

**MINUTES**  
**STATE BUILDING COMMISSION**  
February 14, 2013

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present. 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	Commissioner Raquel Hatter
Department of Education	Commissioner Kevin Huffman
Department of Environment and Conservation	Special Assistant Mike Nixon
Department of Correction	Commissioner Derrick Schofield
Department of General Services	Executive Director Peter Heimbach
University of Tennessee	Treasurer/CFO Butch Peccolo
Tennessee Board of Regents	Chancellor John Morgan
Department of Finance and Administration	State Architect Bob Oglesby
State Building Commission	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	Steve Cates, Department of General Services
Georgia Martin, Office of the State Architect	Lynelle Jensen, Department of General Services
Jonathan Rummel, Secretary of State's Office	Crystal Collins, THEC
Jordan Young, Lt Gov Ramsey's Office	Jim Dixey, Department of General Services
Joy Harris, Treasurer's Office	Tim McKeehan, University of Tennessee
Melinda Parton, Comptroller's Office	Robbi Stivers, University of Tennessee
Genie Whitesell, Attorney General's Office	George Criss, University of Tennessee
Diane Uhler, Tennessee Board of Regents	Tom Robinson, Department of Correction
John Carr, Dept of Finance and Administration	Tom Fusco, Department of Human Services
Penny DiPiazza, Department of General Services	Cleve Salmon, Department of General Services
Dick Tracy, Tennessee Board of Regents	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

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 87,300.00	0.00	\$ 87,300.00	09/10	CurrFunds Cap Maint	(A)
	0.00	\$117,850.00	117,850.00	09/10	CurrFunds Cap Maint	(R)
	323,000.00	(117,850.00)	205,150.00		Federal	(F)
Original Project Budget:	<u>\$410,300.00</u>					
Change in Funding:		(\$0.00)				
Revised 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

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 465,000.00	\$ 0.00	\$ 465,000.00	10/11	CurrFunds CapMaint	(A)
	0.00	615,000.00	615,000.00	10/11	CurrFunds CapMaint	(R)
	1,695,000.00	(615,000.00)	1,080,000.00		Federal	(F)
<b>Original Project Budget:</b>	<b>\$2,160,000.00</b>					
<b>Change in Funding:</b>		(\$0.00)				
<b>Revised Project Budget:</b>			<b>\$2,160,000.00</b>			

**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

<b>Source of Funding:</b>	\$ 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

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

**Project Title:** Irrigation and Restroom Upgrades

**Project Description:** Upgrades to the golf course irrigation system and course restrooms

**SBC Number:** 126/036-04-2012

**Total Project Budget:** \$ 2,250,000.00

**Source of Funding:** \$ 2,250,000.00 12/13 Current Funds Capital Improv (A)

**Comment:** 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.

**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

DEPARTMENT OF GENERAL SERVICES

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:**  
(if not fully funded) \$71,500,000.00

<b>Source of Funding:</b>	\$ 800,000.00		FRF Operating Funds	(A)
	950,000.00		FRF Residual Funds	(R)
	250,000.00	12/13	Treasury Op Funds	(A)
	69,500,000.00	12/13	FRF CurrFunds Cap Improv	(A)

**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)  
529/073-01-2012 (Assoc)

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

**Source of Funding:**

460/000-02-2012	\$ 800,000.00		FRF-Operating Funds	(A)
	950,000.00		FRF Reserves	(R)
	69,500,000.00	12/13	FRF CurrFund Cap Improv	(A)
	250,000.00	12/13	Treasury Operating Funds	(A)

529/073-01-2012	\$6,740,000.00	12/13	FRF CurrFund Cap Improv	(A)
	1,000,000.00	2012	FRF G O Bonds Cap Maint	(A)
	250,000.00	12/13	FRF CurrFund Capt Maint	(A)
	1,406,608.20		FRF Reserves/Energy	(R)
	2,860,469.33	2001	FRF GO Bond CI/Energy	(R)
	5,200,000.00	2008	FRF GO Bond CI/Energy	(R)
	2,632,922.47	2007	FRF GO Bond Cap Improv	(R)

**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

<b>Source of Funding:</b>	\$ 48,363.48	2000	FRF-G O Bonds Cap Maint	(R)
	779,322.54	2001	FRF-G O Bonds Cap Maint	(R)
	517,537.56	2001	FRF-G O Bonds Cap Maint	(R)
	40,125.95	2004	FRF-G O Bonds Cap Maint	(R)
	13,144.43	2005	FRF-G O Bonds Cap Maint	(R)
	1,601,506.04	2006	FRF-G O Bonds Cap Maint	(R)
	200,000.00	11/12	FRF-CurrFunds-CapMaint	(A)
	200,000.00	11/12	OIR Operating	(A)
	2,200,000.00	2011	FRF GO Bonds-CapMaint	(A)
	1,200,000.00		FRF Reserves	(A)
	800,000.00	12/13	OIR Operating	(A)
	1,100,000.00	12/13	FRF Operating (501.03)	(A)
	<u>\$8,800,000.00</u>			

**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

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

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:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$19,400,000.00	(\$19,400,000.00)	\$0.00	TSSBA	(A)
	500,000.00	(500,000.00)	0.00	Plant (Auxiliary-Athletic)	(A)
Original Project Budget:	<u>\$19,900,000.00</u>				
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

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,200,000.00	\$700,000.00	\$1,900,000.00	Plant (Auxiliary-Arena Rev)	(A)
	0.00	100,000.00	100,000.00	Plant (Non-Auxiliary)	(A)
<b>Original Project Budget:</b>	<u>\$1,200,000.00</u>				
<b>Change in Funding:</b>		<b>\$800,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$2,000,000.00</b>		

**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

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:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$3,000,000.00	(\$3,000,000.00)	\$0.00	TSSBA (A)
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

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

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$20,000,000.00	(\$20,000,000.00)	\$0.00	TSSBA (A)
Original Project Budget:	\$20,000,000.00			
Change in Funding:		(\$20,000,000.00)		
Revised Project Budget:			\$0.00	

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 5,500,000.00	\$ 2,500,000.00	\$8,000,000.00	TSSBA (skybox rent)	(A)
	2,500,000.00	(2,000,000.00)	500,000.00	Gifts	(O)
	8,000,000.00	(1,600,000.00)	6,400,000.00	Plant (Non Auxiliary)	(A)
	0.00	2,000,000.00	2,000,000.00	Plant (Auxiliary-Stadium R&R)	
<b>Original Project Budget:</b>	<b>\$16,000,000.00</b>				
<b>Change in Funding:</b>		<b>\$ 900,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$16,900,000.00</b>		

**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 Approved 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

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: 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:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,200,000.00	\$ .00	\$1,200,000.00	2011	GO Bonds-CapMaint	(A)
	90,000.00	0.00	90,000.00	11/12	CurrFunds-CapMaint	(A)
	0.00	24,523.48	24,523.48	10/11	CurrFunds-CapMaint	(R)
	0.00	67,226.82	67,226.82	2007	GO Bonds-CapMaint	(R)
	0.00	9,296.25	9,296.25	07/08	CurrFunds-CapMaint	(R)
	0.00	66,008.09	66,008.09	2011	State Funds	(R)

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

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 950,000.00	\$ .00	\$ 950,000.00	2012	GO Bonds-CapMaint	(A)
	100,000.00	0.00	100,000.00	12/13	CurrFunds-CapMaint	(A)
	0.00	177,933.64	177,933.64	10/11	CurrFunds-CapMaint	(R)
Original Project Budget:	<b>\$1,050,000.00</b>					
Change in Funding:		<b>\$177,933.64</b>				
Revised Project Budget:			<b>\$1,227,933.64</b>			

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

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

**Project Title:** Warf & Ellington Residence Hall Upgrade

**Project Description:** Renovate Warf/Ellington Residence Hall

**SBC Number:** 166/011-01-2013

**Revised Project Budget:** \$3,500,000.00

**Source of Funding:** \$3,400,000.00 TSSBA (rent) (A)  
100,000.00 Plant (Auxiliary-Housing) (A)

**Comment:** 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.

**Minutes:** 02/14/2013 SBC Approved project budget, scope and source(s) of funding and proceeding with process to select a designer

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$7,078,742.00	0.00	\$7,078,742.00	10/11	CurrFunds-CapOutlay	(A)
	1,250,000.00	0.00	1,250,000.00		Gifts	(A)
	<u>0.00</u>	<u>5,225,983.00</u>	<u>5,225,983.00</u>		Plant (Non-Auxiliary)	(A)
<b>Original Project Budget:</b>	<b>\$8,328,742.00</b>					
<b>Change in Funding:</b>		<b>\$5,225,983.00</b>				
<b>Revised Project Budget:</b>			<b>\$13,554,725.00</b>			

**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

TENNESSEE BOARD OF REGENTS

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:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$440,000.00	0.00	\$440,000.00	10/11	CurrFunds-CapMaint	(A)
	0.00	20,000.00	20,000.00	07/08	CurrFunds-CapMaint	(R)
	0.00	70,000.00	70,000.00	09/10	CurrFunds-CapMaint	(R)
	0.00	101,797.53	101,797.53	2008	GO Bonds-CapMaint	(R)
	0.00	114,782.53	114,782.53	2009	GO Bonds-CapMaint	(R)

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

TENNESSEE BOARD OF REGENTS

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.



## TENNESSEE BOARD OF REGENTS

### Jackson State Community College, Jackson, Madison County, Tennessee

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

**Project Title:** Master Plan

**Project Description:** Develop Master Plan

**SBC Number:** 166/019-02-2011

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

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

**Comment:** The last master plan was completed in 2000.

**Previous Action:** 04/14/2011 SBC Approved issuance of an RFP  
03/08/2012 SBC Approved planner (Dober Lidsky Mathey)

**Minutes:** 02/14/2013 SBC Approved the master plan as presented.

TENNESSEE BOARD OF REGENTS

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

Pellissippi 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.

DEPARTMENT OF FINANCE & ADMINISTRATION

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

# STATE BUILDING COMMISSION

## 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      **User Agency:** Middle Tennessee State University  
**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

#### After This Change Order

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

- 2) **State Procurement Agency:** TN Board of Regents      **User Agency:** Middle Tennessee State University  
**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

#### After This Change Order

**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

Change Order No. 1 Comment: Owner Request for Additional Scope  
 Change Order Amount: \$150,432.23 Electrical service revisions for lab area to meet  
 Change Order Percentage: 11 research equipment requirements  
 Cumulative Percentage: 11

<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$1,200,000.00	Revised Contract Amount:	\$1,564,432.33
Base Contract Amount:	\$1,414,000.00	Remaining Contingency:	\$1,485,567.77
Contingency:	\$1,850,000.00		

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

Change Order No. 2 Comment: Unforeseen Conditions  
 Change Order Amount: \$126,657.11 Repair asphalt and rock excavation  
 Change Order Percentage: 10.5  
 Cumulative Percentage: 20.3

<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$1,100,000.00	Revised Contract Amount:	\$1,457,950.44
Base Contract Amount:	\$1,212,000.00	Remaining Contingency:	\$ 142,049.56
Contingency:	\$ 500,000.00		

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

1) State Procurement Agency: 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 Huiitt 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:

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Mark A. Emkes, Commissioner  
Department of Finance and Administration