

MINUTES
STATE BUILDING COMMISSION
February 12, 2015

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Ron Ramsey called the meeting to order at 11:06 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
David Lillard, State Treasurer
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Larry Martin, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State

ORGANIZATION

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

PRESENTER

Commissioner Bob Martineau
Commissioner Bob Oglesby
State Architect Peter Heimbach
Chancellor John Morgan
Chief Financial Officer Charles Peccolo
State Architect Peter Heimbach

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

Requested Action: Approval of an amendment to the utility grant

Project Title: Sewer System Upgrade

Project Description: Provide a sewer utility grant to Tennessee Waste Water Systems, Inc.

SBC Number: 126/075-01-2009

Total Project Budget: \$1,320,000.00

Source of Funding: \$1,320,000.00 09/10 CurrFunds-CapMaint (A)

Comment: Grant amendment will add a connection to the golf course club house increasing the grant amount from \$1.18M to \$1.254M.

No additional funding is requested because the increase in grant funding can be accomplished within the original total project budget.

Previous Action: 09/10/2009 SBC Approved project & designer (TLM Associates, Inc.)
10/10/2013 SBC Referred to ESC with authority to act
10/21/2013 ESC Approved utility grant and revision in project scope

Minutes: 02/12/2015 SBC Approved amendment to the utility grant.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Montgomery Bell State Park, Burns, Dickson County, Tennessee

Requested Action: Approval of a project, budget, scope, and source(s) of funding utilizing an Agency consultant for design and the Job Order Contract to perform a portion of the project

Project Title: Montgomery Bell Yurts

Project Description: Construct four to five yurts for overnight camping.

SBC Number: 126/054-01-2015

Total Project Budget: \$235,000.00

Source of Funding: \$125,000.00 12/13 State Parks Small Projects (A)
110,000.00 14/15 State Parks Operation Funds (A)

Comment: This will be a prototype installation to test the acceptance of a new camping experience in two existing campgrounds. The yurt kits will be procured through the Central Procurement Office and Agency resources will be used to assemble the yurts.

An Agency consultant will design the wooden decks upon which the yurts will be installed. The Job Order Contract is being requested, for construction, due to the reduction in time required for bids and construction in order for the yurts to be available by Memorial Day.

Minutes: 02/12/2015 SBC Approved a project, budget, scope, and source(s) of funding utilizing an Agency consultant for design and the Job Order Contract to perform a portion of the project.

DEPARTMENT OF GENERAL SERVICES

665 Mainstream, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, budget, scope, source(s) of funding and utilizing the Job Order Contract to perform a portion of the project

Project Title: Office Build Out for the Department of Health

Project Description: Convert conference room into three offices and storage space into an office. Addition of new conference room. All mechanical, electrical & plumbing, flooring finishes and all related work to be included.

SBC Number: 529/012-01-2015

Total Project Budget: \$164,200.00

Source of Funding: \$164,200.00 14/15 Agency Operating Funds (A)

Comment: This project will allow for renovation to the second floor of the building to include additional office space for four new attorneys. The Job Order Contract is being requested due to the urgency for office space for the new staff members that are already on board.

Minutes: 02/12/2015 SBC Approved a project, budget, scope, source(s) of funding and utilizing the Job Order Contract to perform a portion of the project.

DEPARTMENT OF FINANCE & ADMINISTRATION

Statewide

Requested Action: Approval to extend the contract for an additional 24 months

Project Title: Consultants

Project Description: Consultants to assist the Office of the State Architect in establishing standards for Building Information Modeling (BIM), High Performing Buildings (HPB) and Building Signage.

SBC Number: 900/000-01-2012

Total Project Budget: \$1,375,000.00

Source of Funding: \$ 575,000.00 12/13 CurrFunds-CapImprov (A)
800,000.00 13/14 CurrFunds-CapImprov (A)

Comment: This request is to extend the Building Signage contract (Sub Project 01) through October 31, 2017.

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Selected consultants (SSR; KFA; Sign Management)
07/11/2013 SBC Revised budget & funding; extend contracts for second year
01/09/2014 SBC Referred to ESC with authority to act
01/21/2014 ESC Approved issuing new contract to previously selected designer
06/12/2014 SBC Approved extending contracts for an additional 12 months

Minutes: 02/12/2015 SBC Approved extending contract for an additional 24 months.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Residence Halls Roof Replacements

Project Description: Replace roofs on five buildings. Buildings include: New Hall South (2004), Pinkerton/M.S. Cooper (1987), Maddux/McCord (1988), Warf/Ellington (1990) and Cooper/Dunn (1987).

SBC Number: 166/011-03-2015

Total Project Budget: \$750,000.00

Source of Funding: \$750,000.00 Plant (Auxiliary-Housing) (A)

Comment: Project **disclosed** for \$750,000 in the FY 13/14 budget. Project will repair or replace flashing and decking as needed, and repair masonry above the roof and dormers as required.

Minutes: 02/12/2015 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee **

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

Project Title: Elevator Modernization

Project Description: Modernize elevators on main campus and at Lambuth campus to comply with ASME 17.3 (1996) code. Elevators will also be modernized to comply with fire safety code and ADA requirements.

SBC Number: 166/007-03-2010

Total Project Budget: \$4,425,000.00

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
|---------------------------------|-----------------------|--------------------|-----------------------|-------|-----------------------|-----|
| | \$2,210,000.00 | \$ 0.00 | \$2,210,000.00 | 10/11 | CurrFunds-CapMaint | (A) |
| | 500,000.00 | 0.00 | 500,000.00 | 12/13 | CurrFunds-CapMaint | (A) |
| | 1,500,000.00 | 0.00 | 1,500,000.00 | 2012 | GO Bonds-CapMaint | (A) |
| | 120,000.00 | 95,000.00 | 215,000.00 | | Plant (Non-Auxiliary) | (A) |
| Original Project Budget: | \$4,330,000.00 | | | | | |
| Change in Funding: | | \$95,000.00 | | | | |
| Revised Project Budget: | | | \$4,425,000.00 | | | |

Comment: Project work at the Lambuth Campus bid over target. Additional funds are needed to re-bid the project. There will be no increase in designer fees. The work on Hyde Hall at the Lambuth campus will complete the project.

**Work will be done in Shelby and Madison Counties.

Previous Action: 07/08/2010 SBC Approved project
 07/23/2010 ESC Selected designer (Canup Engineering Inc.)
 07/12/2012 SBC Revised budget and funding
 05/08/2014 SBC Revised scope, project budget, and funding

Minutes: 02/12/2015 SBC Approved a revision in project budget and source(s) of funding.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Campus Parking Expansion

Project Description: Add parking spaces to lots on the south side of the main campus and the Park Avenue campus.

SBC Number: 166/007-17-2014

Total Project Budget: \$1,970,000.00

| | | | | |
|---------------------------------|-----------------------|---------------|----------------|-------------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$1,100,000.00 | \$870,000.00 | \$1,970,000.00 | Plant (Auxiliary-Parking) (A) |
| Original Project Budget: | <u>\$1,100,000.00</u> | | | |
| Change in Funding: | | \$870,000.00 | | |
| Revised Project Budget: | | | \$1,970,000.00 | |

Comment: Additional funds are needed per the designer's estimate for unforeseen site and utility issues at the main campus lots. Also an increased need for spaces at the Park Avenue campus for use by the new Community Health facility was identified.

Previous Action: 06/12/2014 SBC Approved project
10/02/2014 ESC Selected designer (Burr and Cole Consulting Engineers, Inc.)

Minutes: 02/12/2015 SBC Approved a revision in project budget and source of funding.

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee

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

Project Title: Warf Building HVAC Updates

Project Description: Update HVAC system in Warf Building.

SBC Number: 166/015-02-2013

Total Project Budget: \$2,216,102.61

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
|---------------------------------|-----------------------|---------------------|-----------------------|-------|--------------------|-----|
| | \$ 40,874.70 | \$ 75,837.69 | \$ 116,712.39 | 09/10 | CurrFunds-CapMaint | (R) |
| | 37,548.36 | 0.00 | 37,548.36 | 10/11 | CurrFunds-CapMaint | (A) |
| | 0.00 | 57,364.49 | 57,364.49 | 11/12 | CurrFunds-CapMaint | (R) |
| | 0.00 | 34,477.37 | 34,477.37 | 12/13 | CurrFunds-CapMaint | (R) |
| | 490,000.00 | 0.00 | 490,000.00 | 13/14 | CurrFunds-CapMaint | (A) |
| | 1,480,000.00 | 0.00 | 1,480,000.00 | 14/15 | CurrFunds-CapMaint | (A) |
| Original Project Budget: | \$2,048,423.06 | | | | | |
| Change in Funding: | | \$167,679.55 | | | | |
| Revised Project Budget: | | | \$2,216,102.61 | | | |

Comment: Two bids were received on January 28, 2015. An increase in funding is needed to award a contract to Kerry G. Campbell, Inc. for the base bid only. There will be no additional designer fees.

Previous Action: 07/11/2013 SBC Approved project
 07/30/2013 ESC Selected designer (I.C. Thomasson Associates, Inc.)
 07/10/2014 SBC Revised budget and funding

Minutes: 02/12/2015 SBC At the Agency's request, the matter was referred to the ESC with authority to act.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Student Recreation Center Upgrades

Project Description: Upgrade finishes, offices, locker rooms, and restrooms. Add an outdoor shade structure for fitness and upgrade the security systems. *Make updates to HVAC system.*

SBC Number: 166/032-02-2014

Total Project Budget: \$450,000.00

| | | | | |
|---------------------------------|---------------------|---------------|----------------|--------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$300,000.00 | \$150,000.00 | \$450,000.00 | Plant (Student Fees) (O) |
| Original Project Budget: | <u>\$300,000.00</u> | | | |
| Change in Funding: | | \$150,000.00 | | |
| Revised Project Budget: | | | \$450,000.00 | |

Comment: Additional funds are needed per the designer's estimate for unforeseen site conditions and to meet the current ASHRAE HVAC fresh air requirements.

Previous Action: 07/10/2014 SBC Approved project
08/04/2014 ESC Selected designer (Studio Four Design, Inc.)

Minutes: 02/12/2015 SBC Approved a revision in scope, project budget and source of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a revision in scope, current project funding and source(s) of funding, and the Total Project Budget from \$59,000,000 to \$80,000,000

Project Title: West Campus Housing and Garage

Project Description: The project provides for the planning of new housing *and parking garage* to be built on the west side of campus. The housing will accommodate approximately 600 beds and associated dining facilities. *The garage will have approximately 700 parking spaces.* The Racquet Center, built in 1976, will be demolished as part of this project.

SBC Number: 540/005-01-2014

Total Project Budget: \$80,000,000.00

Current Project Funding: \$3,500,000.00
(if not fully funded)

| | | | | |
|---------------------------------|-----------------|----------------|----------------|--------------------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$2,500,000.00 | \$1,000,000.00 | \$3,500,000.00 | Plant (Aux-Housing/Dining/Prkng) (A) |
| Original Project Budget: | \$2,500,000.00 | | | |
| Change in Funding: | | \$1,000,000.00 | | |
| Revised Project Budget: | | | \$3,500,000.00 | |

Comment: This is a FY 2012/2013 disclosed project. The increase in funding will provide planning for the garage. The designer and construction manager will provide services for all portions of the project.

Previous Action: 04/16/2014 SBC Approved a full planning project using CM/GC
06/23/2014 ESC Selected designer (March Adams & Associates)
08/28/2014 ESC Selected designer (Derthick Henley Wilkerson)
11/13/2014 SBC Approved award to Hoar Construction as CM/GC

Minutes: 02/12/2015 SBC Comptroller Wilson questioned the increase of the Total Project Budget. Butch Peccolo responded that the total project was disclosed at \$80 million with the Housing piece being \$59 million. The Commission approved a revision in scope, current project funding and source of funding, and revising the Total Project Budget from \$59,000,000 to \$80,000,000.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project budget, scope, and source(s) of funding, and utilization of the previously selected designer

Project Title: Campus Master Plan Update

Project Description: This project will provide an update to the Campus Master Plan for the University of Tennessee, Knoxville.

SBC Number: 540/009-01-2015

Total Project Budget: \$265,000.00

Source of Funding: \$265,000.00 Plant (Non-Auxiliary) (A)

Comment: This project will provide an update to the 2011 master plan. Bullock Smith & Partners is being requested to be selected in order to ensure efficient and consistent updates as they were the designer for the previous master plan.

Minutes: 02/12/2015 SBC Approved a project budget, scope, and source of funding and utilizing the previously selected designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: Approval of a project budget, scope, and source(s) of funding, and utilization of the previously selected designer

Project Title: Campus Master Plan Revision

Project Description: This project will provide a revision to the Campus Master Plan for the University of Tennessee at Martin.

SBC Number: 540/011-01-2015

Total Project Budget: \$130,000.00

Source of Funding: \$130,000.00 Plant (Non-Auxiliary) (A)

Comment: This project will provide a revision to the 2003 master plan and 2010 master plan update. Centric Architecture is being requested to be selected in order to ensure efficient and consistent updates as they were the designer for the previous master plan.

Minutes: 02/12/2015 SBC Approved a project budget, scope, and source of funding and utilizing the previously selected designer.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on January 8, 2015.

Report of Items Approved by Office of the State Architect

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

- 1) **State Procurement Agency:** TN Board of Regents **User Agency:** Austin Peay State University
Location: Clarksville
Project Title: Governors Stadium Renovation
SBC Project No: 166/003-05-2012
Designer: Rufus Johnson Assoc. **Contractor:** Bell & Associates
Construction Completion %: 100% **Targeted Substantial Completion:** 09/03/2014
Change Order No. 15 **Comment: Codes/Omission/Design Modifications**
Change Order Amount: \$174,059.54 Design change in light pole bases and Fire Marshal
Change Order Percentage: 1.18% inspection cited additional work needed.
Cumulative Percentage: 13.29%
Approved Project Funding **After This Change Order**
Original Bid Target: \$15,620,000
Base Contract Amount: \$14,729,868 **Revised Contract Amount:** \$16,687,215.43
Contingency: \$900,000 **Remaining Undedicated Funds:** \$7,784.57
- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** University of Memphis
Location: Memphis
Project Title: Manning Hall Research Upgrades
SBC Project No: 166/007-11-2013
Designer: Allen & Hoshall **Contractor:** R L Campbell Contracting
Construction Completion %: 71% **Targeted Substantial Completion:** 12/21/2014
Change Order No. 3 **Comment: Hidden Conditions**
Change Order Amount: \$12,668.23 Exhaust header, back flow preventer, floor drain and new
Change Order Percentage: 4.72% hot water circulating pump provided.
Cumulative Percentage: 14.54%
Approved Project Funding **After This Change Order**
Original Bid Target: \$270,000
Base Contract Amount: \$268,221 **Revised Contract Amount:** \$307,216.65
Contingency: \$27,000 **Remaining Undedicated Funds:** \$2,783.35

- **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: Columbia State Community College
Location: Columbia
Project Title: Circular Commons Site Improvements
Project Description: Site improvements to the circular commons area to resolve drainage, safety, lighting, deterioration and accessibility issues.
SBC Project No. 166/015-01-2015
Total Project Budget: \$250,000
Source of Funding: Plant Funds (Non Auxiliary)

- 2) **State Procurement Agency:** Tennessee Board of Regents
User Agency: TCAT Hartsville
Location: Lebanon
Project Title: Wilson County Center
Project Description: Update existing Center into a functioning facility that complies with local, county and State MEP codes as well as accessibility.
SBC Project No. 166/050-01-2015
Total Project Budget: \$380,000
Source of Funding: Plant Funds (Non Auxiliary)

- 3) **State Procurement Agency:** Tennessee Board of Regents
User Agency: University of Memphis
Location: Memphis
Project Title: CFA Museum HVAC Modifications
Project Description: Modify HVAC systems in the Communications and Fine Arts Building to improve humidity control.
SBC Project No. 166/007-01-2014
Total Project Budget: \$423,000 (increase from \$123,000)
Source of Funding: Plant Funds (Non Auxiliary)

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

- 1) **Project:** University of Memphis Women's Softball Facility
SBC No. 166/007-02-2013
General Contractor: ViktorHall Construction
Subcontractor: Roman Electric
Replacement Subs: Davis Electric, Inc.
Comment: Roman Electric notified they are unable to perform their duties because of heavy workload.

- **Sole Source / Proprietary Procurement**

- 1) **Project Title:** Alvin C. York Institute – Classroom Expansion
SBC No. 168/001-01-2013
Explanation: This is a proprietary request for energy management system controls by different manufacturers do not communicate well with each other nor allow for the efficiencies and control of a united EMS.

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

- 1) **Project:** TN School for the Blind – Void Investigation, Phase 2
SBC No. 168/005-01-2012
Designer: Kline Swinney Associates
Amount: \$20,400
Explanation: To secure further services from a geotechnical engineer to begin phase II investigations of found voids beneath a portion of an existing building and to vacuum and probe those voids to determine if sinkhole openings could be causing the current soils subsistence.
- 2) **Project:** UT Knoxville University Center
SBC No. 540/009-22-2008
Designer: McCarty Holsaple McCarty / Barber McMurry, a joint venture
Amount: \$94,571.00
Explanation: Redesign Services for Owner requested changes as necessary for Value Engineering of Phase 2. FF&E services for Bid and Construction Administration for Phase 1.

Report of Items Submitted to the SBC

- **Annual Report of the Tennessee Residence Commission** (in accordance with Public Chapter 1111, Public Acts 2010, Section 4(a)(7))
- **Annual Report of the State Capitol Commission** (in accordance with T.C.A. 4-8-304)
- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)

Speaker Harwell discussed the State's decreased usage of the allotted energy through Nashville's DES and asked if there was a possibility of selling it. Peter Heimbach responded that there is the possibility, with the way the contract is currently structured, but DES is not obligated to do so. He stated that they are exploring the opportunities to reduce the State's energy costs.

Other Business

There being no other business, the meeting adjourned at 11:16 a.m.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State