

**MINUTES**  
**STATE BUILDING COMMISSION**  
December 9, 2011

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The State Building Commission met this day at 12:00 p.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present. Secretary of State Tre Hargett called the meeting to order at 12:04 p.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

12:04 p.m.	Department of Transportation	Commissioner John Schroer
12:05 p.m.	Department of Veterans Affairs	Commissioner Many-Bears Grinder
12:06 p.m.	Department of Finance and Administration	State Architect Bob Oglesby
12:07 p.m.	Department of General Services	Assistant Commissioner Peter Heimbach
12:12 p.m.	University of Tennessee	Treasurer Butch Peccolo
12:14 p.m.	Tennessee Board of Regents	Chancellor John Morgan
12:22 p.m.	State Building Commission	State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

Beth Harwell, Speaker of the House of Representatives  
Tre Hargett, Secretary of State  
Mark Emkes, Commissioner, Department of Finance and Administration  
Justin Wilson, Comptroller of the Treasury

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Vice-Chairman Ron Ramsey, Lieutenant Governor  
David Lillard, State Treasurer

OTHERS PRESENT

Bob Oglesby, State Architect	Matt Ingham, Department of General Services
Georgia Martin, Office of the State Architect	Felenceo Hill, Department of Finance and Administration
Genie Whitesell, Attorney General's Office	John Carr, Department of Finance and Administration
Jonathan Rummel, Secretary of State's Office	Cindy Liddell, Comptroller's Office
Melinda Parton, Comptroller's Office	Larry Stephens, Michael Brady Inc.
Joy Harris, Treasurer's Office	Kim Adkins, Capitol Strategy
Bruce Davis, Legislative Budget Office	Jose McNeill, Department of General Services
Jason Mumpower, Comptroller's Office	Mark Cherpach, Department of Finance and Administration
Dick Tracy, Tennessee Board of Regents	Steve Berry, Department of General Services
George Criss, University of Tennessee	Lynelle Jensen, Department of General Services
Mike Morrow, Department of Finance and Administration	
Sean Tierney, THEC	

Richard Rosenbaum, Department of General  
Services  
Gwen Sanders, Department of General Services  
Bill Gibbons, Department of Safety  
Tracy Trott, Department of Safety  
Larry Godwin, Department of Safety  
Mark Gregory, Facility Services, Inc.  
Melinda Hillman, Roane State Community College  
Kim Allen Chamberlin, Upland Design Group  
Penny DiPiazza, Department of General Services  
Bill Finney, Department of General Services  
Brock Hill, Department of Environment and  
Conservation  
Scott Boelscher, THEC  
O.W. Higley, THEC  
Cathy Higgins, Legislative Budget Office  
Blake Fontenay, Constitutional Officers  
Luke Koontz, Department of General Services  
Chloe Shafer, Department of General Services

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## DEPARTMENT OF TRANSPORTATION

### Quarterly Status Report

- 1) The Commission acknowledged receipt of the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

DEPARTMENT OF VETERAN AFFAIRS

Veterans Cemeteries, Germantown, Shelby County, Tennessee

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

**Project Title:** Administration Building Addition

**Project Description:** Renovation and addition to the break area for cemetery employees

**SBC Number:** 682/000-04-2011

**Total Project Budget:** \$210,000.00

**Source of Funding:** \$210,000.00 11/12 FRF-Current Funds Capital Improv (A)

**Comment:** This line-item project will provide additional break space, as required by the State Cemetery Grant Service when it was built in 1992 to accommodate the increase in employees. Federal funds paid for construction of the original space, but will not cover this renovation.

**Minutes:** 12/09/2011 SBC The Commission approved the project as presented.

## DEPARTMENT OF FINANCE AND ADMINISTRATION

### Report

- 1) The Commission acknowledged receipt of the report from Commissioner Emkes dated December 5, 2011 on the availability of funds for land acquisition pursuant to 2011 Public Chapter 473, Section 75.

DEPARTMENT OF GENERAL SERVICES

North Data Center, Nashville, Davidson County, Tennessee

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

**Project Title:** Chiller & EMS Replacement

**Project Description:** Installation of new chillers and energy management system (EMS) to ensure reliable cooling capacity to the Data Center

**SBC Number:** 529/031-01-2010

**Total Project Budget:** \$2,950,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,745,000.00	0	\$2,745,000.00	2001	FRF GO Bonds Capital Improv	(A)
	5,000.00	0	5,000.00	09/10	FRF Current Funds Capital Maint	(A)
	<u>0</u>	<u>200,000.00</u>	<u>200,000.00</u>	11/12	F&A OIR Operating Funds	(A/I)
<b>Original Project Budget:</b>	\$2,750,000.00					
<b>Change in Funding:</b>		\$200,000.00				
<b>Revised Project Budget:</b>			\$2,950,000.00			

**Comment:** Temporary chillers are being used by OIR to supply required cooling to Data Center leading up to installation of permanent chiller and energy management system by general contractor.

**Previous SBC Action:** 01/14/2010 SBC Referred to SC with authority  
 01/25/2010 ESC Approved project/designer/commissioning (Smith Seckman Reid)

**Minutes:** 12/09/2011 SBC Commissioner Emkes discussed the feasibility of using the chiller elsewhere should consolidation of the data centers occur. Commissioner Heimbach responded that it was difficult to predict when that might happen, but agreed that it should be part of their thought process. The Commission approved a revision in scope and funding as presented.

DEPARTMENT OF GENERAL SERVICES

**Citizens Plaza Building**, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a revision in scope, project budget and source(s) of funding and Total Project Budget from \$5,700,000.00 to \$16,200,000.00

**Project Title:** Interior Renovation – Phases 3 and 4

**Project Description:** Renovation of three floors in Citizen's Plaza Office Building to accommodate DHS tenant needs including modernization of existing elevator banks

**SBC Number:** 529/076-01-2008

**Total Project Budget:** \$16,200,000.00

**Current Project Funding:**  
(if not fully funded) \$ 7,200,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,200,000.00	0	\$1,200,000.00	08/09	FRF-CurrFunds-Cap Improv	(A)
	4,500,000.00	0	4,500,000.00	2008	FRF-GO Bond Cap Improv	(A)
	0	1,100,000.00	1,100,000.00	2011	FRF-GO Bond Cap Improv	(A)
	<u>0</u>	<u>400,000.00</u>	<u>400,000.00</u>	11/12	FRF-CurrFunds-Cap Improv	(A)
<b>Original Project Budget:</b>	<b>\$5,700,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,500,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$7,200,000.00</b>			

**Comment:** This action combines the FY 11/12 line-item of \$1,500,000.00 with the existing capital project consolidating Phases 3 and 4 of Citizens Plaza renovation. Under this project three floors of renovations will be designed and constructed and the remaining seven floors will be fully planned. Phases 1 and 2 are complete and accomplished the renovation of four floors under SBC projects 529/076-01-2006 and 529/076-01-2008. The construction of any future phases are estimated to be \$9.0 million and unfunded at this time.

**Previous SBC Action:** 11/13/2008 SBC Approved project & designer (Street Dixon Rick)

**Minutes:** 12/09/2011 SBC Assistant Commissioner Heimbach was asked to explain the difference between the current project funding (\$7.2 million) and the total project budget (\$16.2 million). He stated that the total project budget of \$16.2 million represented disclosure of the total plan to renovate the entire building, contingent upon the availability of funding. Comptroller Wilson asked if they could still proceed without the total funding, and was told "yes". The Commission approved a revision in scope, funding and project budget as presented.



DEPARTMENT OF GENERAL SERVICES

Clover Bottom Mansion, Nashville, Davidson County, Tennessee

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

**Project Title:** Entrance Improvements

**Project Description:** Relocation of the existing entrance and portion of the existing driveway extending from Lebanon Pike

**SBC Number:** 529/019-01-2011

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

**Source of Funding:** \$150,000.00 2011 FRF-Operating Funds (A)

**Comment:** This project will address hazardous conditions now present at the entrance to the Clover Bottom Mansion created by the recent widening of Lebanon Pike. The project will include grading, storm drainage, entrance landscaping, and the stabilization of the historic stone entry columns and all related work. The grade differential at the edge of drive exceeds 18" and visibility to highway traffic has been severely restricted.

**Minutes:** 12/09/2011 SBC Comptroller Wilson noted the project was FRF-funded and asked Assistant Commissioner Heimbach if there had been any discussion with TDOT regarding their funding the project. Commissioner Heimbach responded that they had discussed it with them and were advised that these types of items, since there was not any right-of-way expansion, would not normally be paid for by TDOT, although they are exploring that possibility. He said if it turns out there is a change where TDOT could fund it, they will bring the item back for a revision in the source of funding. The Commission approved the project as presented.

DEPARTMENT OF GENERAL SERVICES

**James K. Polk Office Building, Nashville, Davidson County, Tennessee**

**Requested Action:** Approval of a project, scope and budget and use of Job Order Contract and acknowledgment of the use of a floor consultant

**Project Title:** Conference and Training Facilities

**Project Description:** Renovation of existing space on the 16<sup>th</sup> floor of James K. Polk office building to serve as conference and training center for State Comptroller

**SBC Number:** 460/075-01-2011

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

**Source of Funding:** \$150,000.00 Comptroller Operating Funds (A)

**Comment:** Facilities built under this project will benefit the offices of the State Comptroller in facilitating training and conference functions.

**Minutes:** 12/09/2011 SBC The Commission approved the project as presented including the use of the Job Order Contract and floor consultant.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Fire Alarm & Sprinkler Improvements

**Project Description:** To install sprinklers & addressable fire alarms in Lockmilller & Johnson-Obear Apartments

**SBC Number:** 540/005-04-2011

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

**Source of Funding:** \$1,200,000.00      11/12      Plant Funds-Auxiliary (Housing)      (A)

**Comment:** This project will install sprinkler systems in Lockmilller and Johnson-Obear Apartments. It will also install a fully addressable fire alarm system in Lockmilller Apartments. The University is moving forward to provide a safer residential environment for these complexes.

**Minutes:** 12/09/2011 SBC      The Commission approved the project as presented.

TENNESSEE BOARD OF REGENTS

**Austin Peay State University, Clarksville, Montgomery County, Tennessee**

**Requested Action:** Approval of a revision in funding in order to award a contract

**Project Title:** Emerald Hills Fire Safety Upgrades

**Project Description:** Fire sprinkler system installation at Emerald Hill Apartments

**SBC Number:** 166/003-14-2010

**Revised Project Budget:** \$1,740,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	1,200,000.00	\$540,000.00	\$1,740,000.00	2010	TSSBA (rent)	(O)
<b>Original Project Budget:</b>	<b>\$1,200,000.00</b>					
<b>Change in Funding:</b>		<b>\$540,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,740,000.00</b>			

**Comment:** Bids were received October 5, 2011 and the increase in funding is needed to award a contract for the base bid only.

**Previous SBC Action:** 07/08/2010 SBC Approved project  
07/23/2010 ESC Selected designer (I.C. Thomasson Associates)

**Minutes:** 12/09/2011 SBC The Commission approved a revision in funding to award a contract

TENNESSEE BOARD OF REGENTS

**Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee**

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

**Project Title:** Several Buildings Life Safety Renovations

**Project Description:** Life safety corrections in Davis Science, Wisner Patten and James Union Building including roof replacement in Davis Science

**SBC Number:** 166/009-02-2001

**Revised Project Budget:** \$8,589,939.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	1,280,000.00	0.00	1,280,000.00	2002	G.O. Bonds-CapMaint	(A)
	1,425,000.00	0.00	1,425,000.00	2004	G.O. Bonds-CapMaint	(A)
	2,330,000.00	0.00	2,330,000.00	2006	G.O. Bonds-CapMaint	(A)
	1,300,000.00	0.00	1,300,000.00	2007	G.O. Bonds-CapMaint	(A)
	230,000.00	0.00	230,000.00	01/02	CurrentFunds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	03/04	CurrentFunds-CapMaint	(A)
	455,000.00	0.00	455,000.00	04/05	CurrentFunds-CapMaint	(A)
	129,939.00	0.00	129,939.00	06/07	CurrentFunds-CapMaint	(A)
	80,000.00	0.00	80,000.00	07/08	CurrentFunds-CapMaint	(A)
	0.00	360,000.00	360,000.00		Plant Funds-Auxiliary (TAF)	(A)

**Original Project Budget:** \$8,229,939.00

**Change in Funding:** \$360,000.00

**Revised Project Budget:** \$8,589,939.00

**Comment:** Campus will purchase fume hoods to be installed by the contractor. Modifying the budget acknowledges the funds from Technology Access Fees (TAF). This is the final phase of the project.

**Previous SBC Action:**

09/13/2001	SBC	Approved full planning, select designer (Thomas Miller Partners)
08/08/2002	SBC	Revised funding
07/10/2003	SBC	Allocated funds
05/13/2004	SBC	Approved subcontractor change
06/10/2004	SBC	Revised funding and scope
06/08/2006	SBC	Revised funding and approved issuing CM/GC
01/11/2007	SBC	Approved CM/GC (Hardaway Construction Corporation)
03/08/2007	SBC	Revised funding
07/12/2007	SBC	Revised funding

**Minutes:** 12/09/2011 SBC The Commission approved a revision in funding as presented.

TENNESSEE BOARD OF REGENTS

**Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee**

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

**Project Title:** Campus Lighting Upgrade

**Project Description:** Replace high wattage high pressure lighting with more efficient low wattage lighting.

**SBC Number:** 166/009-02-2010

**Revised Project Budget:** \$4,000,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>		
	2,000,000.00	0.00	2,000,000.00	Federal Funds (ARRA)	(F)
	1,000,000.00	1,000,000.00	2,000,000.00	Plant Funds-Non-Auxiliary	(A)
<b>Original Project Budget:</b>	<b>\$3,000,000.00</b>				
<b>Change in Funding:</b>		<b>\$1,000,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$4,000,000.00</b>		

**Comment:** Initial phase was to use ARRA funds within time frame allowed. During construction it was discovered that underground wiring needed to be replaced, using up most of the funds for the second phase of the work. This additional funding will complete the second phase and the project.

**Previous SBC Action:** 02/11/2010 SBC Approved project  
02/02/2010 SBC Selected designer (Lose & Associates, Inc)

**Minutes:** 12/09/2011 SBC The Commission approved a revision in funding as presented.

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee

**Requested Action:** Approval of the Early Design Phase as presented by Upland Design Group, Inc

**Project Title:** Oak Ridge Campus Expansion

**Project Description:** Construct facility and make minor renovation in existing building for the Allied Health and Nursing programs, including new parking spaces

**SBC Number:** 166/027-01-2011

**Total Project Budget:** \$12,000,000.00

**Source of Funding:** \$ 9,000,000.00 10/11 Current Funds Capital Improv (A)  
\$ 2,500,000.00 Gifts (O)  
\$ 500,000.00 Plant Funds-Non Auxiliary (A)

**Comment:** Expand Oak Ridge campus for Allied Health and Nursing programs, including additional parking. Project was a part of the 2010 Community College Special Capital Outlay Program.

**Previous SBC Action:** 01/13/2011 SBC Approved project  
01/24/2011 ESC Selected designer (Upland Design Group, Inc.)  
07/14/2011 SBC Approved issuing RFP for CM/GC  
10/13/2011 SBC Revised funding; referred award of CMGC to ESC  
10/24/2011 ESC Approved award of CM/GC to Denark Construction

**Minutes:** 12/09/2011 SBC The Commission approved the Early Design Phase as presented.

## **Bid Activity Report**

- 1) **Northeast State Community College, Blountville**  
(Faculty and General Studies Roof Replacement)  
SBC Project No. 166/038-04-2010  
Bid date: 11-30-2011  
SBC Action: Referred to ESC with authority to act
  
- 2) **Walters State Community College, Morristown**  
(Accessibility (ADA) Adaptations)  
SBC Project No. 166/023-03-2010  
Bid date: 11-30-2011  
SBC Action: Referred to ESC with authority to act



# STATE BUILDING COMMISSION

## Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 10, 2011.

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

- 1) **State Procurement Agency:** TN Board of Regents      **User Agency:** Tennessee State University  
**Location:** Nashville  
**Project Title:** Watson Hall Housing Improvements  
**SBC Project No:** 166/001-02-2010  
**Designer:** Melvin Gill & Associates      **Contractor:** Olympian Construction Company  
**Construction Completion %:** 99%      **Targeted Substantial Completion:** 08/24/2011

**Change Order No.** 5  
**Change Order Amount:** \$91,735.84  
**Change Order Percentage:** 25.68  
**Cumulative Percentage:** 96.50

**Comment: Hidden, Code & Program**  
Fire caulking penetrations; fire rated view windows in doors; floor & door repairs; electrical repairs; finishes; and schedule adjustments. Remediate mold found after removal of walls.

**Approved Project Funding**

**Bid Target:** \$750,000.00  
**Base Contract Amount:** \$357,211.00  
**Contingency:** \$ 50,000.00

**After This Change Order**

**Revised Contract Amount:** \$701,913.78  
**Remaining Contingency:** \$ 50,000.00

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- 2) **State Procurement Agency:** TN Board of Regents      **User Agency:** Middle Tennessee State University  
**Location:** Murfreesboro  
**Project Title:** Jones Hall Steam Line Replacement  
**SBC Project No:** 166/009-07-2010  
**Designer:** I.C. Thomasson Assoc.      **Contractor:** PPMI Construction Company  
**Construction Completion %:** 99%      **Targeted Substantial Completion:** 08/30/2011

**Change Order No.** 1  
**Change Order Amount:** \$82,176.87  
**Change Order Percentage:** 12.33  
**Cumulative Percentage:** 12.33

**Comment: Hidden**  
Work around, shore up and repair crumbling and congested infrastructure elements in path of work and reschedule around user activities. Current ongoing work is due to punch list items for resolution of claims.

**Approved Project Funding**

**Bid Target:** \$700,000.00  
**Base Contract Amount:** \$666,526.00  
**Contingency:** \$ 60,000.00

**After This Change Order**

**Revised Contract Amount:** \$748,702.87  
**Remaining Contingency:** \$ 9,697.13

**Report of Executive Subcommittee Action**

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on October 24, 2011.

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There being no further business, the meeting adjourned at 12:24 p.m.

Approved:



Mark A. Emkes, Commissioner  
Department of Finance and Administration