

MINUTES
STATE BUILDING COMMISSION
December 14, 2017

The State Building Commission met this day at 11:00 a.m. in the Nashville Room of the Tennessee Tower, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor

ORGANIZATION

- University of Tennessee
- Department of Correction
- Department of Veterans Services
- Department of General Services
- Department of Finance & Administration
- Tennessee Board of Regents
- Department of Military
- State Building Commission

PRESENTER

President Joe DiPietro
Commissioner Tony Parker
Commissioner Many Bears Grinder
Commissioner Bob Oglesby
Deputy Commissioner Eugene Neubert
Executive Director Dick Tracy
Colonel Andrew Milligan
State Architect Ann McGauran

OTHER PARTICIPANTS

Chris Woods, Nelson Byrd and Woltz
Jeff Aten, Nelson Byrd and Woltz
Steve Gilbert, Gilbert McLaughlin Casella Architects

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer

Project Title: Energy Performance Contract

Project Description: This project will plan, assess, and evaluate campus wide building systems identifying improvements to reduce campus utility costs as identified in the feasibility study. It also includes replacement of mechanical, lighting, and plumbing equipment. Work to be executed in subprojects, and approved by UT Office of Capital Projects. A performance guarantee will be provided with all subprojects.

SBC Number: 540/013-05-2016

Total Project Budget: \$30,000,000.00

Current Project Funding: \$ 5,500,000.00
(if not fully funded)

Source of Funding: \$ 5,500,000.00 TSSBA (A)

Comment: Three proposals were received on October 3, 2017. The Notice of Intent to award was sent on October 30, 2017, naming Siemens as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

07/14/2016	SBC	Approved preplanning a project budget, scope, funding and sources of funding and proceeding with the process to select a designer.
11/10/2016	SBC	Approved utilizing campus consultant for design.
04/13/2017	SBC	At the Department's request, the matter was referred to the ESC with authority to act.
04/24/2017	ESC	Approved issuing a Request for Proposals

Minutes: 12/14/2017 SBC Approved awarding a contract to the best evaluated proposer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Engineering Services Facility

Project Description: This project will provide spaces for student services for the College of Engineering and research and instructional space for the Nuclear Engineering Department. The building location will be in the vicinity of Berry Hall (1939), Estabrook Hall (1898), and Pasqua (1925) buildings and may require demolition of these buildings.

SBC Number: 540/009-05-2016

Total Project Budget: \$129,000,000.00

Source of Funding:	\$ 90,250,000.00	17/18	CurrFunds-CapImp	(A)
	10,000,000.00		Gifts/Donations	(O)
	10,750,000.00		Plant Funds (Non-Aux)	(A)
	18,000,000.00		TSSBA	(A)

Comment: The Construction Manager/General Contractor alternative delivery method is recommended due to the project's complexity and schedule. Evaluation criteria will also include experience with engineering labs and multi-phased projects. The proposed site and existing infrastructure will require coordinated design and construction activities. The proposed schedule will require the release of multiple construction contracts to complete the building within the specified time frame.

Previous Action:

04/18/2016	SBC	Approved preplanning a project with process to select a designer
01/23/2017	ESC	Approved designer selection (McCarty Holsaple McCarty, Inc.)
07/13/2017	SBC	Approved revision in project budget, funding and sources of funding to fully fund the project.

Minutes: 12/14/2017 SBC Approved utilizing Construction Manager/General Contractor alternative delivery method.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Neyland Stadium South Renovations

Project Description: This project will provide renovations of the south ground and concourse levels and include relocating visitor locker room, addressing life safety issues in the seating areas, and correcting safety regulations at the field level. This is a phased project with planning for the total project included in this first phase.

SBC Number: 540/009-02-2017

Total Project Budget: \$180,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 71,000,000.00	\$38,000,000.00	\$109,000,000.00	TSSBA	(A)
	15,000,000.00	22,400,000.00	37,400,000.00	Plant Funds (Aux-Athletics)	(A)
	20,000,000.00	13,600,000.00	33,600,000.00	Gifts	(O)
Original Project Budget:	<u>\$106,000,000.00</u>				
Change in Funding:		\$74,000,000.00			
Revised Project Budget:			\$180,000,000.00		

Comment: The Construction Manager/General Contractor alternative delivery method is recommended due to the project's complexity, sophistication of building controls, special occupancy coordination during construction, and schedule. Evaluation criteria will also include experience with athletic venues and multi-phased projects. The proposed site and existing infrastructure will require coordinated design and construction activities. The proposed schedule will require the release of multiple construction contracts to complete the stadium within the specified time frame. The increase reflects full funding for Phase 1. Budget for Phase 2 is not yet known and will be an addition to Total Project Budget. The UT Board of Trustees recognizes the total project budget, including Phase 1 and Phase 2, is estimated to be \$340 million.

Previous Action:

02/09/2017	SBC	Referred to ESC with authority to act
02/27/2017	ESC	Approved project budget, scope, funding and sources of funding, and proceeding with the process to select a programmer and constant throughout design and construction phases.
08/10/2017	SBC	Approved project, budget, scope, funding and sources of funding, and proceeding with the process to select a designer
11/20/2017	ESC	Approved designer selection (Cope Associates Architecture)

Minutes: 12/14/2017 SBC Comptroller Wilson stated that this item was a disclosed project in last year's budget and appropriations act and that the amount approved was substantially less than this request. He noted that this larger amount requires School Bond Authority approval and the Comptroller's office has checked with THEC and confirmed that the increase does not adversely affect what they are doing. The Commission approved the revision in project budget, funding and sources of funding, utilizing Construction Manager/General Contractor alternative delivery method.

UNIVERSITY OF TENNESSEE

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

Requested Action: Approval of Master Plan as presented by Nelson Byrd and Woltz

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)

Previous Action: 06/09/2016 SBC Approved issuing a Request for Proposals.
12/08/2016 SBC Approved budget, source of funding, and selection of a consultant as result of RFQ

Minutes: 12/14/2017 SBC Treasurer Lillard asked how the source of funds would be developed to fund the improvements outlined in the Master Plan. President DiPietro stated that when the Institute of Agriculture purchased the farm it was clear that this site must stand alone and they must fund the improvements. The Institute of Agriculture expects that the work will be done in phases and fundraising will be a large part of the funding for each of the phases and perhaps a request to the School Bond Authority may be a part as well. The Institute believes that having this plan will assist with fundraising efforts. The Commission approved Master Plan as presented by Nelson Byrd and Woltz.

DEPARTMENT OF CORRECTION

Statewide, Various Counties, Tennessee

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

Project Title: LED Lighting Replacement and Upgrades

Project Description: Replacement of interior and exterior lighting with LED Lights and controls including all related work.

SBC Number: 140/001-04-2015

Total Project Budget: \$7,600,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$5,659,200.00	\$1,312,000.00	\$6,971,200.00	2015	GO Bonds-CapMaint (EmPower)	(A)
	411,707.05	0.00	411,707.05	08/09	CurrFunds-CapMaint (SA)	(R)
	217,092.95	0.00	217,092.95	09/10	CurrFunds-CapMaint (SA)	(R)
Original Project Budget:	\$6,288,000.00					
Change in Funding:		\$1,312,000.00				
Revised Project Budget:			\$7,600,000.00			

Comment: Additional funding is being added to meet the designer's estimate which is based on a verified fixture count.

This project is funded out of the EmPower TN Project Implementation fund. The revised estimated time frame for payback of EmPower funds is as follows:

<u>Site</u>	<u>Est. Payback Savings</u>	<u>Est. Simple Payback</u>
TN Prison for Women	\$ 173,732	10.2 years
Turney Center	\$ 209,895	9.8 years
Riverbend	\$ 220,653	10.1 years

Previous Action: 12/17/2015 SBC Approved project utilizing Best Value
04/25/2016 ESC Selected Designer (Oliver Little Gipson)

Minutes: 12/14/2017 SBC Approved a revision in project budget, funding and sources of funding.

DEPARTMENT OF VETERANS SERVICES

John Sevier State Veterans Cemetery, Knoxville, Knox County, Tennessee

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

Project Title: Navy Seabee Veterans Monument

Project Description: Gift in place construction of monument to honor Navy Seabee veterans.

SBC Number: 682/002-02-2016

Total Project Budget: \$ 35,000.00

Source of Funding: \$ 35,000.00 Gift-in-place (0)

Comment: The supporting group has withdrawn their request.

Previous Action: 11/10/2016 SBC Approved gift-in-place construction

Minutes: 12/14/2017 SBC Approved the cancellation of the project.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend Development, Nashville Davidson County, Tennessee

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

Project Title: Multi-Agency Law Enforcement Training Center

Project Description: Funds are provided for the construction of a consolidated law enforcement firing range at the Cockrill Bend site. Funds also support the construction of new office and warehouse facilities for the Department of Correction.

SBC Number: 529/017-01-2017

Total Project Budget: \$29,500,000.00

Source of Funding: \$29,500,000.00 17/18 FRF CurrFunds-CapImp (A)

Comment: This project is a 17/18 line-item in the capital budget. The project description has been modified from the FY 17/18 capital budget for clarity.

Future components of the Multi-Agency Law Enforcement Training Center development will be submitted for approvals as separate projects as approved in future Capital Budget Requests.

Previous Action: 10/12/2017 SBC At the Department's request the item was deferred until next month's State Building Commission meeting.

Minutes: 12/14/2017 SBC Treasurer Lillard asked what consideration had been given to locating this multi-phase project in Nashville and not somewhere else in the State. Commissioner Oglesby stated that there had been an extensive evaluation of alternative sites throughout the Middle Tennessee area taking into account access to highways, staffing models and other factors. It was determined that the Nashville vicinity, but not the downtown area was the best location. Since the State already owned land in an area that met the needs, this property is believed to be an ideal location. Treasurer Lillard asked whether if the Commission moves to select a Designer, the design of this project could be moved if the location changes. Commissioner Oglesby stated that it could be transferred with some cost.

Lieutenant Governor McNally asked what the total price of the full development of this site would be and Commissioner Oglesby replied that this is a multi-phased project but if all the phases were built at once the price would be around \$240 million. He also stated that a consolidated campus would also save the State around \$40-50 million by combining all the common functions for the different agencies to use instead of building multiple firing ranges in multiple locations for multiple agencies. Lieutenant Governor McNally asked how much the State was

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committing to by approving this initial phase. Commissioner Oglesby replied that outside of the Service Center and the Outdoor Firing Range the only infrastructure included in this phase was roads and upsizing of lines for those utilities serving these structures but also associated with the larger campus.

Commissioner Martin stated that this project is a consensus among three departments and is a facility that will serve them all. He added that this phase does not commit us to the full project, and that the project has merit and will serve the State well. The Commission approved the project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

DEPARTMENT OF FINANCE & ADMINISTRATION

Memphis Tourism Development Zone, Memphis, Shelby County, Tennessee

Requested Action: **Approval of an Amendment concerning Memphis Tourism Development Zone**

Comment: This action will amend the application of the Memphis Tourism Development Zone (TDZ) approved on December 18, 2000, as amended on April 19, 2010, to include Mud Island River Park and the Riverfront as ancillary components of the existing Qualified Public Use Facility (QPUF). This amendment would allow the City of Memphis to spend their incremental tax revenue to make improvements to Mud Island River Park and the Riverfront. This amendment would not increase the size of their Tourist Development Zone (TDZ) nor would it extend the 30 year maximum period to receive this incremental revenue. This is in accordance with the Convention Center and Tourist Development Act of 1998. As required the Mud Island River Park and the Riverfront are located within the Tourist Development Zone.

Previous Action: 12/14/2000 SBC Referred to Executive Subcommittee with authority to act.
 12/18/2000 ESC Approved the application for Cook Convention Center as a QPUF and Memphis TDZ as specified by statute. It was agreed that all points and procedures outlined in the letter agreement dated April 14, 2000 signed by Commissioner Ferguson (F&A) and Mayor Kinsey of Chattanooga would apply to the Memphis and all subsequent applications.
 04/19/2010 ESC Treasurer Lillard stated that, assuming F&A has been able to certify the inclusion of the Pinch District and the Pyramid as Qualified Public Use Facilities in the Zone, he moved for approval of their application, subject to having a definitive agreement executed. Commissioner Goetz recommended that Real Property Administration report back to the Subcommittee relative to how these agreements exist and how to proceed going forward.
 04/13/2017 SBC Referred to Executive Subcommittee with authority to act.
 04/24/2017 ESC Treasurer Lillard stated that members had received a letter from Senator Kelsey supporting this. This agreement is confirmation of an existing, previous agreement and not an extension. The subcommittee approved an agreement concerning Memphis Tourism Development Zone.

Minutes: 12/14/2017 SBC Secretary Hargett requested that this item be referred to the January Executive Subcommittee. Commissioner Martin asked why this item needed to be referred to the January meeting and asked if the Department had not been responsive. Secretary Hargett recognized that the Department of Finance and Administration has been responsive however they had received an email the day before regarding some of the planned developments and would like time to review it. The Commission referred to the January Executive Subcommittee with authority to act.

DEPARTMENT OF FINANCE & ADMINISTRATION

Statewide, Various Counties, Tennessee

Requested Action: **Approval to award a contract to the best evaluated proposer**

Project Title: Premise Wiring Installation

Project Description: To procure statewide services from a selected low-voltage wiring contractor for the installation and maintenance of telecommunications wiring statewide, and all required related work.

SBC Number: 529/000-10-2017

Total Project Budget: \$18,000,000.00

Source of Funding: \$18,000,000.00 Various Agency & Project Funds (A)

Comment: Two proposals were received on October 19, 2017. The Notice of Intent to Award was sent on November 6, 2017 naming Institutional Network Communications as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 09/14/2017 SBC Approved project, budget, scope, funding and source of funding and to issue a Request for Proposals.

Minutes: 12/14/2017 SBC Approved awarding a contract to the best evaluated proposer.

TENNESSEE BOARD OF REGENTS

Statewide, Various Counties, Tennessee

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

Project Title: ADA and Accessibility Adaptation

Project Description: Make ADA adaptations for accessibility at Community Colleges and TCATS, statewide.

SBC Number: 166/000-01-2016

Total Project Budget: \$1,834,657.67

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 800,000.00	\$ 0.00	\$800,000.00	16/17	CurrFunds-CapMaint	(A)
	800,000.00	0.00	800,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	0.00	9,657.67	9,657.67	11/12	CurrFunds-CapMaint	(R)
	0.00	50,000.00	50,000.00	14/15	CurrFunds-CapMaint	(R)
	0.00	175,000.00	175,000.00	15/16	CurrFunds-CapMaint	(R)
Original Project Budget:	\$1,600,000.00					
Change in Funding:		\$234,657.67				
Revised Project Budget:			\$1,834,657.67			

Comment: Additional funds are from a closed ADA project at ChSCC, Accessibility (ADA) Adaptations (166/012-04-2010).

Previous Action:

10/13/2016	SBC	Approved project
07/13/2017	ESC	Revised budget and funding
07/27/2017	ESC	Selected designers (various)

Minutes: 12/14/2017 SBC Approved a revision in project budget, funding, and sources of funding.

TENNESSEE BOARD OF REGENTS

Statewide, Various Counties, Tennessee

Requested Action: Approval of a project, budget, scope, funding, source(s) of funding, and utilizing a Regional Consultant for design and Campus Resources to perform a portion of the work

Project Title: Campus Security Task Force

Project Description: Make upgrades to secure facilities for various campuses across the TBR system.

SBC Number: 166/000-05-2017

Total Project Budget: \$3,950,000.00

Source of Funding: \$3,950,000.00 17/18 CurrFunds-CapImp (A)

Comment: This is a FY 17/18 line-item in the capital budget for TBR and LGI Campus Security Task Force Recommendations. A portion of the work at TSU will utilize a Regional Consultant for design and Design/Bid/Build to perform the work. Campus Resources are requested to perform the remaining scope which is limited to purchasing and installing locks and hardware. Funding breakdown by campus follows.

APSU	\$ 85,560	JSCC	\$ 42,780
ETSU	\$ 213,900	MSCC	\$ 42,780
MTSU	\$ 213,900	NaSCC	\$ 85,560
TSU	\$2,035,560	NeSCC	\$ 85,560
TTU	\$ 85,560	PSCC	\$ 85,560
UoM	\$ 213,900	RSCC	\$ 42,780
ChSCC	\$ 85,560	STCC	\$ 85,560
CISCC	\$ 42,780	VSCC	\$ 85,560
CoSCC	\$ 42,780	WSCC	\$ 42,780
DSCC	\$ 42,780	TCATs	\$ 288,800

Minutes: 12/14/2017 SBC Treasurer Lillard asked about the entire cost over time and Mr. Tracy replied that the security task force developed a report that addresses the cost would be \$6,000,000 over three years. This initial request addresses the door and door hardware to secure classrooms, meeting rooms and other large rooms. Treasurer Lillard asked if this and the additional 2 years will complete all the work associated with door security. Mr. Tracy replied that this project with all three phases would complete the work outlined in the report. He added that the report did not include auxiliary space like dorms and that Tennessee State University requested more money to incorporate fencing, lighting and cameras. Treasurer Lillard asked that a copy of the report to be furnished to all the members. Lieutenant Governor McNally asked if the other campuses have sufficient lighting and cameras. Mr. Tracy replied that there has not been a report on the lighting, but that lighting

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and camera solutions require additional considerations such as the proper amount of lighting so as not to create shadow issues and camera monitoring. The schools have started looking at overall security issues in master plans. The Commission approved the project, budget, scope, funding, source of funding, and utilizing a Regional Consultant for design and Campus Resources to perform a portion of the work.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval revision in project scope

Project Title: Elevator Modernization

Project Description: Modernize elevators in the Saunders Fine Art and Boutwell Dramatic Arts. *Update chair lift in Kirksey Old Main.*

SBC Number: 166/009-07-2017

Total Project Budget: \$700,000.00

Source of Funding: \$700,000.00 17/18 Current Funds-Cap Maint (A)

Comment: In Kirksey Old Main, a chair lift will be updated instead of an elevator. Elevators in Keathey University and Kirksey Old Main are no longer part of the project.

Previous Action: 07/13/2017 SBC Approved project
07/27/2017 ESC Selected designer (McFarlin Huitt Parvini, Inc.)

Minutes: 12/14/2017 SBC Approved a revision in project scope.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford 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: Peck Hall Improvements

Project Description: Make interior and exterior updates, including but not limited to repairing and replacing ceiling tiles, lighting, painting, flooring, and courtyard and breezeway renovations.

SBC Number: 166/009-11-2017

Total Project Budget: \$800,000.00

Source of Funding: \$800,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a disclosed project reported to THEC on September 29, 2017.

Minutes: 12/14/2017 SBC Approved project, budget, scope, funding, and source of funding, and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby 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: Wilder Tower 12th Floor Renovations

Project Description: Develop Wilder Tower 12th floor for student recruitment needs.

SBC Number: 166/007-10-2017

Total Project Budget: \$650,000.00

Source of Funding: \$650,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a disclosed project reported to THEC on September 29, 2017. Project will complete the unfinished space on the 12th floor of Wilder Tower.

Minutes: 12/14/2017 SBC Approved project, budget, scope, funding, and source of funding, and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

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

Project Title: Physical Plant Service Building Repairs and Updates

Project Description: Update facility to support all functions of Physical Plant, Print Shop, and Post Office Operations. Work will include interior walls and finishes, electrical, mechanical, and site work upgrades.

SBC Number: 166/019-01-2016

Total Project Budget: \$ 25,817.75

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,000,000.00	\$(974,182.25)	\$25,817.75	Plant Funds (Non-Aux) (A)
Original Project Budget:	<u>\$1,000,000.00</u>			
Change in Funding:		\$(974,182.25)		
Revised Project Budget:			\$25,817.75	

Comment: This project is no longer a priority for the campus.

Previous Action: 06/09/2016 SBC Approved project
 08/22/2016 ESC Selected designer (Braganza Associates)

Minutes: 12/14/2017 SBC Approved cancellation of the project.

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

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

Project Title: Madison Teaching Facility

Project Description: Construct a facility, including site work in Madison TN for a new teaching facility.

SBC Number: 166/034-02-2016

Total Project Budget: \$15,700,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$11,800,000.00	\$3,900,000.00	\$15,700,000.00	Plant Funds (Non-Auxiliary) (A)
Original Project Budget:	\$11,800,000.00			
Change in Funding:		\$3,900,000.00		
Revised Project Budget:			\$15,700,000.00	

Comment: Additional funds are needed to meet the revised designer's estimate. The original estimate failed to take into account increased costs for site conditions, demolition, and abatement of the existing structures and necessary site improvements.

Previous Action:

12/08/2016	SBC	Approved project
01/23/2017	ESC	Selected designer (Gilbert McLaughlin Casella Architects)
06/19/2017	SBC	Approved utilization of CM/GC and revised funding
08/10/2017	SBC	Approved CM/GC (Hoar Construction, LLC)
09/14/2017	SBC	Approved EDP

Minutes: 12/14/2017 SBC Secretary Hargett asked about the reason for the significant increase in the budget. Mr. Tracy replied that TBR had understood that the project was in budget, but apparently the Designer was still working on their budget. Mr. Tracy stated that some of the increased costs were associated with delayed information about the site conditions but others were because the Designer simply miscalculated the cost. When TBR learned of the budget concerns, TBR requested that the designer engage a third party to confirm the estimate. The Construction Manager, Hoar Construction, had also been selected at this point and provided an estimate. Based on those estimates, TBR thinks this budget represents what the project will cost.

Mr. Steve Gilbert with Gilbert McLaughlin Casella Architects added that the expedited schedule was another part of the problem with this project. The budget was submitted a month prior to the SBC meeting where the EDP was approved. The day before the SBC meeting, the Designer became aware that there was a significant budget issue. Mr. Gilbert acknowledged that he did not discuss the budget issue in his presentation to the SBC and stated that he did not know it was his

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responsibility to report that. Secretary Hargett asked whose responsibility would it have been. Mr. Gilbert stated he was not aware that removing or delaying the EDP presentation from the SBC Agenda was an option.

In an effort to reduce costs, the Designer met with Nashville State to determine if any of the program could be cut. Nashville State did not want to cut anything and said they had sufficient funds to cover the additional cost. Secretary Hargett asked if this was the Designer's first State job. Mr. Gilbert responded that they have had a few smaller projects but this was the first time he had been in this position and would modify his choices in the future. Treasurer Lillard asked if the project could be completed within the current budget. Mr. Gilbert stated that they would do whatever it takes to keep the project within the budget and possessed no knowledge that would lead him to believe there were existing budget concerns. Lieutenant Governor asked if the \$3.9 million increase would be covered by Nashville State Community College and Mr. Tracy replied that is correct. Mr. Gilbert added that he apologized for not saying something about the budget at the SBC meeting when the EDP was approved while he had full knowledge of the budget issue and sought to word his comments to the SBC in such a way as to not suggest the project was in budget while at the same time not disclosing the budget issue. Secretary Hargett stated that he saw it as the Designer's role to disclose the issue. The Commission approved a revision in project budget, funding, and source of funding.

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee

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

Project Title: Several Buildings Roof Replacements

Project Description: Install roofing system on several buildings.

SBC Number: 166/023-01-2017

Total Project Budget: \$906,106.76

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$650,000.00	\$ 0.00	\$650,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	0.00	166,106.76	\$166,106.76	2012	GOBonds-CapMaint	(R)
	0.00	90,000.00	90,000.00	12/13	CurrFunds-CapMaint	(R)
Original Project Budget:	\$650,000.00					
Change in Funding:		\$256,106.76				
Revised Project Budget:			\$906,106.76			

Comment: Additional funds are needed to meet the designer's estimate. Funds are coming from a completed project, Library Roof Replacement (166/023-01-2012).

Previous Action: 07/13/2017 SBC Approved project
 07/27/2017 ESC Selected designer (Shaw & Shanks Architects, PC)

Minutes: 12/14/2017 SBC Approved a revision in project budget, funding, and sources of funding.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Covington, Covington, Tipton County, Tennessee

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

Project Title: Covington Healthcare Facility

Project Description: Construct new healthcare facility for Practical Nursing, Dental Assistance, Pharmacy, and associated labs.

SBC Number: 166/042-01-2017

Total Project Budget: \$3,856,100.00

Source of Funding: \$3,260,000.00 ECD Grant (CDBG) (O)
596,100.00 Grant (Tipton County) (O)

Comment: This facility will be built with a grant for a healthcare facility in Tipton County. The County will hire the designer and contractor. The State Architect and TBR will review and approve the plans and TBR will engage in construction monitoring.

Minutes: 12/14/2017 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect.

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee **

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

Project Title: Advanced Robotics Training Center

Project Description: Construct facility at the McMinnville campus for robotics training classrooms and laboratory space. Project includes parking.

SBC Number: 166/021-01-2017

Total Project Budget: \$5,500,000.00

Source of Funding: \$5,500,000.00 16/17 CurrFunds-CapImp (D55Cap) (A)

Comment: Grant approved through the Drive to 55 Project Capacity Fund Grant to the Tennessee Higher Education Commission.

Previous Action: 03/09/2017 SBC Approved project
04/24/2017 ESC Selected designer (Gilbert McLaughlin Casella Architects)

Minutes: 12/14/2017 SBC Comptroller Wilson asked the Designer if they believe they can meet the budget for this project. Mr. Gilbert replied that they believe they can meet the budget. Comptroller Wilson asked if the designer had received any information to suggest they cannot meet the budget. Mr. Gilbert replied that they have not received any information to suggest that they would be unable to meet the budget. The Commission approved the Early Design Phase as recommended by the State Architect.

** Work will be done in Warren County

DEPARTMENT OF MILITARY

Lexington Armory, Lexington, Henderson County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Lexington RC Energy Updates and Re-roof

Project Description: Install new roof system, perform repairs to interior/exterior finishes, masonry, site drainage and all required related work.

SBC Number: 361/053-01-2016

Total Project Budget: \$710,000.00

Source of Funding: \$355,000.00 16/17 CurrFunds-CapMaint (A)
\$355,000.00 Federal Funds (NGB) (F)

Comment: This request is to remove scope for mechanical, electrical, and plumbing upgrades. These upgrades have been submitted as a future capital budget request.

Previous Action: 07/14/2016 SBC Approved project and to select a designer using Best Value
07/25/2016 ESC Approved designer selection (Design House 1411)

Minutes: 12/14/2017 SBC Approved a revision in scope.

DEPARTMENT OF MILITARY

Ripley Armory, Ripley, Lauderdale County, Tennessee

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

Project Title: Ripley RC Re-roof and Facility Update

Project Description: Install new roof system, perform repairs to interior/exterior finishes, masonry, site drainage and all required related work.

SBC Number: 361/077-01-2016

Total Project Budget: \$880,000.00

Source of Funding: \$440,000.00 16/17 CurrFunds-CapMaint (A)
 \$440,000.00 Federal Funds (F)

Comment: This request is to remove scope for mechanical, electrical, and plumbing upgrades. These upgrades have been submitted as a future capital budget request.

Previous Action: 07/25/2016 ESC Approved designer selection (Clark Dixon Associates)
 07/14/2016 SBC Approved project and to select a designer utilizing Best Value

Minutes: 12/14/2017 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 9, 2017.

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:** Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: Biosystems Engineering Learning & Innovation Hub
SBC Project No: 540/001-01-2016
Designer: Sanders Pace Architecture **Contractor:** R.H. Sinclair Construction
Construction Completion %: 75% **Targeted Substantial Completion:** 01/02/2018
Change Order No. 1 **Comment: Hidden Conditions/Added Scope/Value Added**
Change Order Amount: \$12,415.99 This change order provides for the relocation of electrical conduit and wiring that was discovered in the slab during selective demolition and had to be relocated. Also included are the owner requests to replace an existing window with a new storefront door, and the addition of an electrical outlet, junction box, and conduit.
Change Order Percentage: 14.18%
Cumulative Percentage: 14.18%

Approved Project Funding

Original Bid Target: \$120,000
Base Contract Amount: \$87,550
Contingency: \$12,000

After This Change Order

Revised Contract Amount: \$99,965.99
Remaining Undedicated Funds: \$235,000.00

- 2) **State Procurement Agency:** University of Tennessee **User Agency:** Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: Garden Pavilion
SBC Project No: 540/001-02-2009
Designer: Sanders Pace Architecture **Contractor:** The Daniel Co. (Danco), Inc.
Construction Completion %: 80% **Targeted Substantial Completion:** 12/20/2017
Change Order No. 1 **Comment: Design Modifications / Value Added**
Change Order Amount: \$29,193.44 This change order addresses the agency's request to add stone veneer and precast caps to the existing masonry piers, and includes adding a slip resistant finish to the concrete floors.
Change Order Percentage: 14.71%
Cumulative Percentage: 14.71%

Approved Project Funding

Original Bid Target: \$242,000
Base Contract Amount: \$198,500
Contingency: \$13,000

After This Change Order

Revised Contract Amount: \$227,693.44
Remaining Undedicated Funds: \$40,000.00

3) State Procurement Agency: University of Tennessee
 Location: Knoxville, Tennessee
 Project Title: Lake Avenue Garage
 SBC Project No: 540/009-06-2015
 Designer: Design Innovation
 Construction Completion %: 25%
 Change Order No. 3
 Change Order Amount: \$994,900
 Change Order Percentage: 4.25%
 Cumulative Percentage: 4.45%

Approved Project Funding

Original Bid Target: \$23,424,000
 Base Contract Amount: \$23,423,600
 Contingency: \$1,171,000

4) State Procurement Agency: University of Tennessee
 Location: Knoxville, Tennessee
 Project Title: Alpha Gamma Rho
 SBC Project No: 540/009-12-2014
 Designer: The Lewis Group Arch.
 Construction Completion %: 35%
 Change Order No. 4
 Change Order Amount: \$53,471
 Change Order Percentage: 3.10%
 Cumulative Percentage: 15.04%

Approved Project Funding

Original Bid Target: \$1,904,000
 Base Contract Amount: \$1,724,000
 Contingency: \$190,000

User Agency: Knoxville Campus

Contractor: Blaine Construction Corp.
 Targeted Substantial Completion: 08/03/2018

Comment: Hidden Conditions

This change order exceeds the \$500,000 threshold and requires OSA approval. This work is for additional concrete at many of the, currently constructed, caisson foundations and is primarily due to poor soil conditions. This work represents fair pricing as it is tied to bid unit prices for this project.

After This Change Order

Revised Contract Amount: \$24,466,622
 Remaining Undedicated Funds: \$1,560,000

User Agency: Knoxville Campus

Contractor: Wright Contracting Inc.
 Targeted Substantial Completion: 05/15/2018

Comment: Hidden Conditions / Codes

This change order provides for a number of hidden conditions associated with renovation of this older structure, such as additional framing and trim associated with the relocation of a beam, an additional electrical sub-panel due to an increase in electrical demand, additional demolition of the soffit and siding to accommodate additional masonry work and steel connections, and additional furring channels and drywall to finish the existing masonry wall in a bathroom. Included are the costs to address some code deficiencies made known by the codes inspector, such as modifications to electrical wiring to coordinate with the changes to the elevator and mechanical wiring, additional smoke detectors and CO2 detectors, and the need for additional conduit to accommodate connection to the existing transformer due to its increase in amperage.

After This Change Order

Revised Contract Amount: \$1,983,318
 Remaining Undedicated Funds: \$300,000

5) State Procurement Agency: STREAM User Agency: Correction
 Location: Statewide
 Project Title: Tilt-Up Panels Structural Repairs
 SBC Project No: 140/001-01-2013
 Designer: Gobbell Hays Partners Inc Contractor: H2O Pruf, Inc
 Construction Completion %: 95% Targeted Substantial Completion: 03/23/2017
 Change Order No. 1 Comment: Hidden Conditions/Design Modifications
 Change Order Amount: \$(232,103) This change order accommodates the need to re-fabricate
 Change Order Percentage: (28.67)% steel angles and plates due to conflicts in anchoring into
 Cumulative Percentage: (28.67)% existing concrete walls where existing embedded reinforcing
 steel created obstructions. This work also includes the deletion
 of project scope at both WTSP and NWCX, where the facility
 personnel performed the work instead of raking and re-caulking
 the joints in the concrete panels.

Approved Project Funding

Original Bid Target: \$809,500
 Base Contract Amount: \$809,500
 Contingency: \$80,950

After This Change Order

Revised Contract Amount: \$577,397.00
 Remaining Undedicated Funds: \$5,241,421.53

6) State Procurement Agency: STREAM User Agency: General Services
 Location: Nashville, Tennessee
 Project Title: New State Museum
 SBC Project No: 529/050-01-2015
 Designer: EOA Architects, PLLC Contractor: Turner Construction
 Construction Completion %: 40.9% Targeted Substantial Completion: 07/31/2018
 Change Order No. 3 Comment: Unavoidable Delays
 Change Order Amount: \$1,231,996.47 This change order addresses the need to add electrical relay
 Change Order Percentage: 1.38% panels and circuitry for the Gallery Exhibit lighting, along with
 Cumulative Percentage: 2.24% procurement and installation of additional exit signs and fire
 strobes. Also included are 61 additional days which will
 change the substantial completion date from May 31, 2018 to
 July 31, 2018.

Approved Project Funding

Original Bid Target: \$90,282,920
 Base Contract Amount: \$90,282,920
 Contingency: \$4,514,146

After This Change Order

Revised Contract Amount: \$92,305,418.11
 Remaining Undedicated Funds: \$5,214,498.36

- **Projects Approved Under Delegated Authority** which are not in excess of the \$500,000 threshold for major maintenance, and are not funded in whole or part by bond proceeds or residual proceeds from bond funding (in accordance with Item 2.01 of the *SBC By-Laws, Policy & Procedures*)

1) State Procurement Agency: University of Tennessee
 User Agency: Institute of Agriculture
 Location: Knoxville, Tennessee
 Project Title: Morgan Hall Improvements – Suite 218
 Project Description: This project will renovate Suite 218 in Morgan Hall.
 SBC Project No: 540/001-03-2017
 Total Project Budget: \$170,000
 Source of Funding: Plant Funds (Non-Aux)

- 2) **State Procurement Agency:** Tennessee Board of Regents
User Agency: Tennessee State University
Location: Nashville, Tennessee
Project Title: Wilson Hall Roof and Ventilation Repairs
Project Description: Provide complete roof system replacement with 30 year warranty. Install roof mounted ventilation fan system in conjunction with the roof replacement and IAQ/Ventilation requirements.

SBC Project No. 166/001-05-2016
Total Project Budget: \$459,908
Source of Funding: Plant Funds (auxiliary, housing)

- **Report of Intent to Address Additional Roofs in an Approved Project:**

- State Procurement Agency:** Tennessee Board of Regents
User Agency: Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Roof Replacements
Project Description: Replace roofs on several buildings on campus.
SBC Project No. 166/009-10-2017
Total Project Budget: \$1,790,000
Source of Funding: Current Funds- Capital Maintenance
Comment: It is anticipated that funding will allow roof replacements at the Keathley University Center (1996) and Saunders Fine Arts Building (1994) to be included in this project.

Report of Items Submitted to the SBC

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2001".
- **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

Secretary Hargett made the motion that the State Treasurer, on behalf of the State Building Commission, is authorized to review and document the performance in writing of the State Architect and make salary adjustments, if any, to the compensation of the State Architect consistent with her or his experience, credentials, and the performance of her or his powers and duties of the Office of State Architect since her or his appointment, without further approval by the State Building Commission. This delegation of authority continues in effect until or unless revoked or amended by the State Building Commission. The motion passed.

There being no further business, the meeting adjourned at 11:52 a.m.

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Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State