson Supreme Court, Jackson, Madison 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:** Jackson Supreme Court HVAC and Lighting Upgrades

**Project Description:** Upgrades to existing HVAC, lighting, electrical systems, interior finishes, and all required related work.

**SBC Number:** 523/073-01-2017

**Total Project Budget:** \$1,790,000.00

**Source of Funding:** \$1,790,000.00 17/18 FRF CurrFunds-CapMaint (A)

**Comment:** This project is a FY 17/18 line-item in the capital budget. Interior finishes will be limited to ceiling, flooring, and painting.

**Minutes:** 10/12/2017 SBC Approved project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

National Civil Rights Museum, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding, and an amendment to the grant

**Project Title:** National Civil Rights Museum Maintenance Grant

**Project Description:** Annual grant to provide maintenance support.

**SBC Number:** 160/020-01-2014

**Total Project Budget:** \$1,200,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00	14/15	CurrFunds-CapMaint	(A)
	300,000.00	0.00	300,000.00	15/16	CurrFunds-CapMaint	(A)
	300,000.00	0.00	300,000.00	16/17	CurrFunds-CapMaint	(A)
	0.00	300,000.00	300,000.00	17/18	CurrFunds-CapMaint	(A)
<b>Original Project Budget:</b>	<b>\$ 900,000.00</b>					
<b>Change in Funding:</b>		<b>\$ 300,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,200,000.00</b>			

**Comment:** This request adds FY 17/18 line-item funding. The term of the original grant remains through April 30, 2020.

**Previous Action:**

08/21/2014	SBC	Approved Grant
08/21/2014	SBC	Budget Reallocation due to incorrect Fund Allocation
07/09/2015	SBC	Revised funding
07/14/2016	SBC	Approved revision in project budget, funding and sources of funding

**Minutes:** 10/12/2017 SBC Approved revision in project budget, funding and sources of funding, and an amendment to the grant.

DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding, and amendments to the grants

**Project Title:** Tennessee Aquarium and Zoos - Grants

**Project Description:** Grant for capital improvement projects at the Tennessee Aquarium and each of the four Tennessee accredited zoos: Nashville, Knoxville, Chattanooga, and Memphis.

**SBC Number:** 460/000-04-2015

**Total Project Budget:** \$ 3,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,000,000.00	\$ 0.00	\$1,000,000.00	15/16	CurrFunds-CapImp	(A)
	1,000,000.00	0.00	1,000,000.00	16/17	CurrFunds-CapImp	(A)
	0.00	1,000,000.00	1,000,000.00	17/18	CurrFunds-CapImp	(A)
<b>Original Project Budget:</b>	<b>\$2,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,000,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$3,000,000.00</b>			

**Comment:** This request adds FY 17/18 line-item in the capital budget. The term of the grants will be extended one year from November 1, 2017 to October 31, 2018 for the Tennessee Aquarium, Nashville Zoo, Memphis Zoo, Knoxville Zoo, and Chattanooga Zoo. Each entity will receive the following funds:

	Existing	Additional	Total
Tennessee Aquarium	\$ 400,000.00	\$ 200,000.00	\$ 600,000.00
Nashville Zoo	\$ 400,000.00	\$ 200,000.00	\$ 600,000.00
Memphis Zoo	\$ 400,000.00	\$ 200,000.00	\$ 600,000.00
Knoxville Zoo	\$ 400,000.00	\$ 200,000.00	\$ 600,000.00
Chattanooga Zoo	\$ 400,000.00	\$ 200,000.00	\$ 600,000.00
<b>Total</b>	<b>\$ 2,000,000.00</b>	<b>\$ 1,000,000.00</b>	<b>\$ 3,000,000.00</b>

**Previous Action:** 07/09/2015 SBC Approved grants  
 08/13/2015 SBC Approved additional grants  
 07/14/2016 SBC Approved revision in budget and amendments to the grants

**Minutes:** 10/12/2017 SBC Approved revision in project budget, funding and sources of funding, and amendments to the grants.

DEPARTMENT OF GENERAL SERVICES

Oliver Springs, Kingston, Roane County, Tennessee

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

**Project Title:**         Oliver Springs Historical Society

**Project Description:**   Grant for the restoration of the historic Oliver Springs L&N Depot.

**SBC Number:**           460/000-03-2017

**Total Project Budget:** \$100,000.00

**Source of Funding:**   \$100,000.00         17/18     CurrFunds-CapImp     (A)

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

**Minutes:**             10/12/2017     SBC     Secretary Hargett stated that Senator Yager is a strong advocate for this and had contacted his office to ask for support. Other commission members acknowledged the legislative interest.

The Commission approved the grant.

DEPARTMENT OF GENERAL SERVICES

Courthouse, Dayton, Rhea County, Tennessee

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

**Project Title:**         Rhea County Courthouse Renovations

**Project Description:**   Grant for various renovation activities at the Rhea County Courthouse, and all required related work.

**SBC Number:**         460/000-04-2017

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

**Source of Funding:**   \$200,000.00                 17/18     CurrFunds-CapImp         (A)

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

**Minutes:**             10/12/2017     SBC     Approved grant.

DEPARTMENT OF GENERAL SERVICES

The Hermitage, Nashville, Davidson County, Tennessee

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

**Project Title:**            Andrew Jackson Foundation Church, Cemetery, and Visitor Center

**Project Description:**      Grant for various restoration activities at the Andrew Jackson Foundation Hermitage Mansion and all required related work.

**SBC Number:**              460/000-05-2017

**Total Project Budget:**    \$ 240,000.00

**Source of Funding:**      \$ 240,000.00                      17/18      CurrFunds-CapImp                      (A)

**Comment:**                  This project is a 17/18 FY **line-item** in the capital budget. The Grant will be utilized on the Hermitage Church, Jackson Family Cemetery, and the Andrew Jackson Center Ticket Office.

**Minutes:**                    10/12/2017      SBC      Approved grant.

DEPARTMENT OF GENERAL SERVICES

Regional Consolidated Facility, Jackson, Madison County, Tennessee

**Requested Action:**        **Approval of a Utility Grant**

**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:**                The Utility Grant for \$55,151.00 will be to the Jackson Energy Authority to cover this property's share of the cost of extending the sanitary sewer line.

**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.)  
                                 09/14/2017    SBC    Referred to ESC with authority to act  
                                 09/28/2017    ESC    Approval to issue a CM/GC contract

**Minutes:**                10/12/2017    SBC    Approved utility grant.

DEPARTMENT OF GENERAL SERVICES

THP District 8 Headquarters, Jackson, Madison County, Tennessee

**Requested Action:**      **Approval of a Utility Grant**

**Project Title:**            New Jackson THP District Headquarters

**Project Description:**    Construct a new headquarters.

**SBC Number:**            502/006-01-2016

**Total Project Budget:**   \$8,348,100.00

**Source of Funding:**      \$8,348,100.00      16/17      FRF CurrFunds-CapImp      (A)

**Comment:**                The Utility Grant for \$55,151.00 will be to the Jackson Energy Authority to cover this property's share of the cost of extending the sanitary sewer line.

**Previous Action:**        07/14/2016      SBC      Approved project and to select a designer  
                                 07/25/2016      ESC      Approved designer selection (Goodwyn Mills Cawood)

**Minutes:**                 10/12/2017      SBC      Approved utility grant.

DEPARTMENT OF GENERAL SERVICES

National Museum of African American Music, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of an amendment to the grant agreement

**Project Title:** National Museum of African American Music

**Project Description:** Grant to provide capital support for the new Museum of African American Music.

**SBC Number:** 460/000-05-2016

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

**Source of Funding:** \$2,000,000.00                      16/17      CurrFunds-CapImp                      (A)

**Comment:** This agreement for the current contract will be amended to extend the contract through October 31, 2021 to allow the work to be completed on the current schedule.

**Previous Action:** 08/11/2016      SBC      Approved a grant.

**Minutes:** 10/12/2017      SBC      Approved an amendment to the grant agreement.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend Development, 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:** Multi-Agency Law Enforcement Training Center

**Project Description:** Funds are provided for the construction of a consolidated law enforcement firing range at the Cockrill Bend site. Funds also support the construction of new office and warehouse facilities for the Department of Correction.

**SBC Number:** 529/017-01-2017

**Total Project Budget:** \$ 29,500,000.00

**Source of Funding:** \$ 29,500,000.00 17/18 FRF CurrFunds-CapImp (A)

**Comment:** This project is a 17/18 FY line-item in the capital budget. The project description has been modified from the FY 17/18 capital budget for clarity.

Future components of the Multi-Agency Law Enforcement Training Center development will be submitted for approval as separate projects as approved in future Capital Budget Requests.

**Minutes:** 10/12/2017 SBC At the Department's request the item was deferred until next month's State Building Commission meeting.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on September 14, 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:** UT Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Alpha Gamma Rho  
**SBC Project No:** 540/009-12-2014  
**Designer:** Lewis Group Architects **Contractor:** Wright Contracting Inc.  
**Construction Completion %:** 25% **Targeted Substantial Completion:** 05/15/2018  
**Change Order No.** 3 **Comment: Hidden Conditions/Omission**  
**Change Order Amount:** \$158,692 This change order accommodates work for the hidden condition of finding deterioration in the existing electrical/mechanical room and having to demolish and reconstruction this space. Due to this work, the electrical service and utility line had to be relocated. An area around the existing chimney, where the interface with the new addition occurs, had to be structurally retrofit with steel reinforcement. Also included was a designer omission where the electrical service had to be upgraded to provide for a new elevator. The designer's fee was reduced to address this impact.  
**Change Order Percentage:** 9.20%  
**Cumulative Percentage:** 11.94%

Approved Project Funding

**Original Bid Target:** \$1,724,000  
**Base Contract Amount:** \$1,724,000  
**Contingency:** \$172,000

After This Change Order

**Revised Contract Amount:** \$1,929,847  
**Remaining Undedicated Funds:** \$153,000

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Parking and Transportation Improvements  
**SBC Project No:** 166/011-02-2016  
**Designer:** Lose & Associates, Inc. **Contractor:** Elk Mountain Construction Co. Inc.  
**Construction Completion %:** 70% **Targeted Substantial Completion:** 11/10/2017  
**Change Order No.** 3 **Comment: Hidden Conditions**  
**Change Order Amount:** \$49,000 This change order addresses the need to add additional base quantities for undercutting unsuitable soils based on hidden conditions.  
**Change Order Percentage:** 2.96%  
**Cumulative Percentage:** 13.03%  
Approved Project Funding After This Change Order  
**Original Bid Target:** \$2,200,000  
**Base Contract Amount:** \$1,653,236 **Revised Contract Amount:** \$1,868,725.96  
**Contingency:** \$100,000 **Remaining Undedicated Funds:** \$431,274.00

3) **State Procurement Agency:** STREAM **User Agency:** Department of Health  
**Location:** Nashville, Tennessee  
**Project Title:** 665 Mainstream Interior Renovation  
**SBC Project No:** 529/012-01-2012  
**Designer:** TMPartners Architects **Contractor:** Dowdle Construction  
**Construction Completion %:** 93% **Targeted Substantial Completion:** 07/15/2017  
**Change Order No.** 3 **Comment: Omission/Added Scope**  
**Change Order Amount:** \$37,309.79 This change order provides for an upgrade to the existing VAV boxes which were initially dropped from the project work due to User Agency deciding that this space would not be occupied. Now, the agency has decided to occupy this affected space and this work needs to be accomplished.  
**Change Order Percentage:** 9.3%  
**Cumulative Percentage:** 11.18%

**Approved Project Funding**

**Original Bid Target:** \$416,959.29  
**Base Contract Amount:** \$399,562.00  
**Contingency:** \$32,558.91

**After This Change Order**

**Revised Contract Amount:** \$444,269.08  
**Remaining Undedicated Funds:** \$353,186.37

4) **State Procurement Agency:** STREAM **User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Andrew Jackson Building Energy Systems Upgrade  
**SBC Project No:** 529/073-01-2016  
**Designer:** OLG **Contractor:** K-Barr  
**Construction Completion %:** 10% **Targeted Substantial Completion:** 12/31/2017  
**Change Order No.** 2 **Comment: Added Scope**  
**Change Order Amount:** \$(155,017.39) This change order accommodates the need to delete the scope of providing energy saving window film over the existing windows of the Andrew Jackson SOB due to discovering a couple of the window panes with this film applied cracking. Also included in this change order work is to remove the film on the 2nd and 3rd floors that has already been applied, as well as adding contractor general conditions for days that the project was delayed from July 2017 through middle of Sept. 2017.  
**Change Order Percentage:** (13.76)%  
**Cumulative Percentage:** (14.25)%

**Approved Project Funding**

**Original Bid Target:** \$1,126,900.39  
**Base Contract Amount:** \$1,126,900.39  
**Contingency:** \$0.00

**After This Change Order**

**Revised Contract Amount:** \$966,309.81  
**Remaining Undedicated Funds:** \$169,962.36

5) **State Procurement Agency:** STREAM **User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** William R. Snodgrass Tennessee Tower Exterior Building Maintenance  
**SBC Project No:** 529/079-03-2011  
**Designer:** Kline Swinney & Assoc **Contractor:** Wellspring Builders  
**Construction Completion %:** 99% **Targeted Substantial Completion:** 05/15/2017  
**Change Order No.** 14 **Comment: Schedule Modifications**  
**Change Order Amount:** \$(2,000) This change order is for assessing 2 days of liquidated damages on the contractor, and adding 18 additional days to the contract's substantial completion date due to owner impacted programming changes.  
**Change Order Percentage:** .03%  
**Cumulative Percentage:** 26.81%  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$6,342,030.52  
**Base Contract Amount:** \$5,001,085.00 **Revised Contract Amount:** \$6,342,030.52  
**Contingency:** \$23,969.48 **Remaining Undedicated Funds:** \$218,089.40

- **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:** University of Tennessee  
**User Agency:** UT Chattanooga  
**Location:** Chattanooga, Tennessee  
**Project Title:** SimCenter HVAC Replacement  
**Project Description:** This project will replace two computer room HVAC units. These units have exceeded their service life and are experiencing recurring failures. These units serve the computer center for the Center of Excellence in Applied Computational Science and Engineering program located in the SimCenter.  
**SBC Project No.** 540/005-07-2017  
**Total Project Budget:** \$230,000  
**Source of Funding:** Plant Funds Non-Aux

- **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:** Clyde Austin 4-H Center Renovations  
**SBC No.** 540/001-05-2012  
**Designer:** Design Innovation  
**Amount:** \$28,050  
**Explanation:** This ASR addresses services for renovations to the manager's residence, site utilities, HVAC needs in the dining hall, and the additional approved scope for staff housing.

- 2) **State Procurement Agency:** University of Tennessee  
**Project:** University Center  
**SBC No.** 540/009-22-2008  
**Designer:** McCarty, Holsaple, McCarty & Barber McMurry, A Joint Venture  
**Amount:** \$17,086  
**Explanation:** This ASR is for design services to revise a currently programmed space for the VolCard suite to create shell space instead. UTK campus administration has decided to locate this function elsewhere.
  
- 3) **State Procurement Agency:** STREAM  
**Project:** New State Museum Exterior Lighting Revisions & Exterior Signage Revisions  
**SBC No.** 529/050-01-2015  
**Designer:** Everton Oglesby Architect, PLLC  
**Amount:** \$385,048  
**Explanation:** This ASR provides services to revise street and parking lot lighting, which design for was previously approved, to match the existing Bicentennial Mall lighting. Also included are revisions to exterior signage and directional signage for the museum to better coordinate with the current Mall standards.
  
- **Subcontractor Replacement** (in accordance with Item 6.09 of the *SBC By-Laws, Policy & Procedures*)
  - 1) **State Procurement Agency:** Tennessee Board of Regents  
**Project:** Chattanooga State Community College CETAS Construction Lab  
**SBC No.** 166/012-01-2017  
**General Contractor:** Raines Brothers, Inc.  
**Subcontractor:** Interstate Mechanical Contractors  
**Replacement Sub(s):** JDC Mechanical

**Other Business**

During the meeting, Lieutenant Governor McNally recognized Sophie Rose Irwin and her grandparents. Sophie is a sixth grader at Bearden School and is related to County Commissioner Brad Anders. Sophie was invited to sit at the podium after being recognized.

There being no further business, the meeting adjourned at 11:25 a.m.

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Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State