

# MINUTES

## STATE BUILDING COMMISSION

February 13, 2014

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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 11:01 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

University of Tennessee  
Tennessee Board of Regents  
Department of Transportation  
Tennessee State Veterans Homes Board  
Department of Environment and Conservation  
Department of General Services  
State Building Commission

Executive Director Robbi Stivers  
Chancellor John Morgan  
Commissioner John Schroer  
Deputy Commissioner Wendell Cheek  
Commissioner Bob Martineau  
Commissioner Bob Oglesby  
State Architect Peter Heimbach

### STATE BUILDING COMMISSION MEMBERS PRESENT

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

### STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Tre Hargett, Secretary of State

### OTHERS PRESENT

Peter Heimbach, State Architect  
Georgia Martin, Office of the State Architect  
Courtney Holliday, Treasurer's Office  
Kathy Stickel, Comptroller's Office  
Bruce Davis, Legislative Budget Office  
Jordan Young, Governor Ramsey's Office  
Hayden Pendergrass, House Speaker's Office  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
Ted Hayden, Office of the State Architect  
John Webb, Dept of Finance and Administration  
Mike Morrow, Dept of Finance and Administration  
Dick Tracy, Tennessee Board of Regents

David Gregory, Tennessee Board of Regents  
David Benton, Department of Environment and Conservation  
Diane Uhler, Tennessee Board of Regents  
Steven Gentile, THEC  
Matt Ingham, Department of General Services  
Cleve Salmon, Department of General Services  
Ike Boone, Department of Finance and Administration  
Penny DiPiazza, Department of General Services  
Chloe Shafer, Department of General Services  
Ann McGauran, Department of General Services  
Allen England, Tennessee Highway Patrol

Brandon Douglas, Tennessee Highway Patrol  
Alan Durham, Department of Transportation  
Charles King, Department of Transportation  
Paul Degges, Department of Transportation  
Adam Jaynes, Baker Donelson  
Jonathan Holmes, Messer Construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** New Student Housing

**Project Description:** This project will provide a new residence hall for approximately 600 students that will be constructed on the site of Gibbs Hall.

**SBC Number:** 540/009-15-2012

**Total Project Budget:** \$68,400,000.00

**Current Project Funding:**  
(if not fully funded) \$ 7,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$3,000,000.00	\$4,000,000.00	\$7,000,000.00	Plant (Auxiliary-Housing) (A)
<b>Original Project Funding:</b>	<u>\$3,000,000.00</u>			
<b>Change in Funding:</b>		\$4,000,000.00		
<b>Revised Project Funding:</b>			\$7,000,000.00	

**Comment:** The \$3M in planning was a FY 2012/2013 disclosed project. The \$4M is added to the FY 2012/2013 project to expedite foundation construction to support the targeted completion date. The balance of the project funding will be in a FY 2014/2015 disclosed project.

**Previous Action:**

07/12/2012	SBC	Approved full planning project; issue RFP for CM/GC
08/20/2012	ESC	Selected designer (Cope Associates)
10/10/2013	SBC	Revised scope
12/12/2013	SBC	Approved EDP; award to Blaine Construction as CM/GC

**Minutes:** 02/13/2014 SBC Treasurer Lillard commented that it was not the SBC's normal process to approve funding this way, but the University needed to get the project underway to maintain the schedule. Approved proceeding with a previously approved planning project and allocate additional partial funding to the project.

## TENNESSEE BOARD OF REGENTS

### University of Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:** Wilder Tower Renovations

**Project Description:** Make interior renovations to the 10th floor of the Wilder Tower to accommodate the Confucius Institute.

**SBC Number:** 166/007-02-2014

**Total Project Budget:** \$300,000.00

**Source of Funding:** \$300,000.00      Gift-in-Place (O)

**Comment:** Project was **disclosed** in the FY 13/14 budget cycle for \$500,000 for the renovation of two floors in the Wilder Tower. With this gift, the campus would like to proceed with the renovation of the 10<sup>th</sup> floor. The remaining part of the disclosure (12<sup>th</sup> floor renovation) will be brought for approval at a later date. The Confucius Institute is a non-profit, public institute housed at UoM. The Institute will donate the funds to the UoM Foundation who will provide design and construction.

**Minutes:** 02/13/2014 SBC    Approved acceptance of gift-in-place construction, with plans and specs to be approved by State Architect.

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Property Acquisition and Renovation

**Project Description:** Acquire adjacent property and renovate additional areas in accordance with the Master Plan. Construct a welding lab.

**SBC Number:** 166/012-01-2011

**Revised Project Budget:** \$16,550,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 9,000,000.00	\$ 0.00	\$ 9,000,000.00	10/11	CurrFunds-CapOutlay	(A)
	3,450,000.00	250,000.00	3,700,000.00		Plant (Non-Auxiliary)	(A)
	3,250,000.00	0.00	3,250,000.00		Gifts	(O)
	600,000.00	0.00	600,000.00		Federal Grant (Dept Labor)	(F)
<b>Original Project Budget:</b>	<b>\$16,300,000.00</b>					
<b>Change in Funding:</b>		<b>\$250,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$16,550,000.00</b>			

**Comment:** Additional funds are for interior updates to the faculty and administrative offices and some infrastructure work in the cafeteria. The original project to purchase and renovate the old Olan Mills building was funded by Special Capital Outlay funds at less than the campus' original request. Hamilton County Department of Education is leasing 33,866 sf of the facility for high school classes. This work will complete the project.

**Previous Action:**

- 01/13/2011 SBC Approved project
- 01/24/2011 ESC Selected designer (Franklin Associates Architects, Inc.)
- 04/14/2011 SBC Approved utilizing Alternative Delivery Method
- 05/23/2011 SBC Award contract for BV #2
- 09/08/2011 SBC Revised funding
- 05/10/2012 SBC Revised funding
- 12/13/2012 SBC Revised scope, budget and funding

**Minutes:** 02/13/2014 SBC Approved a revision in project budget and source(s) of funding.

## TENNESSEE BOARD OF REGENTS

### Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

**Project Title:** Humanities Building

**Project Description:** Construct new Humanities Building and expand supporting facilities in the Maintenance Building and Information Technologies section of the "W" Building.

**SBC Number:** 166/025-01-2012

**Total Project Budget:** \$29,280,000.00

**Current Project Funding:** \$ 1,500,000.00  
(if not fully funded)

**Source of Funding:** \$ 1,500,000.00 Plant (Non-Auxiliary) (A)

**Comment:** Project is TBR's #1 priority on the Capital Outlay List. Ten proposals were received on 01/23/2014 for evaluation on 02/07/2014.

**Previous Action:** 05/10/2012 SBC Approved full planning of project  
05/23/2012 ESC Selected designer (Moody Nolan Inc.)  
11/14/2013 SBC Approved use of CM/GC

**Minutes:** 02/13/2014 SBC Approved award of contract to Messer Construction as CM/GC.

DEPARTMENT OF TRANSPORTATION

Region 2, Manchester, Coffee County, Tennessee

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

**Project Title:** I – 24 Weigh Scales

**Project Description:** Demolish the existing structures and construct the Administration and Inspection buildings with pits to inspect underneath of trucks on the west-bound side and restroom buildings on east-bound side.

**SBC Number:** 242/010-01-2002

**Total Project Budget:** \$2,260,000.00

**Source of Funding:** \$ 226,000.00 01/02 State Highway Funds (A)  
2,034,000.00 Federal Highway Funds (F)

**Comment:** The design is based on the departments' standard design for the Administrative and Inspection Buildings used at previously completed weigh scale facilities. The delay in the project from 2002 to 2011 was due to the process to secure federal funding. From 2011-2014, the project was redesigned due to right-of-way issues and to match the department's new design standard. Additionally, the project was split into site and building packages.

**Previous Action:** 06/13/2002 SBC Referred to ESC with authority to act  
07/17/2002 ESC Approved project with stipulation  
08/08/2002 SBC Approved project after discussion  
09/18/2002 SBC Selected designer (HNTB Corp.)  
06/09/2011 SBC Revised funding & scope

**Minutes:** 02/13/2014 SBC Speaker Harwell questioned the project's delay. Commissioner Schroer responded that, during the process to secure federal funding when money was tight, funds were used instead to do road projects. The Commission approved the Early Design Phase as recommended by the State Architect.

## TENNESSEE STATE VETERANS HOMES BOARD

### Statewide

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

**Project Title:** Safety & Security Enhancements

**Project Description:** Update safety & security systems including video surveillance, wander management, fire alarm and nurse call systems in the Murfreesboro, Humboldt and/or Knoxville facilities.

**SBC Number:** 680/000-01-2014

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

**Current Project Funding:**  
(if not fully funded) \$110,000.00

**Source of Funding:** \$110,000.00 13/14 TSVHB Operating Funds (0)

**Comment:** Upgrades to the Fire Alarm system will provide for a new panel with addressable smoke detectors in resident rooms. Upgrades to the video surveillance system will allow for an integrated system. The proposed wander management system will bring the facilities up to current standards, and be consistent with Knoxville and Clarksville facilities. The components needed are determined based on the identified deficiencies compared with the current facilities. The repairs will be commensurate with the needs of the project. Federal guidelines require that the agency comply with the time line to qualify for the grant before it expires. The grant is a 65/35 match with TSVHB providing the non-federal shares.

**Minutes:** 02/13/2014 SBC Approved full planning a project, budget, scope and source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

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

**Project Title:** Village Green Buildings Renovation

**Project Description:** Renovation of four existing structures on the Village Green campus to include boardwalks, sidewalks and ramp to make this area ADA accessible.

**SBC Number:** 126/036-06-2012

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

**Source of Funding:**

\$ 300,000.00	12/13	CurrFunds-CapMaint	(A)
375,666.27	1998	GO Bonds Capital Maint	(A/R)
133,022.74	1999	GO Bonds Capital Maint	(A/R)
185,957.84	2000	GO Bonds Capital Maint	(A/R)
515,640.72	2001	GO Bonds Capital Maint	(A/R)
154,142.06	2002	GO Bonds Capital Maint	(A/R)
335,570.37	2004	GO Bonds Capital Maint	(A/R)

**Comment:**

Original scope of project provided for renovation to the building envelopes for all structures comprising the Village Green Campus. The programming phase revealed that some of the structures no longer supported the developing business plan for the campus. TDEC concluded that renovation of those structures would not represent a good investment of State funds. Recommendations by the Design team facilitated TDEC's re-evaluation of the scope and prioritization of renovation

The Designer recommended that the renovations should be done in four phases, the first to be within current funding levels and the other three to be accomplished with future funding. The first phase will renovate structures in the swimming pool area which is closest to the lake and the highest revenue generating portion of the campus. Future phases will be proposed as separate project(s).

**Previous Action:**

08/20/2012	SBC	Approved project
09/18/2012	SBC	Revised source of funding
09/24/2012	ESC	Selected designer (Upland Design Group)

**Minutes:**

02/13/2014	SBC	Approved a revision in scope.
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DEPARTMENT OF GENERAL SERVICES

Statewide

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

**Project Title:** Various Roof Replacements

**Project Description:** Roof repairs and/or replacements at five different locations: Citizen' Plaza and James K. Polk State Office Building, Jackson Supreme Court Building, Ellington Complex/Porter Lab, Ezell Pike Multipurpose Garage.

**SBC Number:** 529/000-14-2013

**Total Project Budget:** \$4,190,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 690,000.00	\$ 0.00	\$ 690,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	860,000.00	0.00	860,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	840,000.00	0.00	840,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	470,000.00	0.00	470,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	220,000.00	0.00	220,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	0.00	1,110,000.00	1,110,000.00	13/14	FRF Op Funds (501.03)	(A)
<b>Original Project Budget:</b>	<b>\$3,080,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,110,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$4,190,000.00</b>			

**Comment:** The designers' initial estimate for the facilities indicated additional funding is required to ensure thorough roof repairs for the James K. Polk and Ellington Complex/Porter Lab buildings.

<u>Facility</u>	<u>Cost</u>	<u>Original Installation/Warranty</u>
James K. Polk	\$1.724K	1998, 2001, 2009 (expired)
Ezell Pike Multipurpose Garage	860K	1999 (expired)
Citizens Plaza	840K	1992 (expired)
Jackson Supreme Court	470K	1975 (expired)
Ellington Complex/Porter Lab	296K	1995 (expired)

**Previous Action** 10/10/2013 SBC Referred to ESC with authority to act.  
 10/21/2013 ESC Approved project using BV; selected designer (HFR Design)

**Minutes:** 02/13/2014 SBC Approved revision in project budget, scope and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

Andrew Johnson Tower, Nashville, Davidson County, Tennessee

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

**Project Title:** Roof Replacement

**Project Description:** Roof replacement and/or repair

**SBC Number:** 529/078-01-2012

**Total Project Budget:** \$1,020,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 870,000.00	\$ 0.00	\$ 870,000.00	12/13	FRF CurrFunds-CapMaint
	0.00	150,000.00	150,000.00		FRF Reserves
<b>Original Project Budget:</b>	<u>\$ 870,000.00</u>				
<b>Change in Funding:</b>		<b>\$150,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$1,020,000.00</b>		

**Comment:** The roof was installed in 1991. Additional funding is being requested because this roofing project was bid with the various roofs (11<sup>th</sup> & 12<sup>th</sup> floor and penthouse) as alternates to the base bid with the expectation that the base with all alternates would be accepted. The base bid was over budget and the team determined that the project should be bid as one complete roof and is requesting additional funds with the intent to rebid the work.

**Previous Action:** 07/12/2012 SBC Approved project using Best Value  
07/23/2012 ESC Selected designer (Gobbell Hays Partners)

**Minutes:** 02/13/2014 SBC At the agency's request, the item was deferred.

DEPARTMENT OF GENERAL SERVICES

Labor and Workforce Career Center, Memphis, Shelby County, Tennessee

Requested Action: Approval to cancel the project

Project Title: New Career Center

Project Description: New 50,000 SF building to replace the current facility in Memphis.

SBC Number: 300/000-01-2012

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$300,000.00	(\$300,000.00)	\$0.00	12/13	DGS OpFunds PrePlan	(A)
Original Project Budget:	<u>\$300,000.00</u>					
Change in Funding:		(\$300,000.00)				
Revised Project Budget:			\$0.00			

Comment: This project is being cancelled due to the agency consolidating locations instead of building at a new location.

Previous Action: 09/18/2012 SBC Approved preplanning project  
12/17/2012 ESC Selected designer (Archimania)

Minutes: 02/13/2014 SBC At the agency's request, the item was deferred.

DEPARTMENT OF GENERAL SERVICES

Centennial Boulevard Warehouse, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding using Best Value alternative delivery method and proceeding with process to select a designer

**Project Title:** Paving and Storm Water Repairs

**Project Description:** Asphalt and concrete paving repairs as well as related drainage modifications.

**SBC Number:** 529/000-03-2014

**Total Project Budget:** \$1,790,000.00

**Source of Funding:** \$1,790,000.00 13/14 FRF CurrFunds-CapMaint (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. The parking area is in poor condition and there is evidence of erosion.

Best Value is being requested to provide the State the ability to receive bids only from those contractors who have appropriate experience. The building was built in 1938. Since the building will be occupied, firms with experience in drainage modification and coordinating with the facility to minimize traffic issues will be sought. Best Value was approved as a delivery method by the State Architect on January 22, 2014.

**Minutes:** 02/13/2014 SBC Approved a project, budget, scope, source(s) of funding using Best Value alternative delivery method and proceeding with process to select a designer.

DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval of a project, budget, scope, source(s) of funding using Best Value alternative delivery method and proceeding with process to select a designer

**Project Title:** Various Building Buss Duct Repairs

**Project Description:** Repair Buss Duct connections in various buildings which include: Tennessee Tower, James K. Polk, Rachel Jackson, Citizens Plaza, Davy Crockett and Andrew Johnson and Andrew Jackson. Project to include all related work for complete installation and operation within fully occupied and operational buildings.

**SBC Number:** 529/000-02-2014

**Total Project Budget:** \$8,000,000.00

**Source of Funding:** \$8,000,000.00 13/14 FRF CurrFunds-CapMaint (A)

**Comment:** This is a FY 13/14 line-item in the capital budget. After December 2012 buss duct failure at the Andrew Jackson building, a study was completed and it was determined that various buildings needed buss duct repairs. Emergency repairs were done at the Andrew Jackson Building as a stop gap measure, but this work will provide the permanent solution. Repairs will be commensurate with the needs of each building.

Best Value is being requested to provide the State the ability to receive bids only from those contractors who have appropriate experience. Since the buildings will be occupied, it is critical that we have firms with experience in coordinating with the facility, when electrical systems are inoperable during renovation. Best Value was approved as a delivery method by the State Architect on January 22, 2014.

**Minutes:** 02/13/2014 SBC Approved a project, budget, scope, source(s) of funding using Best Value alternative delivery method and proceeding with process to select a designer.

DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval of a project, budget, scope, source(s) of funding using Best Value alternative delivery method and proceeding with process to select a designer

**Project Title:** Elevator Modernizations

**Project Description:** Modernization and refurbishment of elevators in the Tennessee Tower, West Tennessee Regional Health Office and Rachel Jackson building. Upgrade elevator controls in the Andrew Jackson building.

**SBC Number:** 529/000-01-2014

**Total Project Budget:** \$10,600,000.00

<b>Source of Funding:</b>	\$ 770,000.00	12/13	FRF CurrFunds-CapMaint	(A)
	310,000.00	12/13	FRF CurrFunds-CapMaint	(A)
	6,010,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	3,250,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	260,000.00	12/13	FRF Reserves	(A/R)

**Comment:** This is a combination of three FY 12/13 line-items and two FY 13/14 line-items in the capital budget. The funding is for elevator modernizations for the following buildings:

Rachel Jackson	\$ 770K
Tennessee Tower	6,320K (\$310K + \$6,010K)
Andrew Jackson	3,250K
W. TN Regional Health	260K

The existing elevators and replacement of the loading dock lifts in the TN Tower were last refurbished in 1996. In 2003, the elevator cabs at the Rachel Jackson building were upgraded. The elevators in the Andrew Jackson building were last upgraded in 2006. Elevator controls for this building are needed for greater efficiency. Project includes all related work.

Best Value is being requested due to work on critical systems in multiple occupied buildings. Firms with experience, in elevator renovations during business hours in fully functional buildings, will be sought. Best Value was approved as a delivery method by the State Architect on January 22, 2014.

**Minutes:** 02/13/2014 SBC Treasurer Lillard discussed the use of smartware controls to operate the elevators to increase efficiency. The Commission approved a project, budget, scope, source(s) of funding using Best Value alternative delivery method and proceeding with process to select a designer.

DEPARTMENT OF GENERAL SERVICES

North Data Center, Nashville, Davidson County, Tennessee

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

**Project Title:** Systems Update – Phase 2

**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:** \$9,400,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 148,363.48	\$ 0.00	\$ 148,363.48	2000	FRF-G O Bonds CapMaint	(R)
	779,322.54	0.00	779,322.54	2001	FRF-G O Bonds CapMaint	(R)
	517,537.56	0.00	517,537.56	2001	FRF-G O Bonds CapMaint	(R)
	40,125.95	0.00	40,125.95	2004	FRF-G O Bonds CapMaint	(R)
	13,144.43	0.00	13,144.43	2005	FRF-G O Bonds CapMaint	(R)
	1,601,506.04	0.00	1,601,506.04	2006	FRF-G O Bonds CapMaint	(R)
	2,200,000.00	0.00	2,200,000.00	2011	FRF-G O Bonds-CapMaint	(A)
	200,000.00	0.00	200,000.00	11/12	FRF-CurrFunds-CapMaint	(A)
	1,200,000.00	0.00	1,200,000.00		FRF Reserves	(R)
	1,100,000.00	0.00	1,100,000.00	12/13	FRF Operating (501.03)	(A)
	200,000.00	0.00	200,000.00	11/12	OIR Operating Funds	(A)
	800,000.00	0.00	800,000.00	12/13	OIR Operating Funds	(A)
	0.00	600,000.00	600,000.00	13/14	OIR Operating Funds	(A)
<b>Original Project Budget:</b>	<b>\$8,800,000.00</b>					
<b>Change in Funding:</b>		<b>\$600,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$9,400,000.00</b>			

**Comment:** The additional funding will provide for a new emergency generator to provide redundancy to the existing unit which is 27 years old. The generator will have the capacity of being relocated to the proposed New Data Center while insuring the existing data center will have backup to insure uninterrupted services to the State. The sole NES electrical feed for the data center runs through the ballpark construction site. This completes the final phase of this project. Additional maintenance funding is proposed in the current budget to provide for ongoing needs for this aging Data Center.

**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  
02/14/2013 SBC Referred to ESC with authority to act  
02/25/2013 ESC Approved GMP for Phase 2 construction services  
05/09/2013 SBC Report proprietary procurement

**Minutes:** 02/13/2014 SBC Approved a revision in project budget and source(s) of funding.

## Bid Activity Report

### 1) Roan Mountain State Park

(Asphalt Renovation)

SBC Project No. 126/086-01-2009-01

Bid date: 2/4/2014

SBC Action: Referred to ESC with authority to act

### 2) Harrison Bay State Park

(Marina Upgrade – Wet Slips)

SBC Project No. 126/048-01-2011-01

Bid date: 2/6/2014

SBC Action: No action required

# STATE BUILDING COMMISSION

## Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on January 9, 2014.

### 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:	TN Technological University
Location:	Cookeville		
Project Title:	Live and Learn Village Renovations		
SBC Project No:	166/011-04-2011		
Designer:	Street Dixon Rick	Contractor:	King Construction Group Inc
Construction Completion %:	83%	Targeted Substantial Completion:	02/07/2014
Change Order No.	3	Comment: Hidden Conditions	
Change Order Amount:	\$51,106.87	Separate the portion in Room 109 into a phase and correct	
Change Order Percentage:	9.57	structural and water intrusion problems uncovered during	
Cumulative Percentage:	13.16	renovation.	
<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
Original Bid Target:	\$1,000,000.00		
Base Contract Amount:	\$534,000.00	Revised Contract Amount:	\$604,270.14
Contingency:	\$100,000.00	Remaining Contingency:	\$31,836.32

- **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:	University of Memphis
Location:	Memphis
Project Title:	Communications and Fine Arts Museum HVAC Modifications
Project Description:	Modify HVAC systems to improve humidity control.
SBC Project No.	166/007-01-2014
Total Project Budget:	\$123,000.00
Source of Funding:	Plant Funds (Non Auxiliary)

- **Report of Proprietary Product Procurement**

1) Project Title:	Exterior Maintenance & Repairs – WR Snodgrass Tennessee Tower
SBC No.	529/079-03-2012
Comment:	Match site fixtures and furnishings used at 4 <sup>th</sup> Floor plaza renovations

### Other Business

There being no further business, the meeting adjourned at 11:14 a.m.

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State