MINUTES
STATE BUILDING COMMISSION
February 14, 2013

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. Lieutenant Governor Ramsey called the meeting to order at 11:04 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

Department of Human Services
Department of Education
Department of Environment and Conservation
Department of Correction
Department of General Services
University of Tennessee
Tennessee Board of Regents
Department of Finance and Administration
State Building Commission

Commissioner Raquel Hatter
Commissioner Kevin Huffman
Special Assistant Mike Nixon
Commissioner Derrick Schofield
Executive Director Peter Heimbach
Treasurer/CFO Butch Peccolo
Chancellor John Morgan
State Architect Bob Oglesby
State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
Mark Emkes, Commissioner, Department of Finance and Administration
TRE HARGETT, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Jonathan Rummel, Secretary of State’s Office
Jordan Young, Lt Gov Ramsey’s Office
Joy Harris, Treasurer’s Office
Melinda Parton, Comptroller’s Office
Genie Whitesell, Attorney General’s Office
Diane Uhler, Tennessee Board of Regents
John Carr, Dept of Finance and Administration
Penny DiPiazza, Department of General Services
Dick Tracy, Tennessee Board of Regents

Steve Cates, Department of General Services
Lynelle Jensen, Department of General Services
Crystal Collins, THEC
Jim Dixey, Department of General Services
Tim McKeehan, University of Tennessee
Robbi Stivers, University of Tennessee
George Criss, University of Tennessee
Tom Robinson, Department of Correction
Tom Fusco, Department of Human Services
Cleve Salmon, Department of General Services
David Sandlin, Smith Seckman Reid
Marcos Makohon, Department of General Services
Matt Ingham, Department of General Services
Lochlin Caffey, JLL
Kevin McDowell, JLL
Trey Wheeler, TWH Architects
Scott Busby, Smee + Busby Architects
Nathan Poss, JPGR
Cindy Liddell, Comptroller’s Office
Terry Mason, Comptroller’s Office
Mike Morrow, Department of Finance and Administration
Reen Baskin, Department of General Services
Tami Robison, Department of General Services
Lola Potter, Department of Finance and Administration
Bill Phillips, Windrow Phillips
DEPARTMENT OF HUMAN SERVICES

Tennessee Rehabilitation Center, Smyrna, Rutherford County, Tennessee

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

Project Title: Fire Alarm Upgrade

Project Description: Upgrade the existing fire alarm monitoring system on the campus.

SBC Number: 442/006-01-2009

Total Project Budget: $410,300.00

Comment: The funding for this project was approved as a FY 09/10 line-item for $410,300.00, with a 21.25% to 78.75% funding match. A change in how the scope and match are being interpreted by the Federal Government required that the State portion of the funds be changed to an equal matching (50/50) split.

This upgrade will replace the control panel, all smoke detectors, pull stations and other equipment currently associated with the current fire alarm systems. Also included is the relocation of the main control panel.

Previous Action: 09/10/2009 SBC Approved project & designer (Win Engineering)

Minutes: 02/14/2013 SBC Approved a revision in source(s) of funding

Source of Funding:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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</thead>
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<td>$87,300.00</td>
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<tr>
<td>0.00</td>
<td>$117,850.00</td>
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</tr>
<tr>
<td>323,000.00</td>
<td>(117,850.00)</td>
<td>205,150.00</td>
</tr>
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</table>

Original Project Budget: $410,300.00
Change in Funding: ($0.00)
Revised Project Budget: $410,300.00

Source of Funding:

Original Change Revised
$87,300.00 0.00 $87,300.00
0.00 $117,850.00 117,850.00
323,000.00 (117,850.00) 205,150.00

Original Project Budget: $410,300.00
Change in Funding: ($0.00)
Revised Project Budget: $410,300.00

Federal (F)
CurrFunds Cap Maint (A)
CurrFunds Cap Maint (R)
DEPARTMENT OF HUMAN SERVICES

Tennessee Rehabilitation Center, Smyrna, Rutherford County, Tennessee

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

Project Title: Campus System Upgrade Phase 2

Project Description: Project will provide energy management system and controls, variable frequency drives water saving fixtures and replace the outdated State own electrical distribution systems with high voltage electric service.

SBC Number: 442/006-01-2010

Total Project Budget: $2,160,000.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
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<td>0.00</td>
<td>615,000.00</td>
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<tr>
<td></td>
<td>1,695,000.00</td>
<td>(615,000.00)</td>
<td>1,080,000.00</td>
</tr>
</tbody>
</table>

Original Project Budget: $2,160,000.00
Change in Funding: ($0.00)
Revised Project Budget: $2,160,000.00

Comment: The project was approved in FY 10/11 with a 21.5% to 78.5% funding match. A change in how the scope and match are being interpreted by the Federal Government required that the State portion of the funds be changed to an equal matching (50/50) split.

Previous Action: 10/14/2010 SBC Approved project; alternative delivery method & using JOC
11/01/2010 ESC Approved designer selection (IC Thomasson Assoc)

Minutes: 02/14/2013 SBC Approved a revision in source(s) of funding
DEPARTMENT OF EDUCATION

Tennessee School for the Blind, Donelson, Davidson County, Tennessee

Requested Action: Approval to utilize Best Value Option 1 Delivery Method for Construction

Project Title: Tech Infrastructure and Emergency Notification System Upgrades

Project Description: Upgrade existing cabling & network structure and provide an emergency notification system

SBC Number: 168/005-04-2012

Total Project Budget: $1,250,000.00

Source of Funding: $ 187,976.54 10/11 Current Funds Capital Maint (R)
                  608,996.29 08/09 Current Funds Capital Maint (R)
                  369,083.88 07/08 Current Funds Capital Maint (R)
                  83,943.29 06/07 Current Funds Capital Maint (R)

Comment: Tennessee School for the Blind’s campus accommodates many students having handicaps and a number of students have multiple handicaps. Work activities related to this project will involve most of the campus. For such reasons the school places high priority on having work restricted as much as possible to times when the student population is lowest. This project specifically requires a Contractor with experience in placing technical infrastructure in an environment providing services to individuals with multiple handicaps.

Previous Action: 11/15/2012 SBC Approved project
                 11/19/2012 ESC Selected designer (IC Thomasson Assoc)

Minutes: 02/14/2013 SBC Approved utilizing Best Value Option 1 for construction
### DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval to utilize Best Value Option 1 Delivery Method for Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Title:</strong></td>
<td>Irrigation and Restroom Upgrades</td>
</tr>
<tr>
<td><strong>Project Description:</strong></td>
<td>Upgrades to the golf course irrigation system and course restrooms</td>
</tr>
<tr>
<td><strong>SBC Number:</strong></td>
<td>126/036-04-2012</td>
</tr>
<tr>
<td><strong>Total Project Budget:</strong></td>
<td>$2,250,000.00</td>
</tr>
<tr>
<td><strong>Source of Funding:</strong></td>
<td>$2,250,000.00 12/13 Current Funds Capital Improv (A)</td>
</tr>
<tr>
<td><strong>Comment:</strong></td>
<td>This is an approved project to upgrade the golf course irrigation system, the main water supply line from the lake and construct two course restrooms. The majority of the project is in the irrigation system. TDEC/Parks would like to pre-qualify contractors that have expertise in installing major course irrigation systems. The pre-qualified contractor will also be required to meet the time restraints for installation during the annual course closure.</td>
</tr>
</tbody>
</table>

| **Previous Action:** | 08/20/2012  SBC Approved project  
09/24/2012  ESC Selected designer (Stantec Consulting) |
| **Minutes:** | 02/14/2013  SBC Approved utilizing Best Value Option 1 for construction |
DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: Approval to issue a Request for Proposals

Project Title: Private Management and Operation

Project Description: A private management and operations contract for TDOC for a period from July 1, 2013 to June 30, 2016. The contract will be a three (3) year contract with a two (2) year option.

SBC Number: 142/018-01-2013

Comment: The current contract, (SBC No 142/018-01-2007) with Corrections Corporation of America, expires June 30, 2013. State Building Commission approval is required pursuant to TCA 41-24-104.

Minutes: 02/14/2013 SBC At the agency’s request, the matter was deferred to the Executive Subcommittee, with authority to act
**Lowell Thomas State Office Building**, Jackson, Madison County, Tennessee

**Requested Action:** Approval to utilize the Job Order Contract to perform a portion of the work

**Project Title:** Office Build-Out (T3)

**Project Description:** Build out of office space for Lowell Thomas State Office Building

**SBC Number:** 460/000-02-2012-08

**Total Project Budget:** $79,140,000.00

**Current Project Funding:**

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<th>Amount</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>FRF Operating Funds (A)</td>
<td>$800,000.00</td>
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</tr>
<tr>
<td>FRF Residual Funds (R)</td>
<td>$950,000.00</td>
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</tr>
<tr>
<td>Treasury Op Funds (A)</td>
<td>$250,000.00</td>
<td>12/13</td>
</tr>
<tr>
<td>FRF CurrFunds Cap Improv (A)</td>
<td>$69,500,000.00</td>
<td>12/13</td>
</tr>
</tbody>
</table>

**Current Project Funding:** $71,500,000.00

**Comment:** Build-out of office space using JOC for the Lowell Thomas State Office Building in order to consolidate offices into state owned space not to exceed $500,000.

**Previous Action:**
- 02/09/2012 SBC: Approved preplanning & issuing RFP for ADM
- 07/12/2012 SBC: Approved add’l funding; rev TPB; RFP for D/B

**Minutes:**
- 02/14/2013 SBC: Approved utilizing Job Order Contract to perform a portion of the work.
DEPARTMENT OF GENERAL SERVICES

Andrew Jackson State Office Building, Nashville, Davidson County, Tennessee

Requested Action: Approval of the Guaranteed Maximum Price (GMP) for Phase 2 construction services

Project Title: Office Consolidation Project (T3) / Andrew Jackson State Office Building (Assoc)

Project Description: Andrew Jackson T3 sub project and associated project work including updated interior finishes, restroom and replacement of existing fire alarm system.

SBC Number: 460/000-02-2012-02 (T3)
29/073-01-2012 (Assoc)

Current Project Funding: $71,500,000.00 (T3) and $7,990,000.00 (Assoc)

Source of Funding:

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<td>FRF-Operating Funds (A)</td>
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<td>950,000.00</td>
<td>FRF Reserves (R)</td>
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<td></td>
<td>69,500,000.00</td>
<td>FRF CurrFund Cap Improv (A)</td>
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<tr>
<td></td>
<td></td>
<td>250,000.00</td>
<td>Treasury Operating Funds (A)</td>
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<td>529/073-01-2012</td>
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<td>6,740,000.00</td>
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<td>2012</td>
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<td>FRF G O Bonds Cap Maint (A)</td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td>2,632,922.47</td>
<td>FRF GO Bond Cap Improv (R)</td>
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Comment: This is for approval of the GMP for Phase 2 construction services for the sub project.

Previous Action: 02/09/2012 SBC Approved preplanning& issued RFP for ADM (T3)
07/12/2012 SBC Approved add'l funding; rev TPB, RFP for DB (T3 & Assoc)
07/12/2012 SBC Approved project & issued RFP for D/B (Assoc)
11/15/2012 SBC Approved D/B award to Hardaway Construction
01/10/2013 SBC Referred to ESC revision in scope & funding
01/31/2013 ESC Referred to ESC with authority

Minutes: 02/14/2013 SBC Approved the GMP for Phase 2 construction services
DEPARTMENT OF GENERAL SERVICES

North Data Center, Nashville, Davidson County, Tennessee

Requested Action: Approval of the Guaranteed Maximum Price (GMP) for Phase 2 construction services

Project Title: Systems Update – Phase 3

Project Description: Interior space modifications, renovate interior finishes, fire suppression and sprinkler systems, security system upgrades, and modifications to mechanical and electrical systems.

SBC Number: 529/031-01-2011

Total Project Budget: $8,800,000.00

Source of Funding:

<table>
<thead>
<tr>
<th>Amount</th>
<th>Year</th>
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<td>779,322.54</td>
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<td>(R)</td>
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<tr>
<td>40,125.95</td>
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<td>(R)</td>
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<tr>
<td>13,144.43</td>
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<td>(R)</td>
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<tr>
<td>1,601,506.04</td>
<td>2006</td>
<td>FRF-G O Bonds Cap Maint</td>
<td>(R)</td>
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<td>200,000.00</td>
<td>11/12</td>
<td>FRF-CurrFunds-CapMaint</td>
<td>(A)</td>
</tr>
<tr>
<td>200,000.00</td>
<td>11/12</td>
<td>OIR Operating</td>
<td>(A)</td>
</tr>
<tr>
<td>2,200,000.00</td>
<td>2011</td>
<td>FRF GO Bonds-CapMaint</td>
<td>(A)</td>
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<tr>
<td>1,200,000.00</td>
<td></td>
<td>FRF Reserves</td>
<td>(A)</td>
</tr>
<tr>
<td>800,000.00</td>
<td>12/13</td>
<td>OIR Operating</td>
<td>(A)</td>
</tr>
<tr>
<td>1,100,000.00</td>
<td>12/13</td>
<td>FRF Operating (501.03)</td>
<td>(A)</td>
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</tbody>
</table>

$8,800,000.00

Comment: This project is for approval of the GMP Phase 3 construction services for the sub project.

Previous Action:

09/08/2011 SBC  Approved project
09/29/2011 ESC  Selected designer (3D Engineering)
04/12/2012 SBC  Approved fully plan add'l scope; revised TPB
07/12/2012 SBC  Revised project budget and sources of funding
08/20/2012 SBC  Approved CMGC delivery method
10/11/2012 SBC  Approved award to parent company for CMGC
01/10/2013 SBC  Cancelled designer & selected Centric Architecture

Minutes:

02/14/2013 SBC  Approved the GMP for Phase 2 construction services
Report Item of Withdrawal of Request of Alternative Delivery Method

- **Project Location**: William R. Snodgrass Tennessee Tower
- **Project Title**: Reflective Window Film
- **SBC No.**: 529/079-03-2012
- **Explanation**: Due to the background work and research expended by the State there is no longer a need to pre-qualify the contractor for this work.

Bid Activity Report

1) **Mental Retardation Centers - Statewide**  
(Intermediate Care Facilities / MR Homes)  
SBC Project No. 346/000-05-2005-16  
Bid date: 02/05/2013  
SBC Action: No further action required

2) **Cumberland Mountain State Park**  
(Sewer Plant Decommissioning)  
SBC Project No. 126/030-01-2003  
Bid date: 01/02/2013  
SBC Action: Referred to ESC with authority to act
University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in scope with work to be accomplished within the existing budget

Project Title: Roof Repair & Replacement

Project Description: Replace roofing on Glazer Building, 2121 Stephenson Drive, Clarence Brown Theatre, Dabney/Buehler Courtyard, Greve Hall, Austin Peay (flat roof), and Hopecote

SBC Number: 540/009-17-2012

Total Project Budget: $4,000,000.00

Source of Funding: $3,800,000.00 2012 GO Bonds Capital Maint (A) $ 200,000.00 12/13 Current Funds Capital Maint (A)

Comment: The warehouse located at 2121 Stephenson Drive is being added to the scope of this project. The Old Student Health Clinic roof is being deleted from the project scope and will be accomplished as part of the project to renovate the Old Student Health Clinic, SBC No. 540/009-05-2012.

Previous Action: 07/12/2012 SBC Approved project 07/23/2012 ESC Approved designer (Weeks Ambrose McDonald)

Minutes: 02/14/2013 SBC Approved a revision in scope with work to be accomplished within existing budget
**University of Tennessee,** Knoxville, Knox County, Tennessee

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

**Project Title:** Stokely Athletic Center Renovation

**Project Description:** This facility has been approved for demolition – project is being cancelled.

**SBC Number:** 540/009-05-2001

**Revised Project Budget:** $0.00

**Source of Funding:**

<table>
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<th>Source</th>
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<td>($19,400,000.00)</td>
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<td>TSSBA (A)</td>
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<td>500,000.00</td>
<td>(500,000.00)</td>
<td>0.00</td>
<td>Plant (Auxiliary-Athletic) (A)</td>
</tr>
</tbody>
</table>

**Original Project Budget:** $19,900,000.00

**Change in Funding:** ($19,900,000.00)

**Revised Project Budget:** $0.00

**Comment:** Stokely Athletic Center will be demolished as part of another project, SBC No. 540/009-20-2012. Therefore, this project is not required and no expenditures were made.

**Previous Action:** 09/13/2001 SBC Approved planning & designer (JV of Michael Brady/BWSC)

**Minutes:** 02/14/2013 SBC Approved cancellation of project
University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Arena Seating and Curtain System Improvements

Project Description: Replace the retractable seating in the McKenzie Arena and include accessibility improvements

SBC Number: 540/005-01-2012

Revised Project Budget: $2,000,000.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant (Auxiliary-Arena Rev)</td>
<td>$1,200,000.00</td>
<td>$700,000.00</td>
<td>$1,900,000.00</td>
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<tr>
<td>Plant (Non-Auxiliary)</td>
<td>0.00</td>
<td>100,000.00</td>
<td>100,000.00</td>
</tr>
</tbody>
</table>

Original Project Budget: $1,200,000.00
Change in Funding: $800,000.00
Revised Project Budget: $2,000,000.00

Comment: The project will replace the 2,000 retractable seats in the McKenzie Arena which is 30 years old and replacement parts are no longer available. The increase is necessary to make life safety and accessibility code improvements that were not anticipated in the original estimate and is based on current cost estimate provided by the designer.

Previous Action: 03/08/2012 SBC Approved project
03/19/2012 ESC Approved designer (Derthick Henley Wilkerson)

Minutes: 02/14/2013 SBC Approved revision in project budget and source(s) of funding
University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval to cancel project

Project Title: Energy Performance Contract

Project Description: To be cancelled

SBC Number: 540/013-05-2002

Total Project Budget: $0.00

Source of Funding:  

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
<th>TSSBA (A)</th>
</tr>
</thead>
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<tr>
<td>$3,000,000.00</td>
<td>($3,000,000.00)</td>
<td>$0.00</td>
<td></td>
</tr>
</tbody>
</table>

Original Project Budget: $3,000,000.00
Change in Funding: ($3,000,000.00)
Revised Project Budget: $0.00

Comment: A determination was made that because of associated code upgrades required the payback period would be unreasonable. No expenditures were made.

Previous Action: 08/08/2002 SBC Approved project

Minutes: 02/14/2013 SBC Approved cancellation of project
University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Student Housing Phase III

Project Description: To be cancelled

SBC Number: 540/011-03-2006

Total Project Budget: $0.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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<td>Original Project Budget</td>
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<tr>
<td>Change in Funding</td>
<td></td>
<td>($20,000,000.00)</td>
<td></td>
</tr>
<tr>
<td>Revised Project Budget</td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
</tbody>
</table>

TSSBA (A)

Comment: There is a lack of demand for new housing. No expenditures were made.

Previous Action: 06/08/2006 SBC Approved project

Minutes: 02/14/2013 SBC Approved cancellation of project
TENNESSEE BOARD OF REGENTS

Tennessee Technology Centers, Statewide, Tennessee

Requested Action: Approval of the selection of a consultant as result of RFP

Project Title: TTC Master Plan

Project Description: Develop Master Plan

SBC Number: 166/000-04-2011

Total Project Budget: $350,000.00

Source of Funding: $350,000.00 Plant (Non-Auxiliary) (A)

Comment: The last master plan was completed in 1993. Four proposals were received on January 29, 2013.

Previous Action: 07/14/2011 SBC Approved issuance of an RFP

Minutes: 02/14/2013 SBC Approved selection of Tunnell Spangler Walsh & Assoc
**TENNESSEE BOARD OF REGENTS**

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

**Requested Action:** Approval of a revision in project scope, budget, and source(s) of funding, and Approval to Issue a Request for Proposals for a Construction Manager/General Contractor

**Project Title:** Governors Stadium Renovation

**Project Description:** Upgrade stadium

**SBC Number:** 166/003-05-2012

**Revised Project Budget:** $16,900,000.00

**Source of Funding:**

<table>
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<td>8,000,000.00</td>
<td>(1,600,000.00)</td>
<td>6,400,000.00</td>
</tr>
<tr>
<td>0.00</td>
<td>2,000,000.00</td>
<td>2,000,000.00</td>
</tr>
</tbody>
</table>

| TSSBA (skybox rent) | (A) |
| Gifts | (O) |
| Plant (Non Auxiliary) | (A) |
| Plant (Auxiliary-Stadium R&R) |

**Original Project Budget:** $16,000,000.00

**Change in Funding:** $900,000.00

**Revised Project Budget:** $16,900,000.00

**Comment:** The additional scope includes demolition and reconstruction of the west stands. Additional funds are needed to meet the designer's estimate. A Construction Manager will protect the schedule, budget, and quality of this project in the face of complex work and scheduling requirements.

**Previous Action:**
- 08/20/2012 SBC Approval of project
- 08/20/2012 ESC Selected designer (Rufus Johnson Associates)

**Minutes:**
- 02/14/2013 SBC Approved a revision in project scope, budget, and source(s) of funding and issuing RFP for CMGC
Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Saunders Fine Arts HVAC Updates

Project Description: Repair and replace HVAC systems and windows

SBC Number: 166/009-05-2011

Revised Project Budget: $1,457,054.64

Source of Funding:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,200,000.00</td>
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<td>9,296.25</td>
</tr>
<tr>
<td>0.00</td>
<td>66,008.09</td>
<td>66,008.09</td>
</tr>
</tbody>
</table>

Original Project Budget: $1,290,000.00
Change in Funding: $167,054.64
Revised Project Budget: $1,457,054.64

Comment: Additional funds from three completed projects, Jones Hall Steam Line Replacement, (166/009-07-2010), Jones Hall HVAC Update (166/009-02-2007), and Todd Hall Indoor Air Quality Upgrades (166/009-14-2010) will be used to meet the designer's estimate.

Previous Action: 07/14/2011 SBC Approved project
                 07/25/2011 ESC Selected designer (Smith Seckman Reid, Inc.)

Minutes: 02/14/2013 SBC Approved revision in project budget and source(s) of funding
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: Walker Library Roof Replacement

Project Description: Replace roof

SBC Number: 166/009-03-2012

Revised Project Budget: $1,227,933.64

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ 950,000.00</td>
<td>$ .00</td>
<td>$ 950,000.00</td>
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<tr>
<td></td>
<td>100,000.00</td>
<td>0.00</td>
<td>100,000.00</td>
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<tr>
<td></td>
<td>0.00</td>
<td>177,933.64</td>
<td>177,933.64</td>
</tr>
</tbody>
</table>

Original Project Budget: $1,050,000.00
Change in Funding: $177,933.64
Revised Project Budget: $1,227,933.64

Comment: Additional funds from a completed project, Several Buildings Roof Replacement, (166/009-05-2010), are needed to meet the designer's estimate. The building was constructed in 1998 and the roof is 48,590 s.f.

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Selected designer (Gould Turner Group)

Minutes: 02/14/2013 SBC Approved revision in project budget and source(s) of funding
TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of a project budget, scope and source(s) of funding and proceeding with the process to select a designer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Warf &amp; Ellington Residence Hall Upgrade</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Renovate Warf/Ellington Residence Hall</td>
</tr>
<tr>
<td>SBC Number:</td>
<td>166/011-01-2013</td>
</tr>
<tr>
<td>Revised Project Budget:</td>
<td>$3,500,000.00</td>
</tr>
<tr>
<td>Source of Funding:</td>
<td>$3,400,000.00 TSSBA (rent) (A)</td>
</tr>
<tr>
<td></td>
<td>100,000.00 Plant (Auxiliary-Housing) (A)</td>
</tr>
<tr>
<td>Comment:</td>
<td>Project is a FY 12/13 disclosure, disclosed at $2,250,000 to upgrade mechanical, plumbing, and electrical systems, along with some interior and exterior updates in Warf/Ellington Residence Hall. Since the first phase was estimated below actual costs, the campus determined that the original estimate for phase 2 needed to be increased as well since the two phases are almost identical in scope.</td>
</tr>
<tr>
<td>Minutes:</td>
<td>02/14/2013 SBC Approved project budget, scope and source(s) of funding and proceeding with process to select a designer</td>
</tr>
</tbody>
</table>
Nashville State Community College, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding, and approval to utilize Best Value Option 1 alternative delivery method

Project Title: Antioch Teaching Site Acquisition and Renovation

Project Description: Acquire and renovate facility for teaching site

SBC Number: 166/034-01-2011

Revised Project Budget: $13,554,725.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$7,078,742.00</td>
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<td>$7,078,742.00</td>
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<tr>
<td>CurrFunds-CapOutlay (A)</td>
<td>1,250,000.00</td>
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<td>1,250,000.00</td>
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<tr>
<td>Gifts (A)</td>
<td>0.00</td>
<td>5,225,983.00</td>
<td>5,225,983.00</td>
</tr>
<tr>
<td>Plant (Non-Auxiliary)</td>
<td>0.00</td>
<td>10/11</td>
<td>(A)</td>
</tr>
</tbody>
</table>

Original Project Budget: $8,328,742.00

Change in Funding: $5,225,983.00

Revised Project Budget: $13,554,725.00

Comment: Additional funds will complete the renovation of the first floor and roof, HVAC, and exterior updates. Also, additional funds will accommodate the increased enrollment and the expansion of academic program on this campus. Since fall 2012, enrollment increased 34% for the spring 2013 semester.

Previous Action: 01/13/2011 SBC Approved project

01/24/2011 ESC Selected designer (Johnson Johnson Crabtree)

Minutes: 02/14/2013 SBC Approved revision in project budget and source(s) of funding and utilizing Best Value Option 1 for construction
Roane State Community College, Harriman, Roane County, Tennessee

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

Project Title: Security System Update

Project Description: Update security systems for several campuses

SBC Number: 166/027-02-2010

Revised Project Budget: $746,580.06

Source of Funding:

<table>
<thead>
<tr>
<th></th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<tr>
<td>11/10</td>
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<tr>
<td>12/10</td>
<td>114,782.53</td>
<td>0.00</td>
<td>114,782.53</td>
</tr>
</tbody>
</table>

Original Project Budget: $440,000.00
Change in Funding: $306,580.06
Revised Project Budget: $746,580.06

Comment: Funds from two completed projects, Fire Alarm System Modernization (166/027-01-2009) and Expo Center Roof Repair/Replacement (166/027-01-2007), are being added to this project to update and integrate other campuses with the Harriman campus security system. Other campuses include Cumberland County, Knox County, Scott County, Campbell County, Morgan County, Fentress County, Loudon County, and Anderson County.

Previous Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (West Welch Reed)

Minutes: 02/14/2013 SBC Approved revision in project scope, budget and source(s) of funding
Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

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

Project Title: Master Plan Update

Project Description: Develop Master Plan

SBC Number: 166/017-01-2011

Total Project Budget: $150,000.00

Source of Funding: $150,000.00 Plant (Non-Auxiliary) (A)

Comment: The last master plan was completed in 2001.

Previous Action: 03/10/2011 SBC Approved issuance of an RFP 10/13/2011 SBC Approved planner (Dober Lidsky Mathey)

Minutes: 02/14/2013 SBC Commissioner Emkes recommended that, in the future, master plan presentations include enrollment trends and graduation rates. The master plan was approved as presented.
## Jackson State Community College, Jackson, Madison County, Tennessee

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of a Master Plan as presented by Dober Lidsky Mathey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Master Plan</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Develop Master Plan</td>
</tr>
<tr>
<td>SBC Number:</td>
<td>166/019-02-2011</td>
</tr>
<tr>
<td>Total Project Budget:</td>
<td>$150,000.00</td>
</tr>
<tr>
<td>Source of Funding:</td>
<td>$150,000.00 Plant (Non-Auxiliary) (A)</td>
</tr>
<tr>
<td>Comment:</td>
<td>The last master plan was completed in 2000.</td>
</tr>
<tr>
<td>Previous Action:</td>
<td>04/14/2011 SBC Approved issuance of an RFP</td>
</tr>
<tr>
<td></td>
<td>03/08/2012 SBC Approved planner (Dober Lidsky Mathey)</td>
</tr>
<tr>
<td>Minutes:</td>
<td>02/14/2013 SBC Approved the master plan as presented.</td>
</tr>
</tbody>
</table>
Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval of a Master Plan as presented by Tunnell-Spangler-Walsh & Associates

Project Title: Master Plan Update

Project Description: Develop Master Plan

SBC Number: 166/038-01-2007

Total Project Budget: $250,000.00

Source of Funding: $250,000.00 Plant (Non-Auxiliary) (A)

Comment: The last master plan was completed in 1997.

Previous Action: 11/08/2007 SBC Approved issuance of an RFP
05/31/2011 ESC Approved Planner (Tunnell Spangler Walsh)

Minutes: 02/14/2013 SBC Approved the master plan as presented.
TENNESSEE BOARD OF REGENTS

Pelissippi State Community College, Knoxville, Knox County, Tennessee

Requested Action: Approval of a Master Plan as presented by Tunnell-Spangler-Walsh & Assoc

Project Title: Master Plan Update

Project Description: Develop Master Plan

SBC Number: 166/032-05-2011

Total Project Budget: $175,000.00

Source of Funding: $175,000.00 Plant (Non-Auxiliary) (A)

Comment: The last master plan was completed in 2007.

Previous Action:
09/08/2011 SBC Approved issuance of an RFP
02/09/2012 SBC Approved Planner (Tunnell-Spangler-Walsh)

Minutes: 02/14/2013 SBC Approved the master plan as presented.
Johnsonville State Historic Park, New Johnsonville, Humphreys County, Tennessee

Requested Action: Approval of a revision in scope and extension of contract term utilizing remaining project funding to accomplish the scope

Project Title: Grant to Raise the Gunboats, Inc.

Project Description: Retrieval, restoration and display of artifacts

SBC Number: 126/004-02-2007

Total Project Budget: $200,000.00

Source of Funding: $200,000.00 07/08 Current Funds-Capital Outlay (A)

Comment: This was a line-item appropriation in 2007-2008 for a capital grant to the Raise the Gunboats, Inc. for planning and investigation of raising a Civil War era gunboat. The organization expended all but $42,704.40 on performing an underwater archeological and engineering study and the contract expired on November 30, 2012. They would like to extend the term another three years in order to use the remaining monies to retrieve, restore and display several artifacts at the New Johnsonville Visitors Center/Museum.

Previous Action: 11/08/2007 SBC Approved grant
02/14/2008 SBC Approved amendment for advance payment

Minutes: 02/14/2013 SBC Approved a revision in scope and extension of contract term utilizing remaining project funding to accomplish scope
Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on January 10, 2013.

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) **State Procurement Agency:** TN Board of Regents
   **Location:** Murfreesboro
   **Project Title:** Several Buildings Life Safety Renovations
   **SBC Project No:** 166/009-02-2001
   **Designer:** Thomas Miller Partners
   **Contractor:** Rock City Construction Co
   **Construction Completion %:** 84%
   **Targeted Substantial Completion:** 01/24/2013

   **Change Order No.:** 7
   **Change Order Amount:** $2,438.34
   **Change Order Percentage:** 0.43
   **Cumulative Percentage:** 10.36

   **Comment:** Omission
   Enlarge openings for three exhaust fan ducts due to structural constraints

   **Approved Project Funding**
   **Original Bid Target:** $5,660,820.00
   **Base Contract Amount:** $567,000.00
   **Contingency:** $1,591,779.00

   **Revised Contract Amount:** $625,743.09
   **Remaining Contingency:** $237,053.47

2) **State Procurement Agency:** TN Board of Regents
   **Location:** Murfreesboro
   **Project Title:** Several Buildings Life Safety Renovations
   **SBC Project No:** 166/009-02-2001
   **Designer:** Thomas Miller Partners
   **Contractor:** Rock City Construction Co
   **Construction Completion %:** 84%
   **Targeted Substantial Completion:** 01/24/2013

   **Change Order No.:** 8
   **Change Order Amount:** $7,155.57
   **Change Order Percentage:** 1.26
   **Cumulative Percentage:** 11.62

   **Comment:** Programmatic
   Replace fume hood and ductwork that has recently failed.

   **Approved Project Funding**
   **Original Bid Target:** $5,660,820.00
   **Base Contract Amount:** $567,000.00
   **Contingency:** $1,591,779.00

   **Revised Contract Amount:** $632,898.66
   **Remaining Contingency:** $229,897.90
### 3) State Procurement Agency: University of Tennessee User Agency: Knoxville
#### Location: Knoxville
#### Project Title: Electrical & Computer Engineering (ERC Modification)
#### SBC Project No.: 540/009-08-2005
#### Designer: Joint Venture Architect
#### Contractor: K&F Construction
#### Construction Completion %: 93%
#### Targeted Substantial Completion: 2/24/2013

<table>
<thead>
<tr>
<th>Change Order No.</th>
<th>Change Order Amount: $150,432.23</th>
<th>Comment: Owner Request for Additional Scope</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>Electrical service revisions for lab area to meet research equipment requirements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Approved Project Funding</th>
<th>After This Change Order</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Bid Target:</td>
<td>$1,200,000.00</td>
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<tr>
<td>Base Contract Amount:</td>
<td>$1,414,000.00</td>
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<td>Revised Contract Amount:</td>
<td>$1,564,432.33</td>
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<tr>
<td>Remaining Contingency:</td>
<td>$1,485,567.77</td>
</tr>
</tbody>
</table>

### 4) State Procurement Agency: University of Tennessee User Agency: Knoxville
#### Location: Knoxville
#### Project Title: Electrical Distribution System Improvements
#### SBC Project No.: 540/009-05-2009
#### Designer: Vreeland Engineers
#### Contractor: Broadway Electric
#### Construction Completion %: 91%
#### Targeted Substantial Completion: 12/31/2012

<table>
<thead>
<tr>
<th>Change Order No.</th>
<th>Change Order Amount: $126,657.11</th>
<th>Comment: Unforeseen Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2</td>
<td>Repair asphalt and rock excavation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Approved Project Funding</th>
<th>After This Change Order</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Bid Target:</td>
<td>$1,100,000.00</td>
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<tr>
<td>Base Contract Amount:</td>
<td>$1,212,000.00</td>
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<td>Contingency:</td>
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<td>Revised Contract Amount:</td>
<td>$1,457,950.44</td>
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<tr>
<td>Remaining Contingency:</td>
<td>$142,049.56</td>
</tr>
</tbody>
</table>

- **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: Tennessee Board of Regents
   User Agency: Motlow State Community College
   Location: Lynchburg
   Project Title: Nisbett Bldg Gym HVAC Renovation
   SBC Project No.: 166/021-01-2013
   Total Project Budget: $265,000.00
   Source of Funding: Plant (Non-Auxiliary)
2) State Procurement Agency: Tennessee Board of Regents
   User Agency: Motlow State Community College
   Location: Smyrna campus
   Project Title: Smyrna Bldg 201 Renovation
   SBC Project No. 166/021-02-2013
   Total Project Budget: $378,000.00
   Source of Funding: Plant (Non-Auxiliary)

- Report of Sole Source Procurement

  1) State Procurement Agency: STREAM
     User Agency: Education
     Location: Alvin C York Institute
     Project Title: HVAC Upgrades
     SBC Project No. 168/001-01-2012
     Comment: Energy Management System controls by different manufacturers do not communicate with each other and do not allow for the efficiencies and control of a unified EMS. ACYI currently has a majority of their EMS by Johnson Controls and have advised us that they desire to replace all EMS by another manufacturer with Johnson Controls. Allowing a proprietary EMS by Johnson Controls on this project will prevent the possible introduction of a third, incompatible EMS and will be consistent with the facility’s goal of a unified EMS.

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

  1) Bidder: Medford Roofing & Construction
     Project Location: Tennessee State University
     Project Title: Hankal Hall Upgrades/Replace Roofing
     SBC No. 166/001-02-2012A
     Bid date: January 16, 2013
     Designer: McFarlin Huitt Panvini Inc
     Comment: This bid irregularity is due to a mathematical error occurring in the contractor's take-offs as they failed to carry forward an amount to the “totals” column.

There being no further business, the meeting adjourned at 11:40 a.m.
Approved:  

Mark A. Emkes, Commissioner  
Department of Finance and Administration