

**MINUTES**  
STATE BUILDING COMMISSION  
August 8, 2013

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present. Secretary of State Tre Hargett called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

University of Tennessee  
Tennessee Board of Regents  
West Tennessee River Basin Authority  
Department of Environment and Conservation  
Tennessee Wildlife Resources Agency  
Department of Correction  
Department of General Services  
State Building Commission

President Joe DiPietro  
Vice Chancellor David Gregory  
Commissioner Bob Martineau  
Commissioner Bob Martineau  
Executive Director Ed Carter  
Commissioner Derrick Schofield  
Executive Director Peter Heimbach  
State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

Beth Harwell, Speaker of the House of Representatives  
Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer  
Larry Martin, Commissioner, Department of Finance and Administration

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Vice-Chairman Ron Ramsey, Lieutenant Governor

OTHERS PRESENT

Bob Oglesby, State Architect  
Georgia Martin, Office of the State Architect  
Alan Robertson, Assistant State Architect  
Courtney Holliday, Treasurer's Office  
Melinda Parton, Comptroller's Office  
Jonathan Rummel, Secretary of State's Office  
Bruce Davis, Legislative Budget Office  
Jordan Young, Governor Ramsey's Office  
Hayden Pendergrass, House Speaker's Office  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
Dwight Hensley, Tennessee Wildlife Resources Agency

Marcos Makohon, Department of General Services  
Ted Hayden, Office of the State Architect  
Jason Hartman, Department of Finance and Administration  
John Carr, Department of Finance and Administration  
Mike Morrow, Department of Finance and Administration  
Dick Tracy, Tennessee Board of Regents  
Mitch Robinson, Austin Peay State University  
Art Lidsky, Dober Lidsky Mathey  
Daren, Bell, Bell Construction  
Diane Uhler, Tennessee Board of Regents  
Butch Peccolo, University of Tennessee  
Crystal Collins, THEC  
Carl Manka, Tennessee Board of Regents  
Russell Marty, Department of Finance and Administration  
David Benton, Department of Environment and Conservation  
Evan Walker, Turner Construction  
Steve Kazay, Turner Construction  
Gwen Sanders, Department of General Services  
Matt Ingham, Department of General Services  
Larry Maxwell, Department of Agriculture  
Anita Stevens, Gobbell Hays Partners  
Mike Borgelt, Gobbell Hays Partners  
Janet Smith, Columbia State Community College  
Jay Hosay, Messer Construction  
Chuck Taylor, Department of Correction  
Tom Robinson, Department of Correction  
Terry Mason, Comptroller's Office  
Penny DiPiazza, Department of General Services  
Kenneth Todd, Barge Waggoner Sumner Cannon  
Leah Dupree, Department of General Services  
Lola Potter, Department of Finance and Administration  
David Salyers, West TN River Basin Authority  
Brock Hill, Department of Environment and Conservation

UNIVERSITY OF TENNESSEE

Statewide

**Requested Action:** Approval of a revision in project budget and source(s) of funding to extend contracts for 12 months and proceeding with the process to select additional designers

**Project Title:** Professional Consultants

**Project Description:** Provides for system-wide architectural, civil, electrical, environmental, landscape, mechanical and structural professional services.

**SBC Number:**

540/001-04-2010	Agriculture	\$ 200,000.00
540/005-17-2010	Chattanooga	\$ 740,000.00
540/009-46-2010	Knoxville	\$3,445,000.00
540/013-08-2010	Memphis	\$ 920,000.00
540/011-05-2010	Martin	\$ 200,000.00

**Total Project Budget:** \$5,505,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$3,515,000.00	\$1,990,000.00	\$5,505,000.00	Plant (Non-Auxiliary) (A)
<b>Original Project Budget:</b>	<b>\$3,515,000.00</b>			
<b>Change in Funding:</b>		<b>\$1,990,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$5,505,000.00</b>	

**Comment:** This project will provide professional consulting services for all the University of Tennessee campuses. Increased funding will allow the renewal of 19 consultant contracts and add 5 consultants for the Knoxville campus including first time consultants for landscape, civil, and geotechnical (see attached).

**Previous Action:**

07/08/2010	SBC	Approved project
07/23/2010	ESC	Selected designer
09/08/2011	SBC	Approved revision in funding and extended contracts
08/20/2012	SBC	Approved revision in project budget, and source(s) of funding to extend contracts for 12 months

**Minutes:** 08/08/2013 SBC Approved revision in project budget and source(s) of funding to extend contracts for 12 months and proceeding with the process to select additional designers.

### Professional Consultant Contract Dates

Contracts are extended and utilized up to five years based on State Building Commission Approvals.

		<u>Start Date</u>	<u>Current End Date</u>	<u>Anticipated Maturity Date</u>
<b>UTC</b>				
Architectural	Derthick, Henley & Wilkerson	10/1/2010	10/31/2013	10/31/2015
Civil	Barge, Waggoner, Sumner & Cannon	10/1/2010	10/31/2013	10/31/2015
Environmental	Professional Env. Consultants	10/1/2010	10/31/2013	10/31/2015
Landscape	Ross/Fowler	10/1/2010	10/31/2013	10/31/2015
Mechanical	MEP Engineering	10/1/2010	10/31/2013	10/31/2015
Structural	Bennett & Pless	10/1/2010	10/31/2013	10/31/2015
Electrical	MEP Engineering	10/1/2010	10/1/2011	10/31/2011
Electrical	West Welch Reed	10/1/2011	10/31/2013	10/31/2016
<b>UTHSC</b>				
Architectural	Fleming Associates	10/1/2010	10/31/2013	10/31/2015
Electrical	Pickering Firm	10/1/2010	10/31/2013	10/31/2015
Environmental	Ensafe	10/1/2010	10/31/2013	10/31/2015
Mechanical	OGCB, Inc.	10/1/2010	10/31/2013	10/31/2015
Structural	SSR Ellers	10/1/2010	10/31/2013	10/31/2015
<b>UTIA</b>				
Architectural	Design Innovations	10/1/2010	10/31/2013	10/31/2015
Electrical/Mechanical	I.C. Thomasson Associates	10/1/2010	10/31/2013	10/31/2015
<b>UTK</b>				
Architectural	Michael Brady, Inc.	10/1/2010	10/31/2013	10/31/2015
Electrical	Vreeland Engineers	10/1/2010	10/31/2013	10/31/2015
Environmental	S & ME, Inc.	10/1/2010	10/31/2013	10/31/2013
Environmental	To Be Selected	11/1/2013	N/A	10/31/2018
Mechanical	Smith Seckman Reid	10/1/2010	10/31/2013	10/31/2013
Mechanical	To Be Selected	11/1/2013	N/A	10/31/2018
Structural	Ross Bryan Associates	10/1/2010	10/31/2013	10/31/2015
Geotechnical	To Be Selected	11/1/2013	N/A	10/31/2018
Landscape	To Be Selected	11/1/2013	N/A	10/31/2018
Civil	To Be Selected	11/1/2013	N/A	10/31/2018
<b>UTM</b>				
Architectural	TLM Associates	10/1/2010	10/31/2013	10/31/2015
Electrical/Mechanical	Barham Cain Mynatt	10/1/2010	10/31/2013	10/31/2015

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Support Services Complex

**Project Description:** This project will provide new space for the following operations at UT Knoxville: Facilities Services, UT Police, and approximately 10,000 SF of space for the Institute of Agriculture to replace space demolished to accommodate construction of a bridge to the AG campus.

**SBC Number:** 540/009-14-1999

**Total Project Budget:** \$17,135,000.00

**Source of Funding:**

\$12,600,000.00	2006	GO Bonds-CapImprov
575,000.00	06/07	CurrFunds-CapImprov
3,960,000.00		TSSBA (Plant Funds Non-Auxiliary)

**Comment:** The Construction Manager/General Contractor alternative delivery method is recommended due to the complexity of the existing structure and the project's schedule. The renovated building will contain approximately 115,000 square feet of various types of space. The proposed schedule will require the release of multiple contracts. Evaluation criteria will include experience with similar buildings, adaptive reuse, and multi-phased projects. The previously approved designer is a joint venture of Cope Associates and CH2MHill, formerly known as Lockwood Greene.

**Previous Action:**

09/09/1999	SBC	Approved project & designers (Lockwood Greene/Cope Assoc)
07/20/2006	SBC	Approved revision in funding
12/14/2006	SBC	Approved revision in funding

**Minutes:** 08/08/2013 SBC Approved utilizing CM/GC alternative delivery method

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Ferris Hall Renovations

Project Description: This project will provide for the selective renovations to Ferris Hall for the College of Engineering Engage Program.

SBC Number: 540/009-16-2011

Total Project Budget: \$6,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$6,000,000.00	(\$6,000,000.00)	\$0.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	<b>\$6,000,000.00</b>			
Change in Funding:		(\$6,000,000.00)		
Revised Project Budget:			<b>\$0.00</b>	

Comment: This was a FY 2011-2012 disclosed project. It is to be cancelled due to a change in campus priorities.

Previous Action: 07/14/2011 SBC Approved project  
07/25/2011 ESC Approved designer (Architects Weeks Ambrose McDonald)

Minutes: 08/08/2013 SBC Cancelled project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in source(s) of funding and to proceed with process to select a designer

**Project Title:** Classroom Upgrades 2011-2012

**Project Description:** This project will provide for classroom upgrades, including replacement of furniture and upgrading of technology features.

**SBC Number:** 540/009-05-2011

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

<b>Source of Funding:</b>	<b>Original</b>	<b>Change</b>	<b>Revised</b>	
	\$ 500,000.00	\$1,500,000.00	\$2,000,000.00	Plant (Non-Auxiliary)
	1,500,000.00	(1,500,000.00)	0.00	Plant (Auxiliary-Facility Fees)

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

**Change in Funding:** \$0.00

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

**Comment:** This was a FY 2011-2012 **disclosed** project. The initial project is anticipated to utilize approximately half of the total budget. The balance of the funding will be utilized for future projects that are not yet fully scoped.

**Previous Action:** 07/14/2011 SBC Approved project

**Minutes:** 08/08/2013 SBC Approved revision in source(s) of funding and to proceed with process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Science Laboratory Facility (Strong Hall Site)

**Project Description:** This will provide a new, approximately 268,000 GSF, multidisciplinary science laboratory facility at the site of Strong Hall. This facility will house research and teaching laboratories, associated support spaces, and faculty and departmental offices. Strong Hall will be evaluated to determine the feasibility of adapting a portion of the facility for reuse or salvaging architectural components for incorporation into new construction; otherwise, it will be demolished. A 2,000 SF residential structure, (circa 1879) also exists on the site and will be renovated for office and administrative use.

**SBC Number:** 540/009-19-2012

**Total Project Budget:** \$114,000,000.00

<b>Source of Funding:</b>	\$20,200,000.00	12/13	CurrFunds-CapImprov	(A)
	55,050,000.00	2012	GO Bonds-CapImprov	(A)
	4,000,000.00		Plant (Non-Auxiliary)	(A)
	34,750,000.00		TSSBA (Facility Fees)	(A)

**Comment:** Six proposals were received on May 29, 2013.

**Previous Action:** 08/20/2012 SBC Approved full planning a project & issuing RFP for CMGC  
05/20/2013 ESC Selected designer (The Lewis Group)  
07/11/2013 SBC Approved revision in budget, scope and source(s) of funding, and allocate funding to fully fund the project.

**Minutes:** 08/08/2013 SBC Approved award of contract to Rentenbach/Messer Construction, joint venture, as CM/GC.



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: Haynes Turner Building Renovations

Project Description: Make system and interior renovations in the Haynes Turner Building to accommodate Facilities staff, relocating carpentry shop.

SBC Number: 166/009-06-2012

Total Project Budget: \$441,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>	
	\$380,000.00	\$61,000.00	\$441,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	<b>\$380,000.00</b>			
Change in Funding:		<b>\$61,000.00</b>		
Revised Project Budget:			<b>\$441,000.00</b>	

Comment: Updates are to accommodate Facilities staff after relocating carpentry shop to the Hastings Building. The additional funds are needed to meet the designer's estimate.

Previous Action: 10/11/2012 SBC Approved project  
11/19/2012 SBC Selected designer (Design House 1411)

Minutes: 08/08/2013 SBC Approved revision in project budget and source(s) of funding.

## TENNESSEE BOARD OF REGENTS

### University of Memphis, Lambuth Campus, Jackson, Madison County, Tennessee

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

**Project Title:** Lambuth Campus Improvements

**Project Description:** Make improvements to the Recreation Center and Hyde Science Building.

**SBC Number:** 166/007-09-2013

**Total Project Budget:** \$900,000.00

**Source of Funding:** \$900,000.00 Plant (Non-Auxiliary) (A)

**Comment:** This is an FY 2013/2014 **disclosed** project for \$1,200,000. Renovations include safety improvements to pool and replacing fume hoods in the science facility.

**Minutes:** 08/08/2013 SBC Approved a project, budget, scope and source(s) of funding, and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

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

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

**Project Title:** Williamson County Center Relocation

**Project Description:** Construct an educational facility in Williamson County.

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

**Total Project Budget:** \$36,230,000.00

**Current Project Funding:** \$ 1,800,000.00  
(if not fully funded)

**Source of Funding:** \$ 1,800,000.00 Plant (Non-Auxiliary) (A)

**Comment:** Fifteen proposals were received on July 16, 2013 and will be evaluated on August 1. Project is TBR's #2 priority on TBR's Capital Outlay List. Current funding is for CM/GC pre-construction services only.

**Previous Action:** 05/10/2012 SBC Approved project  
05/23/2012 SBC Selected designer (Bauer Askew Architecture)  
06/13/2013 SBC Approved EDP & issuance of RFP for CM/GC

**Minutes:** 08/08/2013 SBC Approved award of contract to Hoar Construction as CM/GC.

TENNESSEE BOARD OF REGENTS

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

**Requested Action:** Approval of a Master Plan as presented by Dober Lidsky Mathey

**Project Title:** Master Plan

**Project Description:** Update Master Plan.

**SBC Number:** 166/003-04-2011

**Total Project Budget:** \$290,000.00

**Source of Funding:** \$290,000.00 Plant (Non-Auxiliary) (A)

**Comment:** The last Master Plan was completed in 2007.

**Previous Action:** 09/08/2011 SBC Approval to issue RFP  
05/10/2012 SBC Select consultant (Dober Lidsky Mathey)

**Minutes:** 08/08/2013 SBC Approved Master Plan as presented.

WEST TENNESSEE RIVER BASIN AUTHORITY

**Statewide**

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

**Project Title:** Engineering Services Consultant

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

**SBC Number:** 128/020-01-2009

**Total Project Budget:** \$1,100,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$250,000.00	\$ 0	\$250,000.00	09/10	CurrFunds-MajorMaint	(A)
	350,000.00	0	350,000.00	10/11	CurrFunds-MajorMaint	(A)
	300,000.00	0	300,000.00	11/12	CurrFunds-MajorMaint	(A)
	0	200,000.00	200,000.00	13/14	CurrFunds-MajorMaint	(A)

**Original Project Budget:** \$900,000.00

**Change in Funding:** \$200,000.00

**Revised Project Budget:** \$1,100,000.00

**Comment:** This will be the final one-year renewal option and increase of funding. The contract will terminate on February 28, 2015 should all renewal options be exercised. The contract time was extended in 2013 through a supplement.

**Previous Action:**

09/10//2009 SBC	Approved issuance of RFP
01/14/2010 SBC	Referred to ESC with authority
01/25/2010 ESC	Approved designer (Gresham, Smith & Partners)
01/13/2011 SBC	Revised funding; accepted 1st one-year option
10/13/2011 SBC	Revised funding; accepted 2nd one-year option
02/28/2013 OSA	Accepted 3 <sup>rd</sup> one-year option; term extended to 2/28/2014

**Minutes:** 08/08/2013 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

**Requested Action:** Approval of a revision in project scope, budget and source(s) of funding and to use Construction Manager / General Contractor alternative delivery method

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

**Project Description:** This project renovates the "old" wing of the facility including the addition of a geothermal ground source field for the HVAC system. Project includes energy management improvements and kitchen upgrades.

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

**Total Project Budget:** \$9,460,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 860,000.00	\$ 0	\$ 860,000.00	12/13	CurrFundsCap Improv	(A)
	6,700,000.00	0	6,700,000.00	2012	GO Bonds Cap Improv	(A)
	0	1,900,000.00	1,900,000.00		Clean Energy Grant	(O)
<b>Original Project Budget:</b>	<b>\$7,560,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,900,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$9,460,000.00</b>			

**Comment:** This adds Clean Energy Grant funds to upgrade to a geothermal heating and cooling system for the entire hotel/conference complex, and address energy savings through upgrading the building envelope by replacing window systems/glazing, building insulation systems and energy efficient lighting. Increase in building construction cost will be offset by future year reductions in utility costs. A CM/GC is being requested due to the need to phase the project and maintain operations during construction. A firm with experience in phased construction in an operating facility will be sought.

**Previous Action:** 08/20/2012 SBC Approved project  
09/24/2012 ESC Selected designer (Blankenship & Partners)

**Minutes:** 08/08/2013 SBC In response to Speaker Harwell's question, Commissioner Martineau discussed details of the expected energy payback. Secretary Hargett asked if there would be information displayed for the visitors of the Park explaining the benefits of these projects. Commissioner Martineau said "yes", that they would provide information of the geothermal project once it was finished. The Commission approved a revision in project scope, budget and source(s) of funding and to use CM/GC alternative delivery method.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Statewide**

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

**Project Title:** Architectural Consultant

**Project Description:** This consultant assists TWRA with various small projects and project preplanning efforts.

**SBC Number:** 220/000-01-2011

**Total Project Budget:** \$187,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$112,500.00	\$ 18,750.00	\$131,250.00		Federal	(F)
	12,500.00	0	12,500.00	11/12	TWRA OpFunds	(A)
	25,000.00	0	25,000.00	12/13	TWRA OpFunds	(A)
	12,000.00	0	12,000.00	12/13	DGS OpFunds/Preplan	(A)
	0	6,250.00	6,250.00	13/14	TWRA OpFunds	(A)
<b>Original Project Budget:</b>	<b>\$162,000.00</b>					
<b>Change in Funding:</b>		<b>\$25,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$187,000.00</b>			

**Comment:** This will be the second of four one-year renewal options and increase of funding. The contract will terminate on October 31, 2016 should all renewal options be exercised. Consultant to assist in planning, preplanning, budgeting and design of small projects related to agency sites and facilities including ADA work.

**Previous Action:** 07/14/2011 SBC Approved project  
 07/25/2011 ESC Selected designer (Binkley Garcia)  
 07/12/2012 SBC Revised funding; extended contract  
 08/20/2012 SBC Revised funding

**Minutes:** 08/08/2013 SBC Approved a revision in project budget and source(s) of funding.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Region 2, Gallatin, Sumner County, Tennessee**

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

**Project Title:** Mussels and Endangered Species Propagation Building

**Project Description:** Construction of pre-engineered metal building and all related work.

**SBC Number:** 220/018-02-2011

**Total Project Budget:** \$7,940.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$350,000.00	\$(350,000.00)	\$ 0.00	Federal (Corps of Engineers)	(F)
	15,000.00	(7,060.00)	7,940.00	Federal (TVA)	(F)
<b>Original Project Budget:</b>	<u>365,000.00</u>				
<b>Change in Funding:</b>		<b>\$(357,060.00)</b>			
<b>Revised Project Budget:</b>			<b>\$7,940.00</b>		

**Comment:** The Cumberland River Aquatic Center in Gallatin is on the Tennessee Valley Authority (TVA) property by agreement. TVA needed the current location and will relocate TWRA's facility at no cost to TWRA. This project is no longer required.

**Previous Action:** 05/31/2011 SBC Approved project; referred designer to ESC  
 06/22/2011 ESC Selected designer (Mayo Architecture)

**Minutes:** 08/08/2013 SBC Cancelled project



TENNESSEE WILDLIFE RESOURCES AGENCY

Region 2 - 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:** Central Office - Mechanical and Electrical Upgrades

**Project Description:** Project will provide for mechanical and electrical systems upgrades of the entire central office facility, including but not limited to HVAC and lighting systems replacement and minor electrical and fire code upgrades.

**SBC Number:** 220/018-01-2013

**Total Project Budget:** \$3,430,000.00

**Source of Funding:** \$3,430,000.00      13/14      TWRA Operating Funds      (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. If the project requires relocation and temporary office space, it will be paid for out of the agency's operating budget.

**Minutes:** 08/08/2013 SBC Approved project, budget, scope, source(s) of funding and proceeding with process to select a designer.

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 2 - Flintville, Lincoln County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding utilizing State personnel for design and/or construction

**Project Title:** Fish Hatchery Equipment Storage Building

**Project Description:** Provide a new storage building to store supplies and equipment.

**SBC Number:** 220/018-02-2013

**Total Project Budget:** \$130,000.00

<b>Source of Funding:</b>	\$100,000.00		Federal	(F)
	30,000.00	13/14	TWRA Operating Funds	(A)

**Comment:** This is a FY 13/14 line-item in the capital budget.

**Minutes:** 08/08/2013 SBC Approved project, budget, scope, source(s) of funding utilizing State personnel for design and/or construction.

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 3 - Vonore, Monroe County, Tennessee

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

**Project Title:** Tellico Wildlife Management Area Work Base and Equipment Shop

**Project Description:** Project will provide for a work base and equipment shop and storage for the Tellico WMA personnel and their equipment.

**SBC Number:** 220/005-01-2013

**Total Project Budget:** \$730,000.00

**Source of Funding:** \$550,000.00 Federal (F)  
180,000.00 13/14 TWRA Operating Funds (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. The facility will have office space and pull through work bays for equipment repairs.

**Minutes:** 08/08/2013 SBC Approved project, budget, scope, source(s) of funding and proceeding with process to select a designer.

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 4 - Maynardville, Union County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding utilizing State personnel for design and/or construction

**Project Title:** Chuck Swan Wildlife Management Area Equipment Storage Building

**Project Description:** Provide for new equipment storage building to replace the existing one.

**SBC Number:** 220/020-01-2013

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

**Source of Funding:** \$110,000.00 Federal (F)  
40,000.00 13/14 TWRA Operating Funds (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. The existing building is approximately 40 years old and will be razed and the new facility will be located on the same site. Project design and construction will be provided by agency personnel. The existing building is less than 50 years old and does not require THC review.

**Minutes:** 08/08/2013 SBC Approved project, budget, scope, source(s) of funding utilizing State personnel for design and/or construction.

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 4, Blountville, Sullivan County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding utilizing State personnel for design and/or construction

**Project Title:** Big Springs Boating Area Boating Access Area

**Project Description:** This project will provide boating access to the South Holston River. Project design and construction will be provided by agency personnel.

**SBC Number:** 220/020-02-2013

**Total Project Budget:** \$110,000.00

**Source of Funding:** \$ 80,000.00 Federal (F)  
30,000.00 13/14 TWRA Operating Funds (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. Site property is owned by TWRA and is currently in the planning process for development.

**Minutes:** 08/08/2013 SBC Approved project, budget, scope, source(s) of funding utilizing State personnel for design and/or construction.

## DEPARTMENT OF CORRECTION

### Statewide

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

**Project Title:** TPW/Turney Center Water Management System Upgrade Phase 1

**Project Description:** This project will install water management controls for inmate toilets and showers in medium and maximum security cells. The sites are TN Prison for Women and Turney Industrial Complex.

**SBC Number:** 140/001-08-2013

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

**Source of Funding:** \$1,500,000.00    13/14    CurrFunds-CapMaint/SA    (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. The project will provide materials and a specialty contractor for assistance with installations by agency resources.

**Minutes:** 08/08/2013 SBC Approved project, budget, scope, source(s) of funding, proceeding with process to select a designer and use of agency resources for construction.

DEPARTMENT OF CORRECTION

Statewide

**Requested Action:** Approval to allocate additional funding and authorization to proceed with a previously approved planning project

**Project Title:** Various Facility Upgrade Fire Alarm Systems

**Project Description:** Upgrade of the fire alarm systems at all TDOC facilities. The preplanning work included the investigation of existing systems in order to determine the required scope of work to upgrade the fire alarm systems for code compliance.

**SBC Number:** 140/001-01-2012

**Total Project Budget:** \$7,220,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$220,000.00	\$ 0	\$ 220,000.00	11/12	CurrFunds-CapMaint/SA	(A)
	0	7,000,000.00	7,000,000.00	13/14	CurrFunds-CapMain/SA	(A)
<b>Original Project Budget:</b>	<u>\$220,000.00</u>					
<b>Change in Funding:</b>		<b>\$7,000,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$7,220,000.00</b>			

**Comment:** This adds FY 13/14 line-item funding for Phase II. Phase II work will implement upgrades to fire alarm and kitchen hood systems to meeting current fire codes. The \$220K was an 11/12 line-item to preplan the work.

**Previous Action:** 01/12/2012 SBC Approved preplanning  
04/23/2012 ESC Selected designer (WIN Engineering)

**Minutes:** 08/08/2013 SBC Approved allocation of additional funding and authorization to proceed with a previously approved planning project.

DEPARTMENT OF CORRECTION

Statewide

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

Project Title: Various Facilities Upgrade Sallyports

Project Description: Replacement of vehicle sallyport gates and/or mechanisms at Turney Center (TCIX) Industrial Complex, Northeast Correctional Complex (NECX), Northwest Correctional Complex (NWCX), Charles Bass Correctional Complex - Site 1 (Nashville), Tennessee Prison for Women (Nashville) and Mark L. Luttrell Correctional Facility (Memphis). and other various institutions. Pedestrian trap gates will be replaced at TCIX, NECX and other various institutions.

SBC Number: 140/001-02-2012

Total Project Budget: \$5,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,700,000.00	\$ 0	\$2,700,000.00	11/12	CurrFunds-CapMaint/SA	(A)
	0	2,300,000.00	2,300,000.00	13/14	CurrFunds-CapMaint/SA	(A)
Original Project Budget:	<u>\$2,700,000.00</u>					
Change in Funding:	\$2,300,000.00					
Revised Project Budget:	\$5,000,000.00					

Comment: This adds FY 13/14 line-item funding for Phase II. Phase II will upgrade the sallyports and pedestrian gates at various institutions that have proven inefficient in handling larger vehicles and the added traffic. The facilities are: Charles Bass Correctional Complex - Site 1 (Nashville), Tennessee Prison for Women (Nashville) and Mark L. Luttrell Correctional Facility (Memphis).

Previous Action: 01/12/2012 SBC Approved project  
04/23/2012 ESC Selected designer (Evans Taylor Foster Childress)

Minutes: 08/08/2013 SBC Approved revision in scope, project budget and source(s) of funding.



DEPARTMENT OF CORRECTION

Statewide

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

**Project Title:** Various Facilities Checkpoint Buildings

**Project Description:** Establish checkpoint buildings at three institutions. Construction will include sallyport, fencing and site upgrades.

**SBC Number:** 140/001-09-2013

**Total Project Budget:** \$2,600,000.00

**Source of Funding:** \$2,600,000.00      13/14      CurrFunds-CapImprov/Sent Act      (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. The checkpoint buildings will provide the first level of access control to mitigate uncontrolled vehicular or pedestrian access to administrations buildings or other perimeter structures. Institutions are Tennessee Prison for Women, Bledsoe County Correctional Complex 2 and Northwest Correctional Complex 2. The CM/GC is being requested due to the work being done at a correctional facility. Firms with experience working in a secure environment will be sought.

**Minutes:** 08/08/2013 SBC Approved project, budget, scope, source(s) of funding, proceeding with process to select a designer and to use CM/GC alternative delivery method.

## DEPARTMENT OF CORRECTION

### Statewide

**Requested Action:** Approval of a revision in project scope, with work to be accomplished within project budget

**Project Title:** Various Facilities Upgrade Emergency Power Systems

**Project Description:** Provides for expansion of emergency and back-up power to support heating systems and kitchen services at the Northwest Correctional Complex and Northeast Correctional Complex.

**SBC Number:** 140/001-03-2012

**Total Project Budget:** \$5,000,000.00

**Source of Funding:** \$5,000,000.00    11/12    CurrFunds-CapMaint/Sent Act    (A)

**Comment:** This was a FY 11/12 line-item in the capital budget. Upon review of the existing conditions, the designer indicated that the systems are worse than expected and will require extensive replacement and upgrade of the infrastructure to support current electric code and design standards by the State Fire Marshal. This action reduces the number of affected facilities from seven to two. The present funding will be sufficient to upgrade these two facilities.

**Previous Action:** 01/12/2012 SBC    Approved project  
04/23/2012 ESC    Selected designer (Neville Engineering)

**Minutes:** 08/08/2013 SBC    Speaker Harwell asked if these upgrades would be needed at other facilities at any time in the near future. Commissioner Schofield responded "yes", that budget requests would be made for funding future requests. The Commission approved a revision in project scope, with work to be accomplished within project budget.

DEPARTMENT OF CORRECTION

West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

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

**Project Title:** Electronics Systems Upgrade

**Project Description:** Upgrading the security electronics system at WTSP Site # 3. Work includes upgrade in each building to include CCTV, intercom paging, video & security networks, duress, watch tour, etc. to interface with new owner installed computer base control systems. The project will incorporate the latest technology and systems used at BCCX and statewide in other construction projects.

**SBC Number:** 142/022-01-2005

**Total Project Budget:** \$2,750,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,450,000.00	\$ 0	\$2,450,000.00	05/06	CurrFunds-CapMaint/SA	(A)
	100,000.00	200,000.00	300,000.00	07/08	CurrFunds-CapMaint/SA	(R)
<b>Original Project Budget:</b>	<u>\$2,550,000.00</u>					
<b>Change in Funding:</b>		<b>\$200,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$2,750,000.00</b>			

**Comment:** The additional funding will provide for minimum security housing, MIS/Training, Tag Plant and water treatment plant that were not included in the original funding and designer estimate. The latest technology system instituted at BCCX will be used at WTSP and statewide in other future construction projects.

**Previous Action:** 07/14/2005 SBC Approved project and designer (Buford-Goff)  
12/13/2012 SBC Revised funding & scope

**Minutes:** 08/08/2013 SBC Approved revision in project budget and source(s) of funding.

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

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

**Project Title:** Water Piping Replacement

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

**SBC Number:** 142/018-02-2013

**Total Project Budget:** \$4,400,000.00

**Current Project Funding:** \$ 624,300.00  
(if not fully funded)

<b>Source of Funding:</b>	\$ 132,629.31	07/08	CurrFunds-CapMaint/Sent Act	(R)
	491,670.69	09/10	CurrFunds-CapMaint/Sent Act	(R)

**Comment:** The existing piping system must be replaced to minimize ongoing maintenance issues with extensive corrosion and failures. Equipment used for water heating will be replaced due to deterioration.

Phase 1 includes equipment replacement, water treatment, and preplanning Phase 2. Phase 2 will include system replacement, to be requested as a future budget item.

**Minutes:** 08/08/2013 SBC Comptroller Wilson asked for a brief history of the project. Commissioner Schofield stated that an analysis had been done that found bacteria in the piping that corroded the pipe, but was not dangerous to people. He added that no fault could be determined from the analysis, but they needed to start repair on the pipes. The Commission approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

DEPARTMENT OF GENERAL SERVICES

National Civil Rights Museum, Memphis, Shelby County, Tennessee

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

Project Title: National Civil Rights Museum - Grant

Project Description: Annual maintenance grant

SBC Number: 160/020-01-2009

Total Project Budget: \$1,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0	\$ 300,000.00	09/10	CurrFunds-CapMaint	(A)
	300,000.00	0	300,000.00	10/11	CurrFunds-CapMaint	(A)
	300,000.00	0	300,000.00	11/12	CurrFunds-CapMaint	(A)
	300,000.00	0	300,000.00	12/13	CurrFunds-CapMaint	(A)
	0	300,000.00	300,000.00	13/14	CurrFunds-CapMaint	(A)
Original Project Budget:	<u>\$1,200,000.00</u>					
Change in Funding:		\$300,000.00				
Revised Project Budget:			\$1,500,000.00			

Comment: This is a FY 13/14 line-item in the capital budget. This annual maintenance grant will be applied toward the cost of the Phase 2 renovations comprised of life safety and code upgrades, HVAC and electrical upgrades, and the installation of an emergency generator.

Previous Action: 07/09/2009 SBC Approved grant  
 08/19/2010 SBC Revised funding  
 09/08/2011 SBC Revised funding  
 10/11/2012 SBC Revised funding

Minutes: 08/08/2013 SBC Approved grant amendment and revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

Country Music Hall of Fame, Nashville, Davidson County, Tennessee

Requested Action: Approval of a grant

Project Title: Country Music Hall of Fame - Grant

Project Description: The grant will provide support to the CMHF and Museum capital campaign for expansion of the facility.

SBC Number: 529/000-08-2013

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00      13/14      CurrFunds-CapImprov      (A)

Comment: This is a FY 13/14 line-item in the capital budget. The grant funds will complete the construction of the Archive Floor, The BMI Hall renovation and the Level 3 Hallway.

Minutes: 08/08/2013 SBC      Approved grant

DEPARTMENT OF GENERAL SERVICES

Chattanooga Zoo, Chattanooga, Hamilton County, Tennessee

Requested Action:           Approval of a grant

Project Title:                TN Aquarium and Four (4) TN Zoos Grant – Chattanooga

Project Description:        Capital Improvements to the Chattanooga Zoo

SBC Number:                 529/000-07-2013-02

Total Project Budget:     \$200,000.00

Source of Funding:         \$200,000.00                13/14        CurrFunds-CapImprov    (A)

Comment:                    This is a portion of the \$1M FY 13/14 **line-item** in the capital budget. This portion will be provided to the Chattanooga Zoo for design services for the development of a new Giraffe Exhibit at the Zoo.

Previous Action:            07/11/2013 SBC    Approved project

Minutes:                     08/08/2013 SBC    Approved grant

DEPARTMENT OF GENERAL SERVICES

Tennessee Aquarium, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a grant

Project Title: TN Aquarium and Four (4) TN Zoos Grant – TN Aquarium

Project Description: Capital improvements to the Tennessee Aquarium

SBC Number: 529/000-07-2013-01

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00                      13/14                      CurrFunds-CapImprov                      (A)

Comment: This is a portion of the \$1M FY 13/14 line-item in the capital budget. This portion will be provided to the TN Aquarium of the installation of a new Otter Exhibit at the Aquarium.

Previous Action: 07/11/2013 SBC                      Approved project

Minutes: 08/08/2013 SBC                      Approved grant



DEPARTMENT OF GENERAL SERVICES

Memphis Zoo, Memphis, Shelby County, Tennessee

Requested Action: Approval of a grant

Project Title: TN Aquarium and Four TN Zoos Grant – Memphis

Project Description: Grant to cover capital improvement to the Memphis Zoo

SBC Number: 529/000-07-2013-03

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00                      13/14                      CurrFunds-CapImprov                      (A)

Comment: This is a portion of the \$1M FY 13/14 line-item in the capital budget. This portion will be provided to the Memphis Zoo for a portion of the design of a new Hippo Exhibit at the Zoo.

Previous Action: 07/11/2013 SBC                      Approved project

Minutes: 08/08/2013 SBC                      Approved grant

DEPARTMENT OF GENERAL SERVICES

Knoxville Zoo, Knoxville, Knox County, Tennessee

Requested Action:           Approval of a grant

Project Title:                TN Aquarium and Four (4) TN Zoos Grant – Knoxville

Project Description:        Capital improvements to the Knoxville Zoo

SBC Number:                 529/000-007-2013-04

Total Project Budget:     \$200,000.00

Source of Funding:         \$200,000.00                 13/14           CurrFunds-CapImprov    (A)

Comment:                    This is a portion of the \$1M FY 13/14 **line-item** in the capital budget. This portion will be provided to the Knoxville Zoo to put towards the cost of constructing a new Tiger Exhibit at the Zoo.

Previous Action:            07/11/2013 SBC    Approved project

Minutes:                     08/08/2013 SBC    Approved grant

DEPARTMENT OF GENERAL SERVICES

Nashville Zoo, Nashville, Davidson County, Tennessee

Requested Action:           Approval of a grant

Project Title:                TN Aquarium and Four (4) TN Zoos Grant – Nashville

Project Description:        Capital Improvements to the Nashville Zoo

SBC Number:                529/000-07-2013-05

Total Project Budget:     \$200,000.00

Source of Funding:         \$200,000.00                13/14        CurrFunds-CapImprov    (A)

Comment:                    This is a portion of the \$1M FY 13/14 line-item in the capital budget. The portion will be provided to the Nashville Zoo to be put towards the cost of constructing a new pedestrian entrance to include a new ticket booth, membership building, gift shop, public restroom, first aid station and security center.

Previous Action:            07/11/2013 SBC    Approved project

Minutes:                    08/08/2013 SBC    Approved grant

DEPARTMENT OF GENERAL SERVICES

New Tennessee State Museum, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, budget, scope, source(s) of funding and issuing a Request for Qualification (RFQ) for a Museum consultant

Project Title: New State Museum Planning

Project Description: Provide planning and consulting services for the proposed new State Museum.

SBC Number: 529/050-01-2013

Total Project Budget: \$475,000.00

Source of Funding: \$475,000.00                      13/14                      CurrFunds-CapImprov                      (A)

Comment: This is a FY 13/14 line-item in the capital budget. Project will provide a master plan, conceptual program, site analysis, conceptual operating plan and capital funding plan for a proposed new State Museum.

Minutes: 08/08/2013 SBC Approved project, budget, scope, source(s) of funding and issuing an RFQ for a Museum consultant.

DEPARTMENT OF GENERAL SERVICES

The Tennessee Residence, Nashville, Davidson County, Tennessee

**Requested Action:** Approval to accept gift-in-place construction, with plans and specs to be approved by State Architect

**Project Title:** Greenhouse

**Project Description:** Provides for construction of a new greenhouse with office space and restroom facilities.

**SBC Number:** 529/028-01-2013

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

**Source of Funding:** \$150,000.00 TN Residence Foundation (gift-in-place) (O)

**Comment:** This project is for a new greenhouse to replace the previously demolished working greenhouse that will include office space and restroom facilities per the landscape master plan that was approved by the Tennessee Residence Commission and reported to the SBC on 4/12/2012. The Tennessee Residence Foundation will fund the project.

**Minutes:** 08/08/2013 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by State Architect.

DEPARTMENT OF GENERAL SERVICES  
on behalf of  
DEPARTMENT OF AGRICULTURE

Ellington Agricultural Center, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a revision in scope, with work to be accomplished within current project funding

**Project Title:** Holeman Building Window Replacement

**Project Description:** This project will provide for installation of new windows to address water and air infiltration and improve energy performance. Project will also address HVAC needs in the building.

**SBC Number:** 100/000-01-2011

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

**Current Project Funding:** \$ 170,000.00  
(if not fully funded)

**Source of Funding:** \$ 170,000.00      11/12      FRF CurrFunds-CapMaint/Energy      (A)

**Comment:** This was a FY 11/12 line-item in the capital budget. Additional scope to address HVAC needs within the project as part of the preplanning work.

**Previous Action:** 09/08/2011 SBC    Approved project  
09/29/2011 ESC    Selected designer (Kennon Architects)  
07/12/2012 SBC    Revised scope/budget to preplan

**Minutes:** 08/08/2013 SBC    Approved revision in scope, with work to be accomplished within current project funding.

DEPARTMENT OF GENERAL SERVICES  
on behalf of  
DEPARTMENT OF AGRICULTURE

Ellington Agricultural Center, Nashville, Davidson County, Tennessee

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

**Project Title:** Agriculture Metrology Laboratory Construction

**Project Description:** Construct new metrology laboratory to meet the TCA and National Institute of Standards and Technology certification requirements for the state weights and measures program.

**SBC Number:** 100/000-01-2013

**Total Project Budget:** \$4,980,000.00

**Source of Funding:** \$4,980,000.00      13/14      FRF CurrFunds-CapImprov      (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. The current building was built in 1927 and converted to the Metrology Laboratory in 1982. The facility had its National Institute of Standards and Technology (NIST) certification downgraded to a conditional status because it is unable to maintain steady environmental controls relating to air flow, humidity and floor stability. Per the NIST evaluation, a new laboratory provides the most effective and efficient approach to certification to maintain the laboratory operations. A CM/GC is being requested due to the work being a specialized new facility. Firms with experience managing a complex project will be sought.

**Minutes:** 08/08/2013 SBC Speaker Harwell asked what will happen to the existing building. Peter Heimbach stated that, in the master plan, the existing building is proposed to be demolished, but until that time, the Department has requested interim use of it for office space. The Commission approved a project, budget, scope, source(s) of funding, proceeding with process to select a designer and to use the CM/GC alternative delivery method.

DEPARTMENT OF GENERAL SERVICES

War Memorial Building , Nashville, Davidson County, Tennessee

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

**Project Title:** Exterior Renovation

**Project Description:** Exterior renovation of WMB including window replacement, stone repair and cleaning, repointing of joints in stone veneer, restoration of exterior doors, terracotta and metal surfaces, replacement of clay tile, metal and membrane roofing systems and replacement of bronze railings throughout areaways.

**SBC Number:** 529/090-02-2013

**Total Project Budget:** \$8,100,000.00

**Source of Funding:** \$8,100,000.00 13/14 FRF CurrFunds-CapMaint (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. This building has tremendous historical and cultural significance. It was originally constructed in 1935 and is currently serving as general office space for the State Legislature. The project will address the potential for compromise of the integrity of the stone exterior.

The THC has requested to review design drawings to verify that the work is being done in accordance with the provisions of the Secretary of the Interior's Standards of Historic Properties. A CM/GC is being requested due to the work being on an historic property. Firms with experience renovating historic buildings will be sought.

**Minutes:** 08/08/2013 SBC Referred to Subcommittee with authority to act.



## DEPARTMENT OF GENERAL SERVICES

### Statewide

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

**Project Title:** State Buildings Wireless Internet Infrastructure

**Project Description:** Provide wireless internet access throughout nine buildings.

**SBC Number:** 529/000-10-2013

**Total Project Budget:** \$2,160,000.00

**Source of Funding:** \$2,160,000.00      13/14      FRF CurrFunds-CapImprov      (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. Cabling design and layout will be handled by Office of Information Resources in house design team. Design work is not anticipated at this time and any minor design work will be handled using the floor consultant contract. The nine buildings affected include: Tennessee Tower, Andrew Jackson, Citizens Plaza, Andrew Johnson, Davy Crockett, 665 Mainstream, 220 French Landing, Middlebrook Pike, and PSCC Strawberry Plains Campus.

**Minutes:** 08/08/2013 SBC      Comptroller Wilson asked if a breakdown of the projected costs for each building had been provided, and Mr. Heimbach responded that it was not yet available. The request was referred to the Subcommittee, with authority to act.

DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval to allocate funding and authorization to proceed with a previously approved preplanning project and to use Best Value alternative delivery method

**Project Title:** Six Buildings Master Planning

**Project Description:** Decommissioning of Tennessee Regulatory Authority (TRA), Cordell Hull/Central Services, James R. Mapp, Donnelly J. Hill buildings and the Chattanooga State Office Building. Demolition of Cordell Hull/Central Services and design work for lease spaces.

**SBC Number:** 529/000-02-2013

**Total Project Budget:** \$32,700,000.00

**Current Project Funding:** \$26,300,000.00  
(if not fully funded)

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,300,000.00	\$(1,300,000.00)	\$ 0.00	12/13	DGS OpFunds Preplan	(A)
	0	26,300,000.00	26,300,000.00	13/14	FRF CFundsCapMaint	(A)
<b>Original Project Budget:</b>	<b>\$1,300,000.00</b>					
<b>Change in Funding:</b>		<b>\$26,300,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$26,300,000.00</b>			

**Comment:** This is a combination of two FY 13/14 line-items in the capital budget and will replace the preplanning funds previously allocated. The \$13.5M is for Cordell Hull/Central Services Master Plan and the \$12.8M is for Four State Office Buildings Master Plan including decommissioning. The \$6.4M line-item for the Demolition of CH/CS is not being brought forward at this time, and that portion of the project and the use of a CM/GC is pending the outcome of an independent study of the building. The personnel located in the decommissioned space are being relocated into a combination of state owned and leased space within close proximity to the state office building location. Project will be managed through SBC # 460/000-01-2011.

Best Value is being requested because a portion of the work is in an operating State office building(s). Firms with experience working in occupied buildings will be sought.

**Previous Action:** 05/09/2013 SBC Approved preplanning & using CM/GC

Continued...

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**Minutes:**

08/08/2013 SBC Speaker Harwell asked if there was going to be additional review of the Cordell Hull Building and who was going to serve on that review. Mr. Heimbach responded that they would be hiring an independent reviewer and were working with the State Architect to come up with recommendations on who would be doing that evaluation. He said that since the project qualifies as a below the major maintenance threshold, it will be conducted under those guidelines with the selection delegated to the State Architect. Secretary Hargett clarified that the project can be brought before the Commission even though it qualifies as a below threshold project. The Commission approved allocation of funding and authorization to proceed with a previously approved pre-planning project and to use Best Value alternative delivery method.

DEPARTMENT OF GENERAL SERVICES  
on behalf of  
SECRETARY OF STATE

Library and Archives, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a revision in current project funding and source(s) of funding and use of Construction Manager/General Contractor alternative delivery method

**Project Title:** New Library and Archives Building

**Project Description:** New Library and Archives building to reside on a site at the Bicentennial Mall in conformance with recommendations made in the Bicentennial Mall master plan completed in 1998.

**SBC Number:** 529/043-01-2005

**Total Project Budget:** \$76,000,000.00

**Current Project Funding:**  
(if not fully funded) \$ 4,684,729.02

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00	05/06	CurrFunds CapImprov	(A)
	484,729.02	0.00	484,729.02	06/07	CurrFunds Capmprov	(A)
	1,300,000.00	0.00	1,300,000.00		Secy State OpFunds	(A)
	65,270.98	(65,270.98)	0.00	12/13	DGS OpFunds/Preplan	(A)
	0	2,600,000.00	2,600,000.00	13/14	CurrFunds-CapImprov	(A)
<b>Original Project Budget:</b>	<b>\$2,150,000.00</b>					
<b>Change in Funding:</b>		<b>\$2,534,729.02</b>				
<b>Revised Project Budget:</b>			<b>\$4,684,729.02</b>			

**Comment:** This adds FY 13/14 line-item funding per 2013 PC 453; Section 70, Item 2 (i). Project was initially approved and carried to Design Development phase in 2006. The \$2,600,000 was appropriated to develop three alternative plans to be presented to the Governor for his consideration in developing a future budget recommendation. CM/GC is being requested due to the significance and scale of the project and the specialized nature of some of the equipment. Experience of firms on monumental public buildings and construction of libraries will be considered in the selection.

Continued...

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<b>Previous Action:</b>	10/24/2005	ESC	Approved planning & designer (Tuck-Hinton/Thomas-Miller, jr)
	08/10/2006	SBC	Revised planning funds
	12/14/2006	SBC	Revised EPC; approved conceptual design
	06/14/2006	SBC	Revised planning funds
	09/13/2007	SBC	Revised planning funds; approved revised design
	02/25/2008	ESC	Presentation regarding sole source
	03/13/2008	SBC	Approved sole source contract
	07/10/2008	SBC	Revised planning funds
	09/10/2009	SBC	Revised planning funds
	11/15/2012	SBC	Approved planning funding
<b>Minutes:</b>	08/08/2013	SBC	Approved revision in current project funding and source(s) of funding and use of CM/GC alternative delivery method.

DEPARTMENT OF GENERAL SERVICES

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

Requested Action: Approval to cancel the project

Project Title: Interior Renovation

Project Description: Preplanning for both interior updates and fire alarm replacement

SBC Number: 529/070-01-2012

Total Project Budget: \$0

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$250,000.00	\$(250,000.00)	\$0	12/13	FRF CurrFunds-CapMaint	(A)
	270,000.00	(270,000.00)	0		FRF Reserves	(R)
Original Project Budget:	<b>\$520,000.00</b>					
Change in Funding:		<b>\$(520,000.00)</b>				
Revised Project Budget:			<b>\$0</b>			

Comment: This project is being cancelled to combine the work with the FY 13/14 line-item – New Fire Alarm and Building Update project SBC #529/070-01-2013.

Previous Action: 07/12/2012 SBC Approved preplanning  
08/20/2012 ESC Selected designer (Smith Seckman Reid)

Minutes: 08/08/2013 SBC Cancelled project.

DEPARTMENT OF GENERAL SERVICES

John Sevier Building, Nashville, Davidson County, Tennessee

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

**Project Title:** Fire Alarm & Building Updates

**Project Description:** The scope of this project is to upgrade the mechanical, electrical, lighting, plumbing and fire alarm system and to execute finish upgrades and fixture replacement in restrooms and general office areas throughout the building.

**SBC Number:** 529/070-01-2013

**Total Project Budget:** \$15,520,000.00

<b>Source of Funding:</b>	\$ 15,000,000.00	13/14	FRF CurrFunds-CapImprov	(A)
	520,000.00		FRF Reserves	(R)

**Comment:** The \$15M is a FY 13/14 line-item in the capital budget. The FRF Reserves funding is being added from a cancelled project (529/070-01-2012). This is the first phase of the project. The second phase will include building envelope repairs including window and roof replacement as well as stone restoration to be proposed in a future budget.

The THC has requested to review design drawings to verify that the work is being done in accordance with the provisions of the Secretary of the Interior's Standards of Historic Properties. A CM/GC is being requested due to the work being on an historic property. Firms with experience renovating historic buildings will be sought.

**Minutes:** 08/08/2013 SBC Approved project, budget, scope, source(s) of funding, proceeding with process to select a designer and using CM/GC alternative delivery method.

DEPARTMENT OF GENERAL SERVICES

**Statewide**

**Requested Action:** Approval of a revision in project budget and source(s) of funding, approval to maintain existing designers and proceeding with the process to select additional designers

**Project Title:** Consultants

**Project Description:** This provides for the selection of various consultants to provide professional services to STREAM and various agencies through STREAM.

**SBC Number:** 529/000-08-2012

**Total Project Budget:** \$2,050,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$200,000.00	\$ 0	\$200,000.00	12/13	CurrFunds-MajorMaint	(A)
	200,000.00	0	200,000.00	12/13	FRF OperFunds	(A)
	100,000.00	0	100,000.00	12/13	OtherAgencyOperFunds	(A)
	500,000.00	300,000.00	800,000.00	12/13	DGS OpFund/Preplan	(A)
	250,000.00	0	250,000.00	12/13	FRF CFCM – E&C	(A)
	0	200,000.00	200,000.00	13/14	CurrFunds-MajorMaint	(A)
	0	200,000.00	200,000.00	13/14	FRF OperFunds	(A)
	0	100,000.00	100,000.00	13/14	OtherAgencyOperFunds	(A)
<b>Original Project Budget:</b>	<b>\$1,250,000.00</b>					
<b>Change in Funding:</b>		<b>\$800,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$2,050,000.00</b>			

**Comment:** Consultants provide necessary professional services throughout the year including professional consulting, programming, budgeting and design services. Consultants also assist in project preplanning efforts. The master contract is perpetual and renewed on an annual basis. The current contract term is September 1, 2013 through October 31, 2014. Designers with less than five years of service are requested to be extended for an additional year, and other disciplines will be re-procured and presented to the ESC for selection. No new tasks will be assigned to a consultant rolling off during the overlap.

Continued...



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Previous Action: 07/12/2012 SBC Approved project  
07/23/2012 ESC Selected designers  
10/11/2012 SBC Selected West Architectural Consultant  
12/13/2012 SBC Revised funding  
07/30/2013 ESC Selected New Data Center Consultant

Minutes: 08/08/2013 SBC Approved revision in project budget and source(s) of funding, approval to maintain existing designers and proceeding with the process to select additional designers.

**STREAM - Professional Consultant Contract Dates**

Contracts are extended and utilized up to five years based on State Building Commission Approvals.

		<b>Start Date</b>	<b>Current End Date</b>	<b>Anticipated Maturity Date</b>
Architectural – East TN	Cope & Associates	11/1/2011	10/31/2015	10/31/2016
Architectural – Middle TN	Mayo Architecture	10/1/2009	10/31/2014	10/31/2014
Architectural – West TN	Askew Hargraves Harcourt	9/1/2012	10/31/2015	10/31/2017
Architectural - Statewide	Hart Freeland Roberts	10/15/2011	10/31/2015	10/31/2016
ADA Architectural	Street Dixon Rick	10/1/2010	10/31/2015	9/30/2015
Historical Architectural - Statewide	Hefferlin & Kronenberg	10/15/2011	10/31/2015	10/31/2016
Sustainable Architectural - Statewide	Hastings Architecture	10/1/2008	10/31/2013	Resolicit
Civil Engineering - Statewide	Littlejohn Engineering	10/01/2010	10/31/2015	9/30/2015
MPE Engineering #1 – Statewide Large Firm	Smith Seckman Reid	10/1/2009	10/31/2014	9/30/2014
MPE Engineering #2 – Statewide Small Firm	Neville Engineering	10/1/2010	10/31/2015	9/30/2015
MPE Sustainable Engineering - Statewide	Smith Seckman Reid	10/1/2008	10/31/2013	Resolicit
Structural Engineering - Statewide	EMC Structural Consultants	10/15/2011	10/31/2015	10/14/2016
Elevator Consultant - Statewide	Van Deusen	10/1/2010	10/31/2015	9/30/2015
Interior Design Consultant #2 - Statewide	CFP Group / Goodwyn Mills Cawood	10/1/2008	10/31/2013	Resolicit
Roofing consultant #1 - Statewide	Cope and Associates Barge Waggoner Sumner	11/1/2011	10/31/2015	10/31/2016
MPE Engineering - Statewide	Cannon	9/1/2012	10/31/2015	10/31/2017
Data Center Consultant	Gensler	TBD	TBD	TBD

## Bid Activity Report

(No action was required on the following bids)

- 1) **Andrew Johnson Tower**  
(Roof Replacement)  
SBC Project No. 529/078-01-2012  
Bid date: 07/11/13
- 2) **Hot Water Boilers Replacement**  
(Moccasin Bend Mental Health Institute)  
SBC Project No. 344/009-01-2012  
Bid date: 08/01/13
- 3) **Intermediate Care Facilities / MR Homes**  
(Multiple Sites, Statewide)  
SBC Project No. 346/000-05-2005-17  
Bid date: 07/30/13
- 4) **Tennessee Army National Guard Smyrna**  
(Aviation Lane & North Fitzhugh Area Resurfacing)  
SBC Project No. 361/079-06-2012  
Bid date: 08/01/13
- 5) **Tennessee Army National Guard Cleveland**  
(Reroof and Facility Update)  
SBC Project No. 361/012-01-2012  
Bid date: 08/01/13

## STATE BUILDING COMMISSION

### Minutes of Meeting of State Building Commission

- 1) Acknowledged report of correction to page 24 of July 11, 2013 Minutes regarding SBC#142/016-01-2012.
- 2) Acknowledged report of correction to page 30 of July 11, 2013 Minutes regarding SBC#140/001-02-2011.
- 3) Approved the Minutes of the State Building Commission meeting held on July 11, 2013, as amended.

### Acknowledgement of Reporting Items

- **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) <b>State Procurement Agency:</b>	TN Board of Regents	<b>User Agency:</b>	University of Memphis
<b>Location:</b>	Memphis		
<b>Project Title:</b>	Several Buildings Envelope Repairs		
<b>SBC Project No:</b>	166/007-02-2010		
<b>Designer:</b>	Smith Seckman Reid	<b>Contractor:</b>	Midwest Maintenance
<b>Construction Completion %:</b>	67%	<b>Targeted Substantial Completion:</b>	06/25/2013
<b>Change Order No.</b>	2	<b>Comment: Hidden Conditions</b>	
<b>Change Order Amount:</b>	\$24,567.01	Drill additional holes into concrete panels & concrete	
<b>Change Order Percentage:</b>	18.20	beams to secure failing precast panels to Engineering	
<b>Cumulative Percentage:</b>	13.75	Adm, Tech & Sci bldgs. Holes required to avoid hitting	
		reinforcing in the building structure.	
<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
<b>Original Bid Target:</b>	\$1,075,000.00		
<b>Base Contract Amount:</b>	\$ 135,000.00	<b>Revised Contract Amount:</b>	\$153,567.01
<b>Contingency:</b>	\$ 100,000.00	<b>Remaining Contingency:</b>	\$ 19,504.67

2) State Procurement Agency: UT User Agency: Knoxville  
 Location: Knoxville  
 Project Title: McKenzie Lawson Athletic Center Addition  
 SBC Project No: 540/009-10-2008  
 Designer: Athletic Center Contractor: Blaine Construction  
 Associated Architects  
 Construction Completion %: 99% Targeted Substantial Completion: 12/31/2012  
 Change Order No. 11 Comment: Owner Request for Additional Scope  
 Change Order Amount: \$281,596.00 Space/signage changes, mechanical equipment  
 Change Order Percentage: 1% changes, miscellaneous changes  
 Cumulative Percentage: 11.63%

<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$31,500,000.00	Revised Contract Amount:	\$30,678,267.19
Base Contract Amount:	\$27,483,000.00	Remaining Contingency:	\$1,700,000.00
Contingency:	\$1,700,000.00		

- Report of Projects Not Requiring SBC Approval 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: TN Board of Regents  
 User Agency: Nashville State Community College  
 Location: Nashville  
 Project Title: Central Processing Lab Renovations  
 Project Description: Renovate existing lab space to accommodate the new Central Processing Lab Technology Program for the medical care environment.  
 SBC Project No. 166/034-02-2013  
 Total Project Budget: \$419,000  
 Source of Funding: Plant Funds (Non Auxiliary)

2) State Procurement Agency: University of Tennessee  
 User Agency: UTC  
 Location: Chattanooga  
 Project Title: Human Resources Center HVAC Replacement  
 Project Description: Replace the HVAC equipment, associated piping, pumps and controls  
 SBC Project No. 540/005-04-2013  
 Total Project Budget: \$250,000  
 Source of Funding: Plant Funds (Non Auxiliary)

- **Report of Proprietary Product Procurement**

- 1) **Project Title:** Interior Renovations – WRS Tennessee Tower T3  
**SBC No.** 460/000-02-2012-01  
**Comment:** Agency is requesting use of “connectrac” which is the only above floor raceway found that can provide the adequate electrical and communication needs and meet the schedule. There is a limited amount of this product needed.

- **Report of Additional Services to Designers Exceeding \$50,000 or 20% of Base Fee** (in accordance with Item 6.09 of the *SBC Bylaws, Policy & Procedures*)

- 1) **State Procurement Agency:** STREAM  
**User Agency:** General Services  
**Location:** TN State Capitol  
**Project Title:** Mechanical and Electrical Upgrade – Guard Shack Replacement, Exterior Lighting, Vehicle Barrier, Ground Floor Hardware  
**SBC Project No.** 529/005-01-2005  
**Designer:** Smith Seckman Reid  
**Original Fee:** \$1.59 million  
**Additional Services:** To provide for the replacement of the existing guard shack at the Capitol, along with exterior lighting upgrades and replacements, hardware upgrades on the Ground Floor, and design for vehicle security barriers at the entrance to the parking garage at the Legislative Plaza.

## **Other Business**

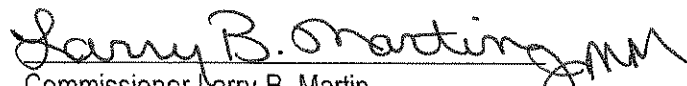
- 1) Mr. Oglesby reported that pursuant to SBC Policy 15.01.B.5, the Contractor Qualifications Review Panel (CQRP) on June 25, 2013, conducted a hearing to consider the recommendation of the State Architect that S&A Constructors, LLC be disqualified from work on State projects for a period of three years, based on a failure to pay, or to promptly pay, monies due subcontractors or material suppliers without a good faith dispute regarding the amount owed, as provided by SBC Policy 15.01.B.4.c(3). After hearing extensive proof from several witnesses, the CQRP ruled that due to violations of that policy, S&A Constructors, LLC and its principal, Akbar K. Arab, individually, would be disqualified from work on State projects from July 1, 2013 to June 30, 2014.

Secretary Hargett made a motion to accept the report and approve that portion of the ruling of the Contractor Qualifications Review Panel that S&A Constructors, LLC be disqualified from work on State projects between July 1, 2013 and June 30, 2014 due to violations of SBC Policy 15.01.B.4.c(3). The motion was properly seconded and passed without objection.

\* \* \* \* \*

There being no further business, the meeting adjourned at 11:45 a.m.

Approved:

  
Commissioner Larry B. Martin  
Department of Finance and Administration