Meeting Copy

AGENDA

STATE BUILDING COMMISSION

Hearing Room 30 – Legislative Plaza
August 11, 2016
11:00 a.m.

- Department of Veterans Services 2
- Department of Military 3
- University of Tennessee 4
- Department of Environment & Conservation 10
- Tennessee Board of Regents 18
- Department of General Services 24
- Department of Finance and Administration 36
- State Building Commission 37

DEPARTMENT OF VETERANS SERVICES

War Memorial Plaza, 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:	Gulf War Monuments
Project Description:	Construct Gulf (Middle East) War Monuments on War Memorial Plaza.
SBC Number:	529/000-03-2016
Total Project Budget:	$190,000.00
Source of Funding:	$156,000.00 16/17 CurrFunds-CapImprov (A) $ 34,000.00 Gifts (O)
Comment:	This project is a FY 16/17 line-item in the capital budget. The Capitol Commission approved the reservation of space for this monument at the Northeast corner of War Memorial Plaza.

DEPARTMENT OF MILITARY

Statewide

Requested Action: Approval of a revision in project budget, funding and source(s) of funding, and to utilize the Value Added Reseller (VAR) to perform a portion of the work.

Project Title: Force Protection Upgrades

Project Description: Implement force protection enhancements at National Guard facilities.

SBC Number: 361/000-02-2016

Total Project Budget: $1,862,100.00

Source of Funding:

	Original	Change	Revised			
	$1,582,100.00	$0.00	$1,582,100.00	16/17	CurrFunds-CapImprov	(A)
	0.00	280,000.00	280,000.00		Federal Funds (NGB)	(F)
Original Project Budget:	$1,582,100.00					
Change in Funding:		$280,000.00				
Revised Project Budget:			$1,862,100.00			

Comment: This project is in receipt of additional federal funding. In order to utilize said funding, contracts must be awarded before September 30, 2016. The construction cost for the VAR portion (window film) has been estimated at $280,000.00.

Previous Action: 07/14/2016 SBC Approved project

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), and five buildings at Clyde York 4-H Center (Crossville).
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 requests adds scope for 29 additional buildings. The work is anticipated to be accomplished within the existing project funding. Twenty-eight 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.)

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:	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:	$2,500,000.00
Source of Funding:	$2,500,000.00 Gifts (O)
Comment:	This Special Opportunity disclosed project was approved by THEC on July 8, 2016.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action:	Approval of a revision in scope
Project Title:	Tennis Stadium Improvements
Project Description:	Completion of shelled in space to provide modifications for locker rooms, coaches' offices, and support space. Includes resurfacing the courts, replacing court lighting, making site improvements, *and modifying the existing pavilion*.
SBC Number:	540/009-22-2007
Total Project Budget:	$4,700,000.00
Source of Funding:	$4,700,000.00 Plant (Auxiliary-Athletics) (A)
Comment:	The request adds scope for modifying the existing pavilion. The work is anticipated to be accomplished within the existing project funding.
Previous Action:	07/12/2007 SBC Approved project and designer (Sparkman & Associates) 06/14/2012 SBC Revised funding 05/13/2015 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

Project Title: Electrical Distribution System Upgrade

Project Description: This project will provide for upgrade of the electrical distribution system serving the Ag campus from 2,400 volts to 15,000 volts.

SBC Number: 540/009-08-2006

Total Project Budget: $3,442,000.00

Source of Funding:

	Original	Change	Revised			
	$25,000.00	$(25,000.00)	$0.00	06/07	CurrFunds-CapMaint	(A)
	50,000.00	(50,000.00)	0.00	07/08	CurrFunds-CapMaint	(A)
	1,625,000.00	0.00	1,625,000.00	2006	GO Bonds	(A)
	3,550,000.00	(1,771,000.00)	1,779,000.00	2007	GO Bonds	(A)
	0.00	38,000.00	38,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	$5,250,000.00					
Change in Funding:		$(1,808,000.00)				
Revised Project Budget:			$3,442,000.00			

Comment: This request reduces the funding to better align with the needs of this substantially completed project and will allow funding, via transfer, for another Electrical Distribution project.

Previous Action:

06/08/2006	SBC	Approved project and selected designer (Vreeland Engineers)
07/12/2007	SBC	Approved revision in scope and funding

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 to award a contract for a bid above the MACC

Project Title: Electrical Dist Systems Improvement

Project Description: This project will provide for new duct bank, vaults, and switching from the intersection of Volunteer Boulevard and Pat Head Summitt to the main electrical substation at the intersection of Chamique Holdsclaw Drive and Pat Head Summitt.

SBC Number: 540/009-05-2009

Total Project Budget: $16,495,000.00

Source of Funding:

Original	Change	Revised			
$0.00	$7,063.49	$7,063.49	00/01	CurrFunds-CapMaint	(R)
0.00	10,000.00	10,000.00	03/04	CurrFunds-CapMaint	(R)
0.00	34,609.83	34,609.83	03/04	CurrFunds-CapMaint	(R)
0.00	67,421.86	67,421.86	04/05	CurrFunds-CapMaint	(R)
0.00	29,904.82	29,904.82	2004	GO Bonds	(R)
0.00	25,000.00	25,000.00	06/07	CurrFunds-CapMaint	(R)
0.00	50,000.00	50,000.00	07/08	CurrFunds-CapMaint	(R)
0.00	1,771,000.00	1,771,000.00	2007	GO Bonds	(R)
3,400,000.00	0.00	3,400,000.00	2009	GO Bonds	(A)
100,000.00	0.00	100,000.00	09/10	CurrFunds-CapMaint	(A)
3,500,000.00	0.00	3,500,000.00	10/11	CurrFunds-CapMaint	(A)
3,500,000.00	0.00	3,500,000.00	2011	GO Bonds	(A)
200,000.00	0.00	200,000.00	12/13	CurrFunds-CapMaint	(A)
3,800,000.00	0.00	3,800,000.00	2012	GO Bonds	(A)
Original Project Budget: $14,500,000.00					
Change in Funding:	$1,995,000.00				
Revised Project Budget:		$16,495,000.00			

Comment: An increase in funding is needed to award a contract to BESCO Electric Company for the base bid only. There will be no additional designer fees. This is the final phase of the project.

Previous Action:

07/09/2009	SBC	Approved project & designer (Vreeland Engineers)
07/08/2010	SBC	Revised scope & funding
07/14/2011	SBC	Revised scope & funding
07/12/2012	SBC	Revised budget, scope, & funding

UNIVERSITY OF TENNESSEE

Bid Activity Report

1) Ridley 4-H Center for Profitable Agriculture
SBC Project No. 540/001-02-2015
Bid Target: $1,071,000.00
M.A.C.C.: $1,125,000.00
Bid Date: 07/21/2016

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 utilizing Job Order Contract (JOC) for construction
Project Title:	State Parks Small Projects
Project Description:	Execution of small projects at various State Parks.
SBC Number:	126/000-04-2016
Total Project Budget:	$500,000.00
Source of Funding:	$500,000.00 16/17 CurrFunds-CapImprov (A)
Comment:	This project is a FY 16/17 line-item in the capital budget. Small projects will address needs of limited scope projects such as picnic shelters, restrooms and fishing piers. Use of Agency Consultant and JOC are requested given the small scale and scope of these projects and the limited services needed from a designer. Modular bathhouses will be procured through statewide purchasing agreement. The construction cost for the JOC portion has been estimated at $200,000.00.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide

Requested Action:	Approval of a project, budget, scope, funding and source(s) of funding, proceeding with the process to select designers and utilizing Best Value alternative delivery method
Project Title:	Statewide Facilities Roof Replacements
Project Description:	Replace roofs on various buildings and all required related work at eight State Parks.
SBC Number:	126/000-05-2016
Total Project Budget:	$5,284,300.00
Source of Funding:	$5,284,300.00 16/17 CurrFunds-CapMaint (A)
Comment:	This project is a FY 16/17 line-item in the capital budget. The eight parks include Big Ridge, Cumberland Mountain, Roan Mountain, Warriors Path, Chickasaw, Meeman-Shelby, Natchez Trace and T.O. Fuller. The roofs to be replaced are out of warranty and are past their useful life. Due to the size of this project two designers and two contractors will be sought (East and West Tennessee). Best Value is being requested to obtain services of contractors who have experience with commercial roofing. Firms with experience in commercial roofing will be sought.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Chickasaw State Park, Henderson, Chester 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:	Chickasaw SP Sewage Treatment Plant Upgrade
Project Description:	Perform upgrades to the sewage collection and treatment systems
SBC Number:	126/021-01-2016
Total Project Budget:	$2,123,000.00
Source of Funding:	$2,123,000.00 16/17 CurrFunds-CapMaint (A)
Comment:	This project is a FY 16/17 line-item in the capital budget.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

Requested Action:	Approval to utilize the Job Order Contract (JOC) to perform a portion of the work
Project Title:	Fall Creek Falls SP Sewage Treatment Upgrade
Project Description:	Repair of the existing sewage collection and treatment system, including infiltration, leaks, and treatment capacities and all required related work.
SBC Number:	126/036-01-2015
Total Project Budget:	$1,800,000.00
Source of Funding:	$ 500,000.00 15/16 CurrFunds-CapMaint (A) 1,300,000.00 2015 GO Bonds-CapMaint (A)
Comment:	Use of JOC is being requested to expedite the construction of two time sensitive components (pump station and force main) that will serve the Betty Dunn Nature Center and allow the ADA project at the Nature Center to proceed. The construction cost for the JOC portion has been estimated at $185,000.00.
Previous Action:	07/09/2015 SBC Approved project 12/21/2015 ESC Designer selected (Hethcoat & Davis)

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Davis Bridge Historic Site, Middleton, Hardeman County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Davis Bridge Site Improvement

Project Description: Renovations and enhancements of public access to the historic battlefield site.

SBC Number: 126/125-01-2011

Total Project Budget: $1,300,000.00

Current Project Funding: $ 34,343.65
(if not fully funded)

Source of Funding:

	Original	Change	Revised			
	$47,425.67	($13,082.02)	$34,343.65	99/00	CurrFunds-CapMaint	(R)
	23,994.51	(23,994.51)	0.00	00/01	CurrFunds-CapMaint	(R)
	15,648.79	(15,648.79)	0.00	01/02	CurrFunds-CapMaint	(R)
	145,500.58	(145,500.58)	0.00	02/03	CurrFunds-CapMaint	(R)
	138,298.45	(138,298.45)	0.00	03/04	CurrFunds-CapMaint	(R)
	929,132.00	(929,132.00)	0.00		TDOT Enhncmnt Grant	(F/O)
Original Project Budget:	$1,300,000.00					
Change in Funding:		($1,265,656.35)				
Revised Project Budget:			$34,343.65			

Comment: The Davis Bridge civil war site is under consideration to be turned over to the National Park Service (NPS) as part of Shiloh-National Military Park (NMP). The NPS is currently seeking legislative approval to expand the boundaries of the Shiloh NMP to include the Davis Bridge Area. The TDOT Enhancement Grant has been closed by TDOT and thus is no longer available for this project.

Previous Action: 10/13/2011 SBC Approved project

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

Requested Action: Approval to cancel a capital grant

Project Title: Visitor Center

Project Description: Provide a state matching grant to match with a Federal Scenic Byways Grant administered by TDOT to the Mississippi River Corridor-Tennessee (MRC-T) for the expansion of the Visitor's Center at Reelfoot Lake State Park.

SBC Number: 126/084-01-2013

Total Project Budget: $372,000.00

Current Project Funding: $137,776.71
(if not fully funded)

Source of Funding:

	Original	Change	Revised			
	$372,000,00	($234,223.29)	$137,776.71	03/04	CurrFunds-CapImprov	(R)
Original Project Budget:	$372,000.00					
Change in Funding:		($234,223.29)				
Revised Project Budget:			$137,776.71			

Comment: Because the State is taking over the project for which this grant was provided, the grant is being cancelled.

Previous Action: 10/10/2013 SBC Approved capital grant

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

Requested Action: Approval of a revision in project budget and sources of funding and to utilize an Agency Consultant for design and the existing contractor for construction

Project Title: Visitor's Center Expansion

Project Description: Expansion of the existing visitor's center at Reelfoot Lake Park.

SBC Number: 126/084-01-2014

Total Project Budget: $1,890,000.00

Source of Funding:

	Original	Change	Revised			
	$1,890,000.00	($1,201,116.45)	$688,883.55		Gift-In-Place	(O)
	0.00	234,223.29	234,223.29	03/04	CurrFunds-CapImprov	(R)
	0.00	966,893.16	966,893.16	15/16	CurrFunds-CapImprov	(A)
Original Project Budget:	$1,890,000.00					
Change in Funding:		0.00				
Revised Project Budget:			$1,890,000.00			

Comment: Mississippi River Corridor – Tennessee (MRC-T) is no longer able to complete the project as a Gift-In-Place. Unexpended grant funds and emergency and contingency funds will be used to fund the remaining portion of the project.

Use of the Agency Consultant is requested as remaining design services are limited to Construction Administration and Close Out. Use of the existing contractor (Searcy Builder-Contractor, Inc.) is requested for continuity of service. Searcy was selected through a competitive process.

Previous Action: 05/08/2014 SBC Approved acceptance of gift in place

WEST TENNESSEE RIVER BASIN AUTHORITY

Statewide

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

Project Title: Engineering Services Consultant

Project Description: Professional engineering services for the agency.

SBC Number: 128/020-01-2014

Total Project Budget: $1,050,000.00

Source of Funding:

	Original	Change	Revised			
	$100,000.00	$0.00	$100,000.00	14/15	CurrFunds-MajorMaint	(A)
	700,000.00	0.00	700,000.00	15/16	CurrFunds-MajorMaint	(A)
	0.00	250,000.00	250,000.00	16/17	CurrFunds-MajorMaint	(A)
Original Project Budget:	$800,000.00					
Change in Funding:		$250,000.00				
Revised Project Budget:			$1,050,000.00			

Comment: This consultant is completing the second year of a maximum of five years for this contract.

Previous Action:

07/10/2014	SBC	Approved project
12/17/2014	ESC	Selected designer (Kimley Horn & Associates)
07/09/2014	SBC	Revised funding; extended contract
04/18/2016	SBC	Approved revision in funding and contract extension

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action:	Approval to utilize Construction Manager/General Contractor alternative delivery method
Project Title:	Laboratory Science Building and Infrastructure
Project Description:	Construct new facilities for laboratory sciences, relocating the Chemistry program. Project includes modifications to the utilities facilities to accommodate the new building.
SBC Number:	166/011-11-2013
Total Project Budget:	$81,750,000.00
Current Project Funding: (if not fully funded)	$ 4,500,000.00
Source of Funding:	$ 4,500,000.00 Plant (Non-Auxiliary) (A)
Comment:	The CM/GC delivery method is being requested because this project has complex technology, systems, and equipment requirements that are consistent with laboratory facilities. Contractors with previous experience building this type of facility will be sought.
Previous Action:	07/11/2013 SBC Approved fully planning a project 01/25/2016 ESC Selected designer (Upland Design Group, Inc.)

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a revision in budget, funding and source(s) of funding in order to award a construction contract

Project Title: Roof Replacements

Project Description: Replace and/or repair roofing system on several buildings.

SBC Number: 166/011-07-2015

Total Project Budget: $1,730,227.00

Source of Funding:

	Original	Change	Revised			
	$ 340,000.00	$ 0.00	$ 340,000.00	15/16	CurrFunds–CapMaint	(A)
	1,110,000.00	0.00	1,110,000.00	2015	GO Bonds-CapMaint	(A)
	100,000.00	180,227.00	280,227.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	$1,550,000.00					
Change in Funding:		$180,227.00				
Revised Project Budget:			$1,730,227.00			

Comment: Increase in funding is needed to award a contract to Fuel Tank Maintenance Company, LLC, in the amount of $1,413,843, based on bids received 7/06/16. There will be no additional designer fees.

Previous Action:

07/09/2015	SBC	Approved project
07/20/2015	ESC	Selected designer (Kaatz Binkley Jones Morris Arch, Inc.)
04/18/2016	SBC	Revised funding

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

Project Title: Railroad Pedestrian Improvements

Project Description: Improve pedestrian and service circulation across the railroad adjacent to campus.

SBC Number: 166/007-09-2011

Total Project Budget: $1,800,000.00

Source of Funding:	Original	Change	Revised		
	$1,192,910.00	$64,563.00	$1,257,473.00	TDOT Enhancement Grant	(F)
	442,090.00	100,437.00	542,527.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	$1,635,000.00				
Change in Funding:		$165,000.00			
Revised Project Budget:			$1,800,000.00		

Comment: Additional funding is for contingency and railroad flagging expenses.

Previous Action:

09/08/2011	SBC	Approved project
09/29/2011	ESC	Selected designer (Allen & Hoshall, Inc.)
09/11/2014	SBC	Revised budget and funding

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action:	Approval to fully plan a project, budget, scope, source(s) of funding, and proceeding with the process to select a designer
Project Title:	Advanced Manufacturing Research Lab
Project Description:	Make interior renovations, including equipment installation and service connections for additive manufacturing research lab.
SBC Number:	166/007-06-2016
Total Project Budget:	$2,100,000.00
Current Project Funding: (if not fully funded)	$ 35,000.00 Plant Funds (Non-Auxiliary) (A)
Comment:	This is a FY 2016/2017 disclosed project. The project was disclosed for $3,000,000, but some of the equipment was eliminated.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action:	Presentation and approval of a Master Plan as presented by Perkins + Will
Project Title:	Master Plan
Project Description:	Develop master plan.
SBC Number:	166/009-03-2013
Total Project Budget:	$350,000.00
Source of Funding:	$350,000.00 Plant (Non-Auxiliary) (A)
Comment:	The prior master plan was completed in 2007.
Previous Action:	05/09/2013 SBC Approved issuance of RFP for Master Plan 01/09/2014 SBC Selected consultant (Perkins + Will)

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action:	Approval of a revision in project budget, funding and sources of funding, and presentation and approval of a Master Plan as presented by Woolpert, Inc.
Project Title:	Master Plan
Project Description:	Update Master Plan for campus.
SBC Number:	166/001-04-2012
Total Project Budget:	$450,000.00

Source of Funding:	Original	Change	Revised		
	$400,000.00	$50,000.00	$450,000 00	Title III, Federal Grant	(F)
Original Project Funding:	$400,000.00				
Change in Funding:		$50,000.00			
Revised Project Funding:			$450,000.00		

Comment:	The last master plan was completed in 2008.

Previous Action:	12/13/2012	SBC	Approved issuance of RFP for Master Plan
	10/102013	SBC	Selected consultant (Woolpert, Inc.)
	12/11/2014	SBC	Revised funding

DEPARTMENT OF GENERAL SERVICES

Regional Consolidated Facility, Jackson, Madison 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 to utilize Construction Manager/General Contractor alternative delivery method
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-CapImprov (A)
Comment:	This project is a FY 16/17 line-item in the capital budget. The new facility will replace leased spaces.

DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: Job Order Contract - Statewide

Project Description: Provide a Job Order Contract (JOC) with a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

SBC Number: 460/000-01-2013

Total Project Budget: $5,300,000.00

Source of Funding:

	Original	Change	Revised			
	$1,500,000.00	$1,000,000.00	$2,500,000.00		Various Agency Funds	(A/O)
	1,550,000.00	1,000,000.00	2,550,000.00		Various Project Funds	(A/O)
	700,000.00	(450,000.00)	250,000.00	10/11	ADA Funds	(R)
	250,000.00	(250,000.00)	0.00	14/15	ADA Funds	(A)
Original Project Budget:	$4,000,000.00					
Change in Funding:		$1,300,000.00				
Revised Project Budget:			$5,300,000.00			

Comment: Increase in spending authority is being requested to meet project needs. The contract is in the 4th year of the term and expires May 31, 2017.

Previous Action:

03/14/2013	SBC	Approved issuance of RFP
04/11/2013	SBC	Referred to ESC with authority to act
04/22/2013	ESC	Approved award to RL Alvarez Construction
04/16/2014	SBC	Revised funding
11/13/2014	SBC	Revised funding
04/09/2015	SBC	Approved contract extension
02/11/2016	SBC	Approved revision in funding and contract extension

DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: Job Order Contract - FRF

Project Description: Provide a Job Order Contract (JOC) with a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

SBC Number: 529/000-01-2013

Total Project Budget: $7,100,000.00

Source of Funding:

	Original	Change	Revised			
	$1,000,000.00	$0.00	$1,000,000.00		FRF OperFunds	(A/O)
	750,000.00	1,000,000.00	1,750,000.00		Various Agency Funds	(A/O)
	2,750,000.00	1,500,000.00	4,250,000.00		Various Project Funds	(A/O)
	100,000.00	0.00	100,000.00	14/15	ADA Funds	(A)
Original Project Budget:	$4,600,000.00					
Change in Funding:		$2,500,000.00				
Revised Project Budget:			$7,100,000.00			

Comment: Increase in spending authority is being requested to meet project needs. The contract is in the 4th year of the term and expires May 31, 2017.

Previous Action:

03/14/2013	SBC	Approved issuance of RFP
04/11/2013	SBC	Refer to ESC with authority to act
04/22/2013	ESC	Approved award to Dillingham & Smith
04/16/2014	SBC	Revised funding
11/13/2014	SBC	Revised funding
04/09/2015	SBC	Approved contract extension
02/11/2016	SBC	Approved revision in funding and contract extension
02/22/2016	ESC	Acknowledged contractor name change (S.M. Lawrence Co., Inc.)

DEPARTMENT OF GENERAL SERVICES

John Sevier State Office Building, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Elevator Modernization

Project Description: Modernization of three passenger elevators and related equipment including finishes.

SBC Number: 460/070-01-2011

Total Project Budget: $800,000.00

Current Project Funding: $ 67,647.98
(if not fully funded)

Source of Funding:

	Original	Change	Revised			
	$600,000.00	$(600,000.00)	$0.00	11/12	FRF CurrFunds-CapMaint	(A/R)
	80,000.00	(12,352.02)	67,647.98	11/12	FRF OperFunds (501.02)	(A)
	120,000.00	(120,000.00)	0.00	14/15	FRF OperFunds (501.02)	(A)
Original Project Budget:	$800,000.00					
Change in Funding:		$(732,352.02)				
Revised Project Budget:			$67,647.98			

Comment: This project is being canceled with scope to be accomplished through a new project for the entire building.

Previous Action:

07/14/2011	SBC	Approved project
07/25/2011	ESC	Selected designer (Centric Architecture)
10/09/2014	SBC	Revised funding

DEPARTMENT OF GENERAL SERVICES

John Sevier State Office Building, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Exterior Building Updates (fka Fire Alarm & Building Updates)

Project Description: Complete exterior envelope repair and restoration, window repair or replacement, roof replacement and all related work.

SBC Number: 529/070-01-2013

Total Project Budget: $15,520,000.00

Current Project Funding: $ 193,589.75
(if not fully funded)

Source of Funding:

	Original	Change	Revised			
	$15,000,000.00	$(14,848,458.12)	$151,541.88	11/12	FRF CurrFunds-CapImprov	(A)
	520,000.00	(477,952.13)	42,047.87	14/15	FRF Reserves	(R)
Original Project Budget:	$15,520,000.00					
Change in Funding:		$(15,326,410.25)				
Revised Project Budget:			$193,589.75			

Comment: This project is being canceled with scope to be accomplished through a new project for the entire building.

Previous Action:

08/08/2013	SBC	Approved project using CM/GC
08/19/2013	ESC	Selected designer (Hart Freeland Roberts)
10/10/2013	SBC	Approved award to PBG Builders as CMGC
07/09/2015	SBC	Approved revision in scope & utilizing CPO procedures

DEPARTMENT OF GENERAL SERVICES

John Sevier State Office Building, Nashville, Davidson County, Tennessee

Requested Action:	Approval of a project, budget, scope, funding and source(s) of funding, utilizing a previously selected designer, and the Construction Manager/General Contractor alternative delivery method
Project Title:	John Sevier Building Renovation
Project Description:	Complete interior and exterior renovation including all required related work.
SBC Number:	529/070-01-2016
Total Project Budget:	$43,073,062.27

Source of Funding:	$16,058,762.27		FRF Reserves	(R)
	$22,384,300.00	16/17	FRF CurrFunds-CapMaint	(A)
	$ 4,630,000.00	16/17	FRF CurrFunds-CapMaint	(A/R)

Comment: This request combines a FY 16/17 line-item in the capital budget for interior renovations with residual funds from canceled Elevator Upgrades (460/070-01-2011) and Exterior Renovation (529/070-01-2013) projects. This will allow all needed scope in the building to be accomplished under a single project.

Services of HFR Design, a previously selected designer, are being requested due to the following:

1. Desire to have a single designer in the building for coordination of all of the work in the building and with the other projects ongoing in the capitol complex;
2. Satisfaction of STREAM and AG with the services of the designer who was previously selected under a qualifications based selection utilizing a RFQ and the designer's knowledge of the building, needed work, systems, and long tenure working on projects in the building;
3. Urgency of completing the work; and
4. Need for a designer with significant historical building experience.

CM/GC is being requested to obtain services of a contractor with experience in historic restoration. Contractors experienced in restoration of historic buildings within a downtown area will be sought.

The Tennessee Historical Commission has requested to review design drawings to verify that the work is being completed in accordance with the provisions of the *Secretary of the Interior's Standards of Historic Properties.*

DEPARTMENT OF GENERAL SERVICES

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

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

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-CapMaint (Empower)	(A/R)
$136,000.00	2015	GO Bonds-CapMaint (EmPower)	(A)

Comment: This project is funded out of the Empower TN Project Implementation fund. The chiller is original to the building constructed in 1978. The use of the Agency Consultant is requested as design services are limited to construction documents and construction administration. The Job Order Contract is requested to expedite delivery in order to realize savings as soon as possible. The anticipated construction cost is $123,500.00.

The time frame for payback of Empower funds are as follows:

	Est. Annual Savings	Est. Simple Payback
Total Project	$58,763	4 to 5
Chiller Replacement	$21,600	7 to 8
Existing Building Commissioning	$37,163	2 to 3

DEPARTMENT OF GENERAL SERVICES

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

Requested Action:	Approval of a project, budget, scope, funding and source(s) of funding, and utilizing the Value Added Resellers Contract to perform the work
Project Title:	ETRHO LED Lighting
Project Description:	Perform LED lighting retrofit and all required related work.
SBC Number:	408/001-02-2016
Total Project Budget:	$195,000.00

Source of Funding:

$133,000.00	15/16	FRF CurrFunds-CapMaint (Empower)	(A/R)
$ 62,000.00	2015	GO Bonds-CapMaint (EmPower)	(A)

Comment: This project is funded out of the Empower TN Project Implementation fund. The lighting is original to the building constructed in 1978. The Value Added Resellers Contract is requested since it is better aligned with the project scope.

The time frame for payback of Empower funds is as follows:

	Est. Annual Savings	Est. Simple Payback
LED Lighting	$17,280	9 to 10

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action:	Approval of a project, budget, scope, funding and source(s) of funding, utilizing an existing consultant for design, and utilizing Best Value alternative delivery method
Project Title:	Statewide Building Security Upgrades
Project Description:	Upgrades to security systems in State facilities and all required related work.
SBC Number:	529/000-04-2016
Total Project Budget:	$9,369,700.00
Source of Funding:	$8,369,700.00 16/17 FRF CurrFunds-CapMaint (A) $1,000,000.00 16/17 FRF CurrFunds-CapMaint (A/R)
Comment:	This is a FY 16/17 line-item in the capital budget. This project will focus on upgrading access control systems in Executive Branch owned and leased facilities.

Services of Security Risk Management Consultants, LLC, a previously selected consultant, are being requested due to the following:

1. Satisfaction with the consultant services, who was previously selected under a qualifications based selection, utilizing a Letter of Interest;
2. Consultant's intimate knowledge of the existing buildings, their security systems, building and the tenant agency's programmatic needs and requirements; and
3. The potential release of security vulnerabilities if a new consultant is solicited.

Consultant will be required to provide installation plans approved by a registered architect to ensure code compliance.

Best Value is being requested to obtain the services of a contractor with experience in installing complex security systems. Firms with experience in installing fully integrated security systems in occupied and secured buildings with appropriate resources to handle multiple locations concurrently will be sought.

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

DEPARTMENT OF GENERAL SERVICES

Andrew Jackson Foundation, Nashville, Davidson County, Tennessee

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

Project Title: Andrew Jackson Foundation Hermitage Mansion Restoration Phase 3 - Grant

Project Description: Funds are provided to continue the restoration of the Hermitage.

SBC Number: 529/000-03-2013

Total Project Budget: $1,464,400.00

Source of Funding:

	Original	Change	Revised			
	$660,000.00	$0.00	$660,000.00	13/14	CurrFunds-CapImprov	(A)
	154,000.00	0.00	154,000.00	15/16	CurrFunds-CapImprov	(A)
	0.00	650,000.00	650,000.00	16/17	CurrFunds-CapImprov	(A)
Original Project Budget:	$814,000.00					
Change in Funding:		$650,000.00				
Revised Project Budget:			$1,464,400.00			

Comment: This request adds FY 16/17 line-item funding from the capital budget (Andrew Jackson Fdn. Hermitage Sprinkler Syst. – Grant) to address the sprinkler system. The term of the grant will be extended two years, with the revised term being from August 1, 2013 to July 31, 2019.

Previous Action:

07/11/2013	SBC	Approved grant
07/09/2015	SBC	Revised funding
04/18/2016	SBC	Approved grant amendment

DEPARTMENT OF GENERAL SERVICES

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

Requested Action:	Approval of a grant
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-CapImprov (A)
Comment:	This grant is a FY 16/17 line-item in the capital budget.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease Amendment

Requested Action:	Approval of a lease amendment		
Transaction Description:	Transaction No. 07-09-900		
• Proposed Amendment			
o Area / Costs:	Build-Out of 7,991 Rentable Square Feet	Est. $194,195.00	($24.30/sf)
• Current Lease			
o Location:	Davidson County – 404 James Robertson Parkway, Nashville, TN		
o Landlord:	Parkway Towers, LLC		
o Term:	(10 years) August 1, 2010 through July 31, 2020		
o Area / Costs:	38,120 Rentable Square Feet		
	Annual Contract Rent including		
	Utilities & Janitorial Cost:	$571,647.52	@$15.00/sf
	Total Annual Effective Cost:	$571,647.52	@$15.00/sf
• Source of Funding:	FRF Operating Fund		
• FRF Rate:	$19.00 (Davidson County)		

Comment: This amendment is for the build-out of the space for Tennessee Housing Development Agency (THDA) at Parkway Towers 14th and 15th floors. THDA is planning to hire an additional 38 employees to directly service loans, a project estimated to save significant taxpayer dollars. This amendment will not change the lease term, the total area of the demised premises, or the rental rate paid under the terms of the existing lease.

Previous Action:

08/25/2008	Approved lease
08/24/2009	Approved lease amendment

DEPARTMENT OF GENERAL SERVICES

Bid Activity Report

1) Tennessee Army National Guard - Columbia
(Readiness Center HVAC and Energy Updates)
SBC Project No. 361/014-01-2015
Bid Target: $1,098,000
MACC: $1,207,800
Bid date: 08/04/2016

2) Tennessee Army National Guard - Millington
(HVAC and Energy Updates)
SBC Project No. 361/055-01-2015
Bid Target: $854,000
MACC: $939,400
Bid date: 08/04/2016

DEPARTMENT OF FINANCE & ADMINISTRATION

Rosenwald School, Newport, Cocke County, Tennessee

Requested Action:	Approval of a grant
Project Title:	Rosenwald School Renovation - Grant
Project Description:	Grant to provide capital support for the renovation of the Rosenwald School.
SBC Number:	460/000-06-2016
Total Project Budget:	$250,000.00
Source of Funding:	$250,000.00 16/17 CurrFunds-CapImprov (A)
Comment:	This grant is a FY 16/17 line-item in the capital budget. Grant will be provided to the City of Newport.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

1) APPROVAL of the Minutes of the State Building Commission meeting held on July 14, 2016.

Report of Items Approved by Office of the State Architect

- 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 State University
Location: Nashville
Project Title: Residence Hall Roof Replacements
Project Description: Replace shingle roof on two residence facilities – Ford and New Complex.
SBC Project No. 166/001-04-2016
Total Project Budget: $490,000
Source of Funding: Plant Funds (Auxiliary-Housing)

2) State Procurement Agency: Tennessee Board of Regents
User Agency: Tennessee State University
Location: Nashville
Project Title: Wilson and Rudolph Halls Roof Repairs
Project Description: Repair roof on two residence halls – Wilson and Rudolph.
SBC Project No. 166/001-05-2016
Total Project Budget: $300,000
Source of Funding: Plant Funds (Auxiliary-Housing)

3) State Procurement Agency: STREAM
User Agency: Military Department
Location: Russellville Armory
Project Title: Reroof and Facility Update
Project Description: Installation of new roof assembly; perform repairs to interior and exterior finishes.
SBC Project No. 361/063-01-2016
Total Project Budget: $130,000
Source of Funding: $65,000 – 16/17 CurrFunds-CapMaint
$65,000 – Federal Funds (NGB)

4) State Procurement Agency: STREAM
User Agency: Military Department
Location: Livingston Armory
Project Title: Reroof and Facility Update
Project Description: Replace EPDM roof system and make repairs to metal roof system. Repair exterior doors, interior/exterior finishes, masonry, site drainage and all related work.
SBC Project No. 361/054-01-2016
Total Project Budget: $200,000
Source of Funding: $100,000 – 16/17 CurrFunds-CapMaint
$100,000 – Federal Funds (NGB)

5) State Procurement Agency: STREAM
User Agency: Military Department
Location: Clarksville Armory
Project Title: Windows and Doors Replacement
Project Description: Upgrade facility's building envelope with energy efficient alternatives.
SBC Project No. 361/011-02-2016
Total Project Budget: $230,000
Source of Funding: $115,000 – 16/17 CurrFunds-CapMaint
$115,000 – Federal Funds (NGB)

6) State Procurement Agency: STREAM
User Agency: Department of Developmental & Intellectual Disabilities
Location: Clover Bottom Campus
Project Title: Roof Replacements
Project Description: Replacement of existing roof system on the One Cannon Building and the Carpenter Shop due to partial failure and age.
SBC Project No. 346/003-01-2016
Total Project Budget: $357,700
Source of Funding: 16/17 CurrFunds-CapMaint

7) State Procurement Agency: STREAM
User Agency: Department of General Services
Location: Mid Cumberland Regional Health Office
Project Title: Exterior Envelope Repairs
Project Description: Building envelope repairs including waterproofing, window repairs, drainage modifications and all related work.
SBC Project No. 408/002-01-2016
Total Project Budget: $430,000
Source of Funding: 16/17 FRF CurrFunds-CapMaint

8) State Procurement Agency: STREAM
User Agency: Department of General Services
Location: South Central Regional Health Office
Project Title: Roof Replacement
Project Description: Replacement of the existing roof systems, fascia, downspouts and all related work.
SBC Project No. 408/003-01-2016
Total Project Budget: $400,000
Source of Funding: 16/17 FRF CurrFunds-CapMaint

9) State Procurement Agency: STREAM
User Agency: Department of Commerce & Insurance
Location: Fire Service & Codes Enforcement Academy
Project Title: Audio-Visual Equipment Replacement
Project Description: Replace outdated analog A/V equipment campus-wide in 12 classrooms and 2 conference rooms.
SBC Project No. 700/001-02-2016
Total Project Budget: $434,200
Source of Funding: 16/17 CurrFunds-CapMaint

10) State Procurement Agency: STREAM
User Agency: Department of General Services
Location: Drivers Services Center – Hart Lane
Project Title: Roof Replacement
Project Description: Replace existing roof, insulation, coping and nailers and all required related work.
SBC Project No. 502/056-01-2016
Total Project Budget: $160,000
Source of Funding: 16/17 FRF CurrFunds-CapMaint

- 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) Project: UT Health Science Center Audiology & Speech Pathology
SBC No. 540/013-01-2015
Designer: The Lewis Group
Amount: $96,650
Explanation: This ASR provides for programmatic changes to the dentistry suite based on administration's direction, and changes to the building's proposed exterior materials based on the UT Hospital's input due to this building's proposed location being at the UT Hospital campus. Project is currently in the Construction Document Phase.

- Bid Withdrawals (in accordance with Item 5.01(D)(5)(d) of the *SBC By-Laws, Policy & Procedures)*

1) Bidder: TOA LLC
Project Location: Middle Tennessee State University
Project Title: Natatorium Demolition
SBC No. 166/009-02-2016
Bid date: 07/06/2016
Designer: Rodney Wilson Consulting
Comment: A transcription error resulted in the deletion of a zero, which is clearly a clerical error.

Other Business