

MINUTES
STATE BUILDING COMMISSION
December 8, 2016

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 members and Departments present. Secretary of State Tre Hargett called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Vice-Chairman Ron Ramsey, Lieutenant Governor
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Department of Veterans Services
- Department of Environment & Conservation
- Department of General Services
- Department of Correction
- Tennessee Board of Regents
- University of Tennessee
- State Building Commission

PRESENTER

Commissioner Many-Bears Grinder
Commissioner Bob Martineau
Commissioner Bob Oglesby
Commissioner Tony Parker
Chancellor David Gregory
President Joe DiPietro
State Architect Peter Heimbach

DEPARTMENT OF VETERANS SERVICES

Veterans Cemetery, Parkers Crossroads, Henderson County, Tennessee

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

Project Title: New West TN Veterans Cemetery Development

Project Description: Develop a new west Tennessee State Veterans Cemetery at Parkers Crossroads. Project to include site development, building, *enclosed outdoor pavilion* and all related work.

SBC Number: 682/006-01-2014

Total Project Budget: \$6,795,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 600,000.00	\$ 0.00	\$ 600,000.00	14/15	CurrFunds/CapImprov	(A)
	6,035,000.00	0.00	6,035,000.00		Federal Funds	(F)
	0.00	160,000.00	160,000.00		Gifts	(O)
Original Project Budget:	\$6,635,000.00					
Change in Funding:		\$160,000.00				
Revised Project Budget:			\$6,795,000.00			

Comment: Gift will be utilized to enclose an outdoor pavilion to allow its use during inclement weather and provide restrooms and HVAC.

Previous Action:

07/10/2014	SBC	Approved preplanning project
08/04/2014	ESC	Selected designer (TLM Associates)
01/14/2016	SBC	Approved full planning and increasing TPB
07/14/2016	SBC	Approved revision in funding to fully fund project

Minutes: 12/08/2016 SBC Approved a revision in project budget, scope, funding and sources of funding.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

Requested Action: Approval to issue a Request for Proposals for a Concessionaire Agreement

Project Title: State Parks Hospitality Operations (Fall Creek Falls)

Project Description: Provide a concessionaire agreement by which the concessionaire will demolish the existing inn and construct a new inn and operate the new inn, golf course and cabins at the park.

SBC Number: 126/036-03-2016

Comment: The State will contribute funds from a line item in the FY 16/17 capital budget to be used in conjunction with the concessionaire's contribution to accomplish the scope of the concessionaire agreement.

Minutes: 12/08/2016 SBC Commissioner Martineau stated there has been an analysis to evaluate options with the best option being to tear down and rebuild in order to make the Inn and Conference Center viable for a long term future instead of deferred maintenance. Approved issuing an RFP for a Concessionaire Agreement.

DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: TBI Incinerators Project

Project Description: The purchase and installation of gas fired incinerators and all related work to be used for the destruction of adjudicated evidence and pharmaceuticals.

SBC Number: 500/000-01-2016

Total Project Budget: \$600,000.00

Source of Funding: \$420,000.00 TBI Operating Funds (A)
\$180,000.00 Federal Funds (F)

Comment: This project will address the installation of up to three incinerators statewide to be utilized for the destruction of adjudicated evidence and pharmaceuticals. The incinerators have been procured by CPO and paid for by Agency. Federal reimbursement of this equipment is being coordinated. Requesting Agency Consultant due to time constraints for Federal Funding.

Minutes: 12/08/2016 SBC Speaker Harwell asked if this will meet the deadline at the end of December for Federal money, and Commissioner Oglesby responded that it would. Approved a project, budget, scope, funding and sources of funding and utilizing an Agency Consultant for design.

DEPARTMENT OF CORRECTION

West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

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

Project Title: Rebuild Residential House

Project Description: To replace a residential house that was destroyed by fire in October 22, 2011.

SBC Number: 142/022-02-2012

Total Project Budget: \$310,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 25,000.00	\$ 0.00	\$ 25,000.00	11/12	CurrFunds-MajorMaint	(A)
	165,000.00	120,000.00	285,000.00		Insurance Proceeds	(O)
Original Project Budget:	<u>\$190,000.00</u>					
Change in Funding:		\$120,000.00				
Revised Project Budget:			\$310,000.00			

Comment: Additional insurance proceeds are being added to cover the current estimated replacement cost.

Previous Action: 01/12/2012 SBC Approved project

Minutes: 12/08/2016 SBC Speaker Harwell asked why this has taken so long since the building burned in 2011. Commissioner Parker responded that there had been discussions with the local government regarding a piece of the property that had delayed the action. Approved a revision in project budget, funding and sources of funding.

DEPARTMENT OF CORRECTION

West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

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

Project Title: Rebuild Storage Barn

Project Description: Rebuild storage barn destroyed by storm on February 24, 2011.

SBC Number: 142/022-01-2012

Total Project Budget: \$360,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 25,000.00	\$ 0.00	\$ 25,000.00	11/12	CurrFunds-MajorMaint	(A)
	205,000.00	130,000.00	335,000.00		Insurance Proceeds	(O)
Original Project Budget:	<u>\$230,000.00</u>					
Change in Funding:		\$130,000.00				
Revised Project Budget:			\$360,000.00			

Comment: Additional insurance proceeds are being added to cover the current barn estimated replacement cost.

Previous Action: 01/12/2012 SBC Approved project

Minutes: 12/08/2016 SBC Approved a revision in project budget, funding and sources of funding.

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval of a revision in project funding and sources of funding

Project Title: Fine Arts Classroom Building

Project Description: Construct facility for rehearsal, teaching and public presentation of the performing arts.

SBC Number: 166/005-08-2013

Total Project Budget: \$52,338,250.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$28,000,000.00	0.00	\$28,000,000.00	2015	GO Bonds-CapImprov	(A)
	10,162,500.00	(3,811,750.00)	6,350,750.00		Gifts	(O)
	0.00	8,000,000.00	8,000,000.00		Grant, Johnson City	(O)
	2,487,500.00	0.00	2,487,500.00		Plant (Non-Auxiliary)	(A)
	0.00	7,500,000.00	7,500,000.00		TSSBA (Gifts/Aux/various)	(O)
Original Project Budget:	\$40,650,000.00					
Change in Funding:		\$11,688,250.00				
Revised Project Budget:			\$52,338,250.00			

Comment: Additional funds are to meet the designer's estimate. Funds from the City of Johnson City are to increase the size of the main auditorium. The Agreement with the City of Johnson City calls for their gift funds to be paid to the University prior to December 30, 2016. The TSSBA bonds will ensure funds are in the project prior to receiving the other gift funds.

Previous Action:

10/10/2013	SBC	Approved project
05/26/2015	SBC	Selected designer (McCarty Holsaple McCarty, Inc.)
07/09/2105	SBC	Revised budget and approved utilization of CM/GC
10/13/2015	SBC	Selected CM/GC (Denark Construction, Inc.)
09/08/2016	SBC	Revised budget

Minutes: 12/08/2016 SBC Treasurer Lillard asked if the Board approved this request. Chancellor Gregory responded that, subject to the necessary approval by the Building Commission of the project, TBR had no objections to ETSU entering into the proposed agreement with the City of Johnson City. Treasurer Lillard and Secretary Hargett stated that the SBC needs a letter from the Board approving the agreement but it was not a precondition to this action. The Commission approved a revision in project funding and sources of funding.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Saunders Fine Arts HVAC Updates

Project Description: Repair and replace HVAC systems and windows, *add a sprinkler system, lighting, and replace elevator.*

SBC Number: 166/009-05-2011

Total Project Budget: \$3,287,054.64

Source of Funding:

\$1,200,000.00	2011	GO Bonds-CapMaint	(A)
90,000.00	11/12	CurrFunds-CapMaint	(A)
24,523.48	10/11	CurrFunds-CapMaint	(R)
67,226.82	2007	GO Bonds-CapMaint	(R)
9,296.25	07/08	CurrFunds-CapMaint	(R)
66,008.09	2011	State Funds	(R)
1,830,000.00	16/17	CurrFunds-CapMaint	(A)

Comment: Additional scope is anticipated to be completed within the current project budget.

Previous Action:

07/14/2011	SBC	Approved project
07/25/2011	ESC	Selected designer (Smith Seckman Reid, Inc.)
02/14/2013	SBC	Revised budget and funding
07/14/2016	SBC	Revised budget and funding

Minutes:

12/08/2016	SBC	Approved a revision in scope.
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TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Floyd Stadium and Field Lighting

Project Description: Replace the Floyd Stadium lighting systems to LED lighting and replace lighting for other athletic fields.

SBC Number: 166/009-10-2016

Total Project Budget: \$1,500,000.00

Current Project Funding: \$ 600,000.00
(if not fully funded)

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

Comment: This is a FY 2016/2017 disclosed project. Current funding is for stadium lighting. Additional work will be done with future funding.

Minutes: 12/08/2016 SBC Approved project, budget, scope, funding, source of funding, and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Recreation and Fitness Center

Project Description: Construct a recreation, fitness, wellness and intramural sports center for the campus.

SBC Number: 166/011-13-2014

Total Project Budget: \$51,348,754.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$31,900,000.00	0.00	\$31,900,000.00	TSSBA (Student Fees)	(O)
	17,000,000.00	0.00	17,000,000.00	Plant (Aux-Student fees)	(A)
	4,100,000.00	(1,785,506.00)	2,314,494.00	Plant (Non-Auxiliary)	(A)
	134,260.00	0.00	134,260.00	Student Fees	(O)
Original Project Budget:	\$53,134,260.00				
Change in Funding:		(\$1,785,506.00)			
Revised Project Budget:			\$51,348,754.00		

Comment: Funds are being moved into the Laboratory Science Building and Infrastructure project (166/011-11-2013) to complete the common infrastructure in one project.

Previous Action:

07/10/2014	SBC	Approved project
12/17/2014	ESC	Selected designer (HFR Design)
01/08/2015	SBC	Approved CM/GC utilization
11/12/2015	SBC	Approved CM/GC selection (Denark Construction)
06/09/2016	SBC	Revised funding

Minutes: 12/08/2016 SBC Approved a revision in project budget, funding and sources of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Laboratory Science Building and Infrastructure

Project Description: Construct new facilities for laboratory sciences, relocating the Chemistry program. Project includes modifications to the utilities facilities to accommodate the new building.

SBC Number: 166/011-11-2013

Total Project Budget: \$91,899,506.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$11,750,000.00	\$1,785,506.00	\$13,535,506.00	Plant (Non-Auxiliary)	(A)
	1,000,000.00	0.00	1,000,000.00	Gifts	(O)
	6,000,000.00	0.00	6,000,000.00	TSSBA (Student Fees)	(O)
	114,000.00	0.00	114,000.00	Student Fees	(A)
	<u>71,250,00.00</u>	<u>0.00</u>	<u>71,250,000</u>	16/17 CurrFunds-CapImprove	(A)
Original Project Budget:	\$90,114,000.00				
Change in Funding:		\$1,785,506.00			
Revised Project Budget:			\$91,899,506.00		

Comment: Funds are from Recreation and Fitness Center (166/011-13-2014) project and will allow the common infrastructure work to be completed in this project.

Previous Action:

07/11/2013	SBC	Approved fully planning a project
01/25/2016	ESC	Selected designer (Upland Design Group, Inc.)
08/11/2016	SBC	Approved utilization of CM/GC
10/13/2016	SBC	Revised budget and funding
11/10/2016	SBC	Approved CM/GC (Rentenbach Constructors)

Minutes: 12/08/2016 SBC Approved a revision in project budget, funding and sources of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a project, budget, scope, funding and source(s) of funding and utilizing the regional consultant for design

Project Title: Athletics Facilities Improvements

Project Description: Replace the scoreboard at Tucker Stadium with a new video board.

SBC Number: 166/011-11-2016

Total Project Budget: \$2,880,000.00

Source of Funding: \$1,000,000.00 Gifts (O)
1,880,000.00 Plant Funds (Auxiliary-Various) (A)

Comment: This is a FY 2015/2016 disclosed project disclosed for \$32,000,000. Future phases will be disclosed as separate projects. A regional designer is being used because of the limited scope of design services in the project.

Minutes: 12/08/2016 SBC Approved project, budget, scope, funding and sources of funding and utilizing the regional consultant for design.

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

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

Project Title: Madison Teaching Facility

Project Description: Renovate property in Madison TN for a new teaching facility.

SBC Number: 166/034-02-2016

Total Project Budget: \$8,200,000.00

Current Project Funding: \$ 550,000.00
(if not fully funded)

Source of Funding \$ 550,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This is a FY 2016/2017 **disclosed** project for \$16,000,000. Approval for the purchase of the property was approved at the Executive Sub-committee on November 21, 2016.

Minutes: 12/08/2016 SBC Approved fully planning a project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in project scope

Project Title: HVAC Updates

Project Description: Update HVAC systems and replace Cooling Tower #3 at Hardin Valley campus. *Phase 2 will continue with updates at Hardin Valley campus including minor upgrades to the main electrical switch gear and provide HVAC upgrades at Magnolia campus.*

SBC Number: 166/032-02-2013

Total Project Budget: \$1,250,000.00

Source of Funding: \$ 500,000.00 13/14 CurrFunds-CapMaint (A)
750,000.00 16/17 CurrFunds-CapMaint (A))

Comment: When the additional appropriations were added in July, the scope was not revised as intended for the next and final phase of the project. Work is anticipated to be completed within current funding.

Previous Action: 07/11/2013 SBC Approved project
07/30/2013 ESC Selected designer (West Welch Reed Engineers, Inc.)
07/14/2016 SBC Revised funding

Minutes: 12/08/2016 SBC Approved a revision in project scope.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Roof Replacements

Project Description: This project will provide roof replacement for the following sloped, shingled roofs approaching their service life including Race (1917)/Hooper (1918)/Founders (1917), Patten (1919) & Danforth Chapel (1952), Metro TV Studio (1954), & Brock Hall (1949); the simulated slate product on the EMCS Building (2003); and several low-slope roofs Holt Hall (1977), Metro Building (1954), Admin Services (1992), Fletcher (1940), Sim Center (1984), Military Science Bldg (1968), and Challenger Center (1994).

SBC Number: 540/005-10-2016

Total Project Budget: \$4,500,000.00

Source of Funding: \$4,500,000.00 16/17 CurrFunds-CapMaint (A)

Comment: This is a FY 2016-2017 line-item project. The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources and no further action is necessary.

Minutes: 12/08/2016 SBC Approved project, budget, scope, funding and source of funding and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Retrofit State Buildings

Project Description: The scope of this renovation project will provide interior and exterior construction including roof replacement of the James A. Mapp Building (1992), and temporarily occupy the Chattanooga State Office Building (1973) for surge space use.

SBC Number: 540/005-06-2014

Total Project Budget: \$6,100,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$3,500,000.00	\$0.00	\$3,500,000.00	TSSBA	(A)
	2,000,000.00	600,000.00	2,600,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$5,500,000.00				
Change in Funding:		\$600,000.00			
Revised Project Budget:			\$6,100,000.00		

Comment: The increase is based on the designer's estimate.

Previous Action:

07/10/2014	SBC	Approved project utilizing Best Value
08/04/2014	ESC	Selected designer (Derthick Henley & Wilkerson)
10/13/2015	SBC	Approved a revision in scope
05/12/2016	SBC	Approved a revision in funding

Minutes: 12/08/2016 SBC Approved a revision in project budget, funding and sources of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Grote Hall – Roof Replacement

Project Description: This project will install a new metal roof structure to enclose major mechanical equipment on this lab science building.

SBC Number: 540/005-07-2012

Total Project Budget: \$1,080,436.93

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,000,000.00	\$(73,425.66)	\$926,574.34	2012	GO Bonds-CapMaint	(A)
	200,000.00	(46,137.41)	153,862.59	12/13	CurrFunds-CapMaint	(A)
Original Project Budget:	<u>\$1,200,000.00</u>					
Change in Funding:		\$(119,563.07)				
Revised Project Budget:			\$1,080,436.93			

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

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Approved designer (Franklin Associates Architects)

Minutes: 12/08/2016 SBC Approved a revision in project budget, funding and sources of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Guerry Center Improvements

Project Description: The project will replace the HVAC system, upgrade plumbing, replace electrical systems, upgrade lighting, replace building finishes and correct drainage problems. A major asbestos abatement will be required, as will ADA and life safety code upgrades. Windows will be replaced and masonry repairs made. A new roof, and additional drainage source may be required. The interior space will be upgraded to house the Honors College.

SBC Number: 540/005-08-2015

Total Project Budget: \$5,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,400,000.00	\$0.00	\$1,400,000.00	15/16	CurrFunds-CapMaint	(A)
	3,500,000.00	0.00	3,500,000.00	2015	GO Bonds-CapMaint	(A)
	0.00	46,137.41	46,137.41	12/13	CurrFunds-CapMaint	(R)
	0.00	73,425.66	73,425.66	2012	GO Bonds-CapMaint	(R)
	0.00	3,589.95	3,589.95	10/11	CurrFunds-CapMaint	(R)
	0.00	4,245.89	4,245.89	2010	GO Bonds-CapMaint	(R)
	0.00	26,181.22	26,181.22	07/08	CurrFunds-CapMaint	(R)
	0.00	38,851.24	38,851.24	04/05	CurrFunds-CapMaint	(R)
	0.00	3,436.65	3,436.65	03/04	CurrFunds-CapMaint	(R)
	0.00	23,695.05	23,695.05	2004	GO Bonds-CapMaint	(R)
	0.00	280,436.93	280,436.93		Plant Non-Auxiliary	(A)

Original Project Budget: \$4,900,000.00

Change in Funding: \$500,000.00

Revised Project Budget: \$5,400,000.00

Comment: The increase is based on the designer's estimate.

Previous Action: 08/13/2015 SBC Approved project with process to select a designer
11/23/2015 ESC Approved designer (Hefferlin + Kronenberg)

Minutes: 12/08/2016 SBC Approved a revision in project budget, funding and sources of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Middleton, Hardeman County, Tennessee

Requested Action: Approval of budget, source(s) of funding, and approval of the selection of a consultant as result of RFQ

Project Title: Master Plan

Project Description: Develop Master Plan for the West TN 4-H Center

SBC Number: 540/001-03-2016

Total Project Budget: \$495,000.00

Source of Funding: \$495,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This is to develop the master plan for the newly acquired West TN 4-H Center. Nine proposals were received on September 23, 2016. The Notice of Intent to award was sent on November 23, 2016 naming Nelson Byrd Woltz Landscape Architects as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 06/09/2016 SBC Approved issuing a Request for Proposals.

Minutes: 12/08/2016 SBC Approved budget, source of funding, and selection of a consultant as result of RFQ.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: STEM Classroom Bldg – Program Project

Project Description: This project will provide programming services only to be used for a potential future project approval request for construction of a STEM Classroom building to house the Engineering, Chemistry, Computer Science, Math & Statistics, and Physics departments.

SBC Number: 540/011-03-2016

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Gifts (0)

Comment: This is a Special Opportunity disclosed project supported and approved by THEC on November 7, 2016. This request is to provide programming services in support of a future request to approve a project for construction of a new STEM Classroom building and proceeding with the process to select a designer for that project.

Minutes: 12/08/2016 SBC Approved project, budget, scope, funding and source of funding and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in scope**

Project Title: Dining Services Improvements (2011-2012)

Project Description: This project will upgrade furnishes, and equipment in campus dining facilities, including Mabels in McCord Hall. Some of these improvements will be funded and accomplished by the food service vendor. Renovations may occur in multiple buildings including Presidential Court, Morrill Hall, Volunteer Hall, Holt Avenue Apartments, Greve Hall, Hess Hall, Haslam Business Building, Art and Architecture, Hodges Library, *and Thompson Boling Arena.*

SBC Number: 540/009-06-2011

Total Project Budget: \$3,100,000.00

Source of Funding: \$ 850,000.00 Plant (Auxiliary–Dining) (A)
 \$2,250,000.00 Gift-in-Place (O)

Comment: This request adds scope for the Thompson Boling Arena. The work is anticipated to be accomplished within the existing project funding.

Previous Action: 07/14/2011 SBC Approved project utilizing State personnel for design
 06/14/2012 SBC Approved a revision in scope and funding
 06/12/2014 SBC Approved a revision in scope, funding and proceeding with process to select a designer

Minutes: 12/08/2016 SBC Approved a revision in scope.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 10, 2016.

Report of Items Approved by Office of the State Architect

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

1) **State Procurement Agency:** University of Tennessee **User Agency:** Knoxville Campus
Location: Knoxville, Tennessee
Project Title: Tennis Stadium Improvements
SBC Project No: 540/009-22-2007
Designer: Sparkman & Associates **Contractor:** Wright Contracting, Inc.
Construction Completion %: 40% **Targeted Substantial Completion:** 1/23/2017
Change Order No. 2 **Comment: Hidden Conditions/Design Modifications**
Change Order Amount: \$37,802 This change order provides for hidden conditions to stabilize and isolate cracking for the existing substrate below the new tennis court surfacing, additional asphalt to provide for better drainage, and the installation of a grade beam to support the new brick veneer. Also, work to accommodate design modifications for additional asphalt needed for better adhesion of stamping and better drainage.
Change Order Percentage: 3.41%
Cumulative Percentage: 12.58%

Approved Project Funding
Original Bid Target: \$1,267,000.00
Base Contract Amount: \$1,108,400.00 **Revised Contract Amount:** \$1,247,852.00
Contingency: \$126,700.00 **Remaining Undedicated Funds:** \$480,000.00

2) **State Procurement Agency:** TN Board of Regents **User Agency:** Austin Peay State University
Location: Clarksville
Project Title: Sevier Hall HVAC Replacement
SBC Project No: 166/003-03-2015
Designer: HNA Engineering, PLLC **Contractor:** PPMI Construction Co.
Construction Completion %: 75% **Targeted Substantial Completion:** 1/25/2017
Change Order No. 10 **Comment: Hidden Conditions**
Change Order Amount: \$24,921.99 This change order addresses the need to redo the test and balancing of the HVAC hot water system due to defective pressure reducing valve discovered along with corroded expansion tank which both are to be replaced.
Change Order Percentage: 2.11%
Cumulative Percentage: 18.51%

Approved Project Funding
Original Bid Target: \$1,965,000.00
Base Contract Amount: \$1,180,900.00 **Revised Contract Amount:** \$1,399,496.97
Contingency: \$195,000.00 **Remaining Undedicated Funds:** \$11,503.03

- 3) **State Procurement Agency:** University of Tennessee
User Agency: UTC
Location: Chattanooga
Project Title: Founders Hall Window Replacement
Project Description: The project will replace all windows in Founders Hall.
SBC Project No. 540/005-07-2015
Total Project Budget: \$159,000
Source of Funding: Plant Funds (Non-Auxiliary)
Further Action: Approved cancellation of project
- 4) **State Procurement Agency:** Tennessee Board of Regents
User Agency: Middle Tennessee State University
Location: Murfreesboro
Project Title: Floyd Stadium Ribbon Boards
Project Description: Replace the existing video board display with an updated LED/High-Definition display system. Install approximately 250 LF of new digital ribbon displays along the East and North fascias of the stadium. Modifications and upgrades to existing structure, catwalks, electrical and data systems, and other support infrastructures are included in this project.
SBC Project No. 166/009-09-2016
Total Project Budget: \$400,000
Source of Funding: Plant Funds (Non-Auxiliary)
- 5) **State Procurement Agency:** Tennessee Board of Regents
User Agency: Austin Peay State University
Location: Clarksville
Project Title: Drane Street Steam and Condensate Line Replacement
Project Description: Replace and reroute approximately 120 LF of supply and return steam and condensate return lines.
SBC Project No. 166/003-06-2016
Total Project Budget: \$225,000
Source of Funding: Plant Funds (Non-Auxiliary)
- 6) **State Procurement Agency:** Tennessee Board of Regents
User Agency: Austin Peay State University
Location: Clarksville
Project Title: Browning Building Interior Updates
Project Description: Renovate the attorney offices of the Browning Building for additional staff.
SBC Project No. 166/003-04-2016
Total Project Budget: \$175,000
Source of Funding: Plant Funds (Non-Auxiliary)
Further Action: Approved cancellation of project.

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)

- 1) Project: Good Manufacturing Process Facility
 SBC No. 540/013-04-2013
 Designer: ETFC/brg3s, A Joint Venture
 Amount: \$8,135
 Explanation: This ASR provides for the redesign of boiler piping and boiler location due to premanufactured PODs being delivered with hook ups in different locations than indicated on shop drawings. Owner accepted these PODs instead of having them remanufactured due to critical project schedule.

- 2) Project: 605 Oak Street Parking
 SBC No. 540/005-01-2016
 Designer: Asa Engineering and Consulting
 Amount: \$2,000
 Explanation: This ASR addresses the need to have the designer remove the previously designed and owner programmed exit lane from the bid documents. This change was owner imposed and addressed as "programmatically".

- 3) Project: New State Museum
 SBC No. 529/050-01-2015
 Designer: EOA Architects, PLLC
 Amount: \$122,917
 Explanation: This ASR provides reimbursement of consultant travel expenses, the costs for which were not included in the original contract amount.

- 4) Project: New State Museum
 SBC No. 529/050-01-2015
 Designer: EOA Architects, PLLC
 Amount: \$170,785
 Explanation: This ASR provides for the demolition of the north shed of the Farmer's Market and the design of a parking lot which is not currently included in the initial project scope.

- 5) Project: New State Museum
 SBC No. 529/050-01-2015
 Designer: EOA Architects, PLLC
 Amount: \$3,000
 Explanation: This ASR covers the need to provide designed images of a carousel addition which is not currently included in the initial project scope.

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

- 1) Project: Rachel Jackson and Andrew Jackson SOB (Exterior Maintenance)
 SBC No. 529/013-01-2014
 General Contractor: Wellspring Builders, Inc.
 Subcontractor: George Construction Company, LLC
 Replacement Sub(s): Jackson Masonry

Report of Items Submitted to the SBC

- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)

Other Business

On a personal note, Mr. Heimbach mentioned to the Commission that Georgia Martin was retiring in January, and that this was her last meeting. Secretary Hargett thanked her for her many years of service.

There being no other business, the meeting adjourned at 11:17 a.m.

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Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State