

MINUTES
STATE BUILDING COMMISSION
April 16, 2014

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present. Secretary of State Tre Hargett called the meeting to order at 11:08 a.m. He noted a quorum present and requested action on the following matters as presented by State Architect Peter Heimbach.

University of Tennessee	Executive Director Robbi Stivers
Tennessee Board of Regents	Vice Chancellor David Gregory
Tennessee Historical Commission	Executive Director Patrick McIntyre
Military Department	Colonel Brad Bishop
Department of Environment and Conservation	Director David Benton
Department of General Services	Commissioner Bob Oglesby
State Building Commission	State Architect Peter Heimbach

STATE BUILDING COMMISSION MEMBERS PRESENT

Tre Hargett, Secretary of State
Vice-Chairman Ron Ramsey, Lieutenant Governor
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Larry Martin, Commissioner, Department of Finance and Administration
Beth Harwell, Speaker of the House of Representatives

OTHERS PRESENT

Peter Heimbach, State Architect	Ike Boone, Dept of Finance and Administration
Georgia Martin, Office of the State Architect	Penny DiPiazza, Department of General Services
Kathy Stickel, Comptroller's Office	Ann McGauran, Department of General Services
Bruce Davis, Legislative Budget Office	Chuck Lawrence, Department of General Services
Jonathan Rummel, Secretary of State's Office	David Roberson, Department of General Services
Jordan Young, Lt Governor Ramsey's Office	Mark Cherpack, Dept of Finance and Administration
Janie Porter, Attorney General's Office	Doug Freeman, Department of General Services
Genie Whitesell, Attorney General's Office	Greg Steck, Department of General Services
John Webb, Dept of Finance and Administration	Jeff Banta, Messer Construction
Mike Morrow, Dept of Finance and Administration	Heather Bartlett, Department of General Services
Dick Tracy, Tennessee Board of Regents	Jim Dixey, Department of General Services
Diane Uhler, Tennessee Board of Regents	Blake Fontenay, Constitutional Officers
Crystal Collins, THEC	Ted Hayden, Department of General Services
Steven Gentile, THEC	Bob Qualey, Department of General Services

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Pedestrian Mall - Phase II

Project Description: Improvements will include the extension of new walkways in the central campus area, a new pavilion structure, and associated site lighting, landscaping and planting.

SBC Number: 540/005-01-2011

Total Project Budget: \$3,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,600,000.00	\$ 0.00	\$2,600,000.00	TSSBA	(A)
	300,000.00	0.00	300,000.00	Gift/Donations	(O)
	0.00	500,000.00	500,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	<u>\$2,900,000.00</u>				
Change in Funding:		\$500,000.00			
Revised Project Budget:			\$3,400,000.00		

Comment: This increase in funds will address the final project phase which is the pedestrian improvements for the Chamberlain Field portion of the mall based on the designer's current estimate.

Previous Action: 04/14/2011 SBC Approved project
04/25/2011 SBC Selected designer (Ross Fowler)
06/25/2012 ESC Revised funding

Minutes: 04/16/2014 SBC Approved a revision in project budget and source(s) of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: West Campus Housing

Project Description: The project provides for the planning of new housing to be built on the west side of campus. The housing will accommodate 600 beds and associated dining facilities. The Racquet Center, built in 1976, will be demolished as part of this project.

SBC Number: 540/005-01-2014

Total Project Budget: \$59,000,000.00

Current Project Funding: \$ 2,500,000.00
(if not fully funded)

Source of Funding: \$ 2,500,000.00 Plant (Auxiliary–Housing/Dining) (A)

Comment: This is a FY 2012/2013 disclosed project. The Racquet Center is less than 50 years old and does not require THC review. The CM/GC method is recommended due to the “fast track” schedule required for the timing of student housing occupancy and other concerns. CM/GC selection will include review of “fast track” and similar project experience.

Minutes: 04/16/2014 SBC Approved a full planning project budget, scope, source(s) of funding, proceeding with process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method.

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Memorial Center Renovations

Project Description: Renovate dome arena area and practice floor. Phase 1 will include practice floor repairs, painting, and miscellaneous renovations to the arena. Phase 2, will include renovations to the locker rooms and offices for football, construction of a new weight training area on the arena floor, and other renovations for football. Phase 3 will include additional work on locker rooms for football, modifications to east side of second floor for athletics and miscellaneous renovations in the Dome to support all athletic programs.

SBC Number: 166/005-04-2012

Total Project Budget: \$3,000,000.00

Current Project Funding: \$2,000,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,400,000.00	(\$1,400,000.00)	\$ 0.00	Gifts	(O)
	600,000.00	(600,000.00)	0.00	Plant (Auxiliary-Athletics)	(A)
	0.00	2,000,000.00	2,000,000.00	Plant (Non-Auxiliary)	(A)
Original Project Funding:	\$2,000,000.00				
Change in Funding:		0.00			
Revised Project Funding:			\$2,000,000.00		

Comment: Revised scope is defined to include renovations to support the football program. The scope will include locker rooms and a new weight training area, as well as offices. Phase 1 is complete.

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Selected designer (Beeson, Lusk & Street, Inc.)

Minutes: 04/16/2014 SBC Approved a revision in scope and source(s) of funding.

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval of a revision in project budget and source(s) of funding, increasing the Total Project Budget from \$1,500,000 to \$2,705,897

Project Title: New Data Center

Project Description: Build new Data Center, including a back-up generator.

SBC Number: 166/005-01-2013

Total Project Budget: \$2,705,897.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,500,000.00	\$1,205,897.00	\$2,705,897.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$1,500,000.00			
Change in Funding:		\$1,205,897.00		
Revised Project Budget:			\$2,705,897.00	

Comment: During schematic design, site development costs and HVAC/electrical costs were found to be significantly more than expected. The campus has gone through value engineering. Additional funding is needed to meet the designer's estimate.

Previous Action: 07/11/2013 SBC Approved project
08/19/2013 ESC Selected designer (Thomas Weems Architect)

Minutes: 04/16/2014 SBC Approved a revision in project budget and source(s) of funding, increasing the Total Project Budget from \$1,500,000 to \$2,705,897.

TENNESSEE BOARD OF REGENTS

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

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

Project Title: D. P. Culp and Stone Hall Renovations

Project Description: Interior and exterior renovations for student affairs and activities. Phase 1 will include interior renovations to D. P. Culp for a multi-cultural center and various other student space. Phase 2 will focus on Stone Hall and interior renovations in D. P. Culp.

SBC Number: 166/005-01-2014

Total Project Budget: \$15,000,000.00

Current Project Funding: \$ 800,000.00 Plant (Auxiliary-Student Fees) (A)
(if not fully funded)

Comment: Project is a FY 13/14 disclosure for interior renovations. The first phase will include renovations in the old welcome center for a multi-cultural center and renovation of an obsolete computer lab for student meeting and lounge space. The campus plans to bring the remaining work forward for approval at the end of the calendar year.

Minutes: 04/16/2014 SBC Comptroller Wilson asked if the plan was to finance the project with School Bonds, and David Gregory responded "yes". The Commission approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

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: Physical Plant Upgrades

Project Description: Replace major components and associated accessories of the boiler feed water treatment system in the Central Steam Plant including a new reverse osmosis system.

SBC Number: 166/009-09-2010

Total Project Budget: \$3,576,725.48

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>			
	\$1,450,000.00	0.00	\$1,450,000.00	2011	GO Bonds-CapMaint	(A)
	853,900.00	0.00	853,900.00	2010	State Funds	(O)
	240,000.00	0.00	240,000.00	11/12	CurrFunds-CapMaint	(O)
	810,000.00	0.00	810,000.00	13/14	CurrFunds-CapMaint	(A)
	0.00	114,362.40	114,362.40	04/05	CurrFunds-CapMaint	(R)
	0.00	50,000.00	50,000.00	05/06	CurrFunds-CapMaint	(R)
	0.00	18,000.00	18,000.00	06/07	CurrFunds-CapMaint	(R)
	0.00	10,000.00	10,000.00	07/08	CurrFunds-CapMaint	(R)
	0.00	30,463.08	30,463.08		Plant (Non-Auxiliary)	(A)

Original Project Budget: \$3,353,900.00

Change in Funding: \$222,825.48

Revised Project Budget: \$3,576,725.48

Comment: Funds are from a completed project, Sewer System and Steam Manhole Updates (166/09-02-2005). Additional funds are needed to meet the designer's estimate. This is the final phase of a multi-phased project.

Previous Action: 07/08/2010 SBC Approved project
 07/23/2010 ESC Selected designer (I. C. Thomasson Associates, Inc.)
 07/14/2011 SBC Revised funding
 07/11/2013 SBC Revised funding

Minutes: 04/16/2014 SBC Approved a revision in project budget and source(s) of funding.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Bell Street Building Renovations

Project Description: Interior and exterior renovations, including connection to data infrastructure, lighting, security, surface parking lots, and a parking garage structure.

SBC Number: 166/009-10-2013

Total Project Budget: \$6,000,000.00

Source of Funding:

\$4,000,000.00	Plant (Non-Auxiliary)	(A)
1,000,000.00	Plant (Auxiliary-Parking)	(A)
1,000,000.00	Gifts	(O)

Comment: Nine proposals were received on 03/13/2014 for evaluation on 04/01/2014.

Previous Action: 07/11/2013 SBC Approved project and use of CM/GC
07/30/2013 ESC Selected designer (Moody Nolan Inc.)

Minutes: 04/16/2014 SBC Approved contract award to Turner Construction as CM/GC.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Mechanical Updates

Project Description: Replace HVAC components in Boswell Hall to raise fume hood performance. Also repair and update HVAC systems in Humphreys Hall and the Floyd Payne Student Center.

SBC Number: 166/001-03-2010

Total Project Budget: \$4,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,250,000.00	(\$500,000.00)	\$ 750,000.00	10/11	CurrFunds-CapMaint	(A)
	1,250,000.00	0.00	1,250,000.00	2010	GO Bonds-CapMaint	(A)
	250,000.00	0.00	250,000.00	11/12	CurrFunds-CapMaint	(A)
	2,250,000.00	0.00	2,250,000.00	2011	GO Bonds-CapMaint	(A)
Original Project Budget:	\$5,000,000.00					
Change in Funding:		(\$500,000.00)				
Revised Project Budget:			\$4,500,000.00			

Comment: The funds are being moved into the following project on the agenda, Hankal Hall Upgrades (166/01-02-2012). The HVAC systems in Humphrey Hall and the Floyd Payne Campus Center will be completed within this project but the HVAC work for Hankal Hall will be completed in the Hankal Hall project.

Previous Action: 07/08/2010 SBC Approved project
 07/23/2010 ESC Selected designer (Kurzynske & Associates)
 07/14/2011 SBC Revised funding
 10/10/2013 SBC Revised scope

Minutes: 04/16/2014 SBC Approved a revision in scope, project budget and funding.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Hankal Hall Upgrades

Project Description: Renovate facility

SBC Number: 166/001-02-2012

Total Project Budget: \$3,147,267.30

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 3,721,29	\$ 0.00	\$ 3,721.29	93/94	CurrFunds-CapMaint	(R)
	143,546.01	0.00	143,546.01	2000	GO Bonds-CapMaint	(R)
	200,000.00	0.00	200,000.00	12/13	CurrFunds-CapMaint	(A)
	2,300,000.00	0.00	2,300,000.00	2012	GO Bonds-CapMaint	(A)
	0.00	500,000.00	500,000.00	10/11	CurrFunds-CapMaint	(R)
Original Project Budget:	\$2,647,267.30					
Change in Funding:		\$500,000.00				
Revised Project Budget:			\$3,147,267.30			

Comment: Funds from the proceeding project on the agenda, Mechanical Updates (166/001-03-2010) will be moved to this project to meet the designer's estimate to update the HVAC systems.

Previous Action: 07/12/2012 SBC Approved project
 07/23/2012 ESC Selected designer (McFarlin Huitt Parvini)
 11/15/2013 SBC Revised funding

Minutes: 04/16/2014 SBC Approved a revision in project budget and source(s) of funding.

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Williamson County Center, Franklin, Williamson County, Tennessee

Requested Action: Approval of a revision in current project funding, source(s) of funding and, Total Project Budget from \$36,230,000 to \$38,500,000 with authorization to proceed with a portion of the project

Project Title: Williamson County Center Relocation

Project Description: Construct an educational facility in Williamson County.

SBC Number: 166/015-01-2012

Revised Project Budget: \$38,500,000.00

Current Project Funding: \$ 3,850,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,800,000.00	\$2,050,000.00	\$3,850,000.00	Plant (Non-Auxiliary) (A)
Original Project Funding:	\$1,800,000.00			
Change in Funding:		\$2,050,000.00		
Revised Project Funding:			\$3,850,000.00	

Comment: Project is priority #2 on TBR's Capital Outlay List. The additional funding will allow site work to begin. This funding completes the match requirement for the campus.

Previous Action:

05/10/2012	SBC	Approved full planning of project
05/23/2012	SBC	Selected designer (Bauer Askew Architecture)
06/13/2013	SBC	Approved EDP & issuance of RFP for CM/GC
08/08/2013	SBC	Award contract for CM/GC (Hoar Construction, LLC)

Minutes: 04/16/2014 SBC Approved a revision in current project funding, source(s) of funding and Total Project Budget from \$36,230,000 to \$38,500,000 with authorization to proceed with a portion of the project.

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

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

Project Title: Eoff Hall Powers Auditorium Renovations

Project Description: Renovate Eoff Hall Auditorium by making interior updates

SBC Number: 166/021-03 -2014

Total Project Budget: \$650,000.00

Source of Funding: \$600,000.00 Plant (Non-Auxiliary) (A)
50,000.00 Gifts (O)

Comment: Project is a FY 13/14 disclosure for renovations to the auditorium in Eoff Hall.

Minutes: 04/16/2014 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

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

Project Title: New Academic and Support Building

Project Description: Construct facility for classrooms, labs, offices.

SBC Number: 166/034-01-2012

Total Project Budget: \$23,114,584.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$16,000,000.00	\$ 0.00	\$16,000,000.00	2013	GO Bonds-CapOutlay	(A)
	2,390,000.00	0.00	2,390,000.00	13/14	CurrFunds-CapOutlay	(A)
	2,040,000.00	2,684,584.00	4,724,584.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$20,430,000.00					
Change in Funding:		\$2,684,584.00				
Revised Project Budget:			\$23,114,584.00			

Comment: Additional funds are needed for moveable equipment and to meet the CM/CG's Guaranteed Maximum Price (GMP).

Previous Action:

- 05/10/2012 SBC Approved full planning of project
- 05/23/2012 ESC Selected designer (Johnson Johnson Crabtree Archs.)
- 07/11/2013 SBC Approved allocation and use of CM/GC
- 09/12/2013 SBC Award contract for CM/GC (Messer Construction Company)

Minutes: 04/16/2014 SBC Approved a revision in project budget and source(s) of funding.

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

Requested Action: Approval of the Early Design Phase as recommended by the State Architect

Project Title: Union Campus Parking Structure

Project Description: Construct 2-level parking structure on Beale Street with approximately 140 spaces.

SBC Number: 166/033-02-2011

Total Project Budget: \$2,990,000.00

Source of Funding: \$2,990,000.00 Plant (Auxiliary-Parking) (A)

Comment: Project will provide additional parking for staff and students on the Union Campus

Previous Action: 07/14/2011 SBC Approved project
09/29/2011 ESC Selected designer (Allen & Hoshall, Inc.)
01/09/2014 SBC Revised funding

Minutes: 04/16/2014 SBC Approved the Early Design Phase as recommended by the State Architect.

TENNESSEE HISTORICAL COMMISSION

Sabine Hill, Elizabethton, Carter County, Tennessee

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

Project Title: Historic House Restoration

Project Description: Restoration and repairs including interior, exterior, structural, electrical and environmental surveying. Project will also include land reclamation and site improvements.

SBC Number: 160/006-01-2012

Total Project Budget: \$1,350,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,100,000.00	\$ 0.00	\$1,100,000.00	12/13	CurrFunds-CapMaint	(A)
	0.00	83,943.29	83,943.29	06/07	CurrFunds-CapMaint	(R)
	0.00	166,056.71	166,056.71	08/09	CurrFunds-CapMaint	(R)
Original Project Budget:	<u>\$1,100,000.00</u>					
Change in Funding:		\$250,000.00				
Revised Project Budget:			\$1,350,000.00			

Comment: The recent bids from the three pre-qualified contractors exceeded the base bid amount and the listed alternates. The alternates are critical to properly restoring the historic home and surrounding property. Therefore, the agency is requesting additional funding so a restructured bid package that includes the previous alternates within a revised base amount can be re-bid.

Previous Action: 10/11/2012 SBC Approved project & using BV1
 10/26/2012 ESC Selected designer (Sparkman & Associates)

Minutes: 04/16/2014 SBC Comptroller Wilson asked what kind of local support there was for the project. Patrick McIntyre responded that it will be a unit of Sycamore Shoals State Park, which has its own Friends Group for support. The Commission approved a revision in project budget and source(s) of funding.

DEPARTMENT OF MILITARY

Athens, McMinn County, Tennessee

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

Project Title: Field Maintenance Shop General Purpose Bay

Project Description: Perform all site work, install utilities and construct slab-on-grade conditioned building with access aprons, pneumatic connections, lifting equipment, vehicle exhaust systems and all related work for a complete project.

SBC Number: 361/002-01-2014

Total Project Budget: \$675,000.00

Source of Funding: \$675,000.00 Federal (NGB) (F)

Comment: The project will construct a building of 3,960 SF, and includes work, storage, office and latrine space. Building exterior is to be 72 ft x 40 ft, interior bay is 64 ft x 32 ft. Additional space would be 72 ft x 15 ft.

This project is approved for and in receipt of federal funding. In order to utilize federal funding, the design contract must be awarded before September 30, 2014.

Minutes: 04/16/2014 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer.

DEPARTMENT OF MILITARY

Statewide

Requested Action: Approval of a project budget, scope, source(s) of funding and utilizing agency resources for design

Project Title: Parking Areas Solar Lighting

Project Description: Install solar powered lighting fixtures in privately owned vehicle (POV) parking and military vehicle parking at up to ten sites across the state. Project includes demolition of existing exterior lights, installation of new concrete bases with 20' high poles, solar panels with dedicated control boxes, LED fixtures and all related work.

SBC Number: 361/000-01-2014

Total Project Budget: \$619,325.00

Source of Funding: \$619,325.00 Federal (NGB) (F)

Comment: Sites identified for installation are Camden, Columbia, Dresden, Humboldt, Jefferson City, McKenzie, Milan, Rogersville, Sevierville and Trenton Project will procure work using existing General Services state-wide contract(s). This project is approved for and in receipt of federal funding. In order to utilize federal funding, the purchase orders must be awarded before September 30, 2014.

Minutes: 04/16/2014 SBC Approved a project budget, scope, source(s) of funding and utilizing agency resources for design.

DEPARTMENT OF MILITARY

Report Item

The Commission acknowledged the Department's report disclosing the following project to be constructed using federal procedures through Tennessee's United States Property and Fiscal Office (USPFO).

This project is approved for and in receipt of federal funding. In order to utilize federal funding, all work must be awarded before September 30, 2014.

Milan, TN - Volunteer Training Site

- Federal Parking Area Solar Lighting \$130,000

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Tims Ford State Park, Winchester, Franklin County, Tennessee

Requested Action: Approval of a revision in project scope

Project Title: Campground Upgrades

Project Description: Upgrades to Fairview Devil Step campground to include 90 campsites consisting of new borders, leveling sites, making sites pull through, water and electrical, new dump station and replacement of the bathhouse with a new modular building.

SBC Number: 126/092-01-2011

Total Project Budget: \$1,870,000.00

Source of Funding: \$1,870,000.00 11/12 CurrFunds-CapImprov (A)

Comment: The project plans to utilize statewide purchasing through the CPO to secure a modular bathhouse which will be delivered to the site and installed by the contractor provided site and utility preparation.

Previous Action: 09/08/2011 SBC Approved project & previous designer (Planning Associates)
12/07/2012 ESC Canceled designer; selected Armando Bassarrate Associates

Minutes: 04/16/2014 SBC Approved a revision in project scope.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Bledsoe Creek State Park, Gallatin, Sumner County, Tennessee

Requested Action: Approval of the Early Design Phase as recommended by the State Architect

Project Title: New Visitor Center

Project Description: A new visitor's center at the park and demolition of the current visitor's center.

SBC Number: 126/012-01-2012

Total Project Budget: \$800,000.00

Source of Funding: \$200,000.00 12/13 CurrFunds-CapImprov (A)
600,000.00 2012 G.O.Bonds-CapImprov (A)

Comment: The new visitor's center is constructed as a log structure and is patterned after the nearby Wynnewood Historic site in Castalian Springs. The existing visitor's center has structural, roofing and HVAC deficiencies and will be demolished. This building is less than 50 years old and does not require review by the Tennessee Historical Commission.

Previous Action: 08/20/2012 SBC Approved project
09/24/2012 ESC Selected designer (Larry Woods & Assoc.)

Minutes: 04/16/2014 SBC Approved the Early Design Phase as recommended by the State Architect.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Reelfoot Lake State Park Tipton, Lake County, Tennessee

Requested Action: Approval of a revision in scope and of the Early Design Phase presentation by Hart Freeland Roberts, Inc.

Project Title: New Cabins

Project Description: Build 7 to 9 new cabins at the south end of Reelfoot Lake, including the demolition of unused, existing structures.

SBC Number: 126/084-01-2009

Total Project Budget: \$4,162,047.67

Source of Funding:	\$ 962,418.67		Insurance Proceeds	(O)
	699,629.00	2007	G.O.Bonds-CapImprov	(R)
	2,500,000.00	10/11	CurrFunds-CapImprov	(A)

Comment: The new cabins will be located at the south end of Reelfoot Lake and are to be constructed using a pre-cast concrete system that will mimic the rustic appearance of a log structure. The pre-cast system will require a minimal amount of maintenance for the life of the structure and provides a balance of design and maintenance. The existing Air Park Inn, at the north end of the lake, is in the process of being decommissioned and the new cabins will provide lodging for guests wishing to stay at the park.

Since the cabins slated for demolition were built in the 1970's, they are less than 50 years old and do not require review by the Tennessee Historical Commission.

Previous Action: 09/10/2009 SBC Approved project & designer (Hart Freeland Roberts, Inc.)
05/13/2010 SBC Revised funding & scope
05/23/2011 ESC Revised source of funding
01/11/2012 SBC Revised scope & funding

Minutes: 04/16/2014 SBC Approved a revision in scope and the Early Design Phase as presented.

DEPARTMENT OF GENERAL SERVICES

R.S. Gass Complex, Nashville, Davidson County, Tennessee

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

Project Title: Environmental Assistance Center Lobby Renovations and HVAC Assessments

Project Description: Assess existing HVAC and EMS systems within facility to identify deficiencies. Renovate the front lobby/atrium area to correct temperature control issues. Repairs and related work to be included.

SBC Number: 529/020-01-2012

Total Project Budget: \$265,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$160,000.00	\$ 0.00	\$160,000.00	12/13	FRF CurrFunds-CapMaint/Energy	(A/R)
	0.00	70,000.00	70,000.00	13/14	FRF Emergency & Contingency	(A)
	0.00	35,000.00	35,000.00	13/14	TDEC Operational Funds	(A)
Original Project Budget:	<u>\$160,000.00</u>					
Change in Funding:		\$105,000.00				
Revised Project Budget:			\$265,000.00			

Comment: After a notice to proceed was given, the work was stopped for environmental considerations and for remediation to the atrium/lobby. Extensive evaluations were conducted prior to selecting the course of remediation. The \$70K represents the amount needed for remediation and the \$35K, from TDEC agency funds, will refurbish the atrium/lobby.

Previous Action: 06/14/2012 SBC Approved project utilizing JOC

Minutes: 04/16/2014 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in project budget 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: \$2,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 500,000.00	\$ 500,000.00	\$1,000,000.00	FRF OperFunds	(A)
	250,000.00	500,000.00	750,000.00	Various Agency Funds	(A/O)
	250,000.00	500,000.00	750,000.00	Various Project Funds	(A/O)
Original Project Budget:	<u>\$1,000,000.00</u>				
Change in Funding:		\$1,500,000.00			
Revised Project Budget:			\$2,500,000.00		

Comment: The contract start date was June 1, 2013 and the term of the contract is two years with three, one year extension options. The initial term of the contract expires May 31, 2015. If the contract is extended, additional funding will be requested.

Previous Action: 03/14/2012 SBC Approved issuance of RFP
04/11/2013 SBC Referred to ESC with authority to act
04/22/2013 ESC Approved award to Dillingham & Smith

Minutes: 04/16/2014 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in project budget 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: \$2,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 500,000.00	\$ 750,000.00	\$1,250,000.00	Various Agency Funds (A/O)
	500,000.00	750,000.00	1,250,000.00	Various Project Funds (A/O)

Original Project Budget: **\$1,000,000.00**

Change in Funding: **\$1,500,000.00**

Revised Project Budget: **\$2,500,000.00**

Comment: The contract start date was June 1, 2013 and the term of the contract is two years with three, one year extension options. The initial term of the contract expires May 31, 2015. If the contract is extended, additional funding will be requested.

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

Minutes: 04/16/2014 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

Mid Cumberland Regional Health Office, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in scope and to proceed with the selection of a designer

Project Title: HVAC Upgrades

Project Description: Replace closed circuit cooling tower and multiple water source heat pumps. All related HVAC system work to be included for a complete and operational system for the facility.

SBC Number: 408/002-01-2012

Total Project Budget: \$380,000.00

Source of Funding: \$ 80,000.00 12/13 FRF-CurrFunds CapMaint Energy Funds (A/R)
300,000.00 2001 FRF-G O Bonds CapMaint Energy Funds (A/R)

Comment: There are approximately 15 HVAC water source heat pump units that have failed and need to be replaced as they are not repairable. The closed circuit cooling tower will also be replaced as it is beyond its useful life. All related HVAC system repairs and work are to be included as further system and equipment deterioration has occurred.

Previous Action: 06/14/2012 SBC Approved project & issued RFP for D/B
07/12/2012 SBC D/B rescinded per 460/000-02-2012 action

Minutes: 04/16/2014 SBC Approved a revision in scope and to proceed with the selection of a designer.

DEPARTMENT OF GENERAL SERVICES

Parking Garage, Nashville, Davidson County, Tennessee

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

Project Title: New Parking Garage

Project Description: Complete the design, beginning with the construction document phase, and construct an approximately 1000 space parking garage primarily for State employees.

SBC Number: 529/060-02-2013

Total Project Budget: \$19,500,000.00

Source of Funding: \$18,000,000.00 DGS Land Transaction Proceeds (O)
1,500,000.00 FRF Reserves (A)

Comment: Eleven proposals were received on March 12, 2014 for evaluation on March 21, 2014.

Previous Action: 01/09/2014 SBC Approved a project, budget, scope, source(s) of funding, using designer previously selected by Metro Nashville, and to utilize CM/GC delivery method for construction.

Minutes: 04/16/2014 SBC Treasurer Lillard asked what the scheduled completion date was for the parking garage, and if they were on schedule. Commissioner Oglesby responded they were on schedule with a completion date of April 2015. The Commission approved a contract award to Brasfield & Gorrie as CM/GC.

DEPARTMENT OF GENERAL SERVICES

Cordell Hull / Central Services Buildings, Nashville, Davidson County, Tennessee

Requested Action: Acknowledgment of Phase 1 of the study

Project Title: Building Evaluation

Project Description: Provide a comprehensive evaluation of the building to determine the viability and cost of reuse of the Cordell Hull and Central Services building.

SBC Number: 529/011-01-2013

Total Project Budget: \$100,000.00

Source of Funding: \$100,000.00 13/14 FRF Operating Funds

Comment: The Phase 1 report is an independent study of the building. Phase 2 will compare and reconcile this report with the previous one.

Previous Action: 10/10/2013 SBC Reported threshold project
10/21/2013 ESC Recorded designer selection (Centric Architecture)

Minutes: 04/16/2014 SBC Commissioner Oglesby stated that this is Phase 1 of two phases by the consultant. He said it is the same document that was distributed to the media back in March and there has been no additional information or timeframe for the completion of Phase 2. In response to Secretary Hargett's question, Commissioner Oglesby responded that Phase 2 will be a reconciliation and comparison of the study previously performed by another vendor with the current vendor's scope of work to reconcile any differences between the two. After that work is done, the Department of General Services will do an analysis of the recommendations and come back with a recommendation to the SBC. Secretary Hargett commented that it would be too soon to do an analysis, and Commissioner Oglesby responded that the current data was premature to make any decisions. The Commission acknowledged the Phase 1 report of the study.

Bid Activity Report

1) Region 2 – Southeast Tennessee

(1-24 Weigh Scales)

SBC Project No. 242/010-01-2002

Bid Target: \$1,357,800.00

M.A.C.C. \$1,493,580.00

Bid date: 3/25/2014

SBC Action: No action required

2) Dunbar Cave and Radnor Lake State Park

(Exhibit Upgrades)

SBC Project No. 126/000-01-2011

Bid Target: \$1,357,800.00

M.A.C.C. \$1,493,580.00

Bid date: 3/27/2014

SBC Action: No action required

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on March 13, 2014.

Report of Items Approved by Office of the State Architect

- 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 Technological University
Location: Cookeville
Project Title: Live & Learn Village Renovations
SBC Project No: 166/011-04-2011
Designer: Street Dixon Rick Contractor: King Construction Group
Construction Completion %: 91% Targeted Substantial Completion: 02/07/2014

Change Order No. 5 Comment: Add additional contract days for completion
Change Order Amount: 0 of exterior brick and removal & resetting of limestone due
Change Order Percentage: 0 to weather delays
Cumulative Percentage: 13.16

Approved Project Funding After This Change Order
Original Bid Target: \$500,000.00
Base Contract Amount: \$534,000.00 Revised Contract Amount: \$604,270.14
Contingency: \$53,400

2) State Procurement Agency: General Services User Agency: FRF
Location: Jackson – Lowell Thomas State Office Building
Project Title: T3: Office Consolidation
SBC Project No: 460/000-02-2012-08
Designer: Goodwyn Mills Cawood Contractor: MG Construction
Construction Completion %: 20% Targeted Substantial Completion: 06/12/2014

Change Order No. 1 Comment:
Change Order Amount: \$305,243.91 Provide labor & materials required for the addition of
Change Order Percentage: 35.5% flooring and painting and all related items.
Cumulative Percentage: 35.5%

Approved Project Funding After This Change Order
Original Bid Target: \$1,429,577.00
Base Contract Amount: \$860,068.00 Revised Contract Amount: \$1,165,311.91
Contingency: \$86,006.00 Undedicated Funds: \$148,383.00

3) State Procurement Agency: STREAM User Agency: Human Services
 Location: TN Rehabilitation Center
 Project Title: Fire Alarm Upgrade
 SBC Project No: 442/006-01-2009
 Designer: Win Engineering Contractor: Fast Electric
 Construction Completion %: 95% Targeted Substantial Completion: 05/04/2014

Change Order No. 1 Comment:
 Change Order Amount: \$38,333.71 Provides for additional fire alarm devices and vented
 Change Order Percentage: 15.24% hood for kitchen range.
 Cumulative Percentage: 15.24%

<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$320,000.00	Revised Contract Amount:	\$289,833.71
Base Contract Amount:	\$251,500.00		
Contingency:	\$32,000.00		

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

- 1) Bidder: K&F Construction Inc.
 Project Location: TN School for the Deaf
 Project Title: Fire Code Upgrade – ADA/Life Safety
 SBC No. 168/007-01-2005
 Bid date: December 18, 2013
 Designer: Grieve Associates Architects
 Comment: Their allowances and unit prices did not transfer to the summary spreadsheet, and the General Conditions line was not included in the column subtotals.

- 2) Bidder: Jaycon Development Corporation
 Project Location: University of Tennessee Health Sciences Center
 Project Title: College of Pharmacy 5th Floor Buildout
 SBC No. 540/013-03-2004
 Bid date: November 21, 2013
 Designer: Evans Taylor Foster Childress / brg3s, a joint venture
 Comment: Their lump sum base bid appeared numerically as "\$3,970,000" while, in words, it appeared as "three million nine hundred seventy" with the word "thousand" having been inadvertently omitted.

• **Report of Designer Additional Services** (in accordance with Item 6.08 of the *SBC Bylaws, Policy & Procedures*)

- 1) Project Location/Title: Hawthorne Hill State Historic Site (Archaeology Study)
 SBC Project No. 160/011-01-2012
 Designer: Centric Architecture
 Amount Requested: \$58,045.80

- **Report of Subcontractor Replacement** (in accordance with Item 6.09 of the *SBC By-Laws, Policy & Procedures*)

- 1)

Project:	Pellissippi State Community College (Admin & Alexander Bldgs Renovation)
SBC No.	166/032-01-1996C
General Contractor:	Danco
Subcontractor:	Howard Electrical Contracting
Replacement Subs:	Advent Electric
Comment:	Howard Electrical was not aware of addendums and felt their quote price was not financially beneficial to them so withdrew their bid. Danco will not request any additional costs or time extensions due to this change.

Other Business

There being no further business, the meeting adjourned at 11:28 a.m.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State