

MINUTES
STATE BUILDING COMMISSION
February 11, 2016

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 11:08 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
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Tre Hargett, Secretary of State

ORGANIZATION

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

PRESENTER

Commissioner Bob Martineau
Commissioner Bob Oglesby
State Architect Peter Heimbach
Acting Chancellor David Gregory
Mike Boshers
Interim CFO James Maples
State Architect Peter Heimbach

OTHER PARTICIPANTS

Lauren Williams, Smith Group JJR, Inc.
Scott Frick, The Frick Law Firm, PLLC

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Short Springs Natural Area, Tullahoma, Coffee County, Tennessee

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

Project Title: Bobo Creek Pedestrian Bridge

Project Description: New pedestrian bridge

SBC Number: 126/094-01-2016

Total Project Budget: \$45,000.00

Source of Funding: \$45,000.00 Gift-in-Place (O)

Comment: The bridge will be of steel framed structure. Design and construction will to be provided by Tennessee Valley Authority.

Minutes: 02/11/2016 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by the State Architect.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

Requested Action: Approval to utilize the Job Order Contract for a portion of construction

Project Title: Bathhouse Replacement

Project Description: Replacement of bathhouses at Crockett, Tims Ford, Warriors Path, Pickwick, and Harrison Bay State Parks. All related work to be included.

SBC Number: 126/000-02-2015

Total Project Budget: \$5,100,000.00

Source of Funding: \$ 900,000.00 15/16 CurrFunds-CapImprov (A)
\$4,200,000.00 2015 GO Bonds-CapImprov (A)

Comment: Use of the Job Order Contract is requested because of an urgent need at one of the parks. Remaining parks will use standard procurement methods. Anticipated value of this work is \$250,000.

Previous Action: 07/09/2015 SBC Approved project budget, scope, source(s) of funding and proceeding with the process to select a designer.
12/17/2015 SBC Approved utilizing an Agency Consultant for a portion of design.

Minutes: 02/11/2016 SBC Commissioner Martineau brought the request up from the floor. Lieutenant Governor Ramsey asked about the new timeline, and Commissioner Martineau responded that the goal was to get it up and running by April for the tourist season. Lieutenant Governor Ramsey said he wanted to express his frustration with a project that was approved in July by the Legislature and won't be completed until April. He said he was extremely frustrated and hoped this method worked out so that there were no more delays. He later asked Commissioner Oglesby what had been the hold up on the project. Commissioner Oglesby responded that there was a "dropped ball", but it had been addressed. The Commission approved utilizing the Job Order Contract for a portion of construction.

DEPARTMENT OF GENERAL SERVICES

TBI Regional Consolidated Facility, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, budget, scope, funding and source(s) of funding, utilizing Best Value alternative delivery method and Agency Consultant for design

Project Title: Roof Replacement

Project Description: Replacement of the existing roof system due to partial failure and age. Project to include all related work including improved roof insulation properties that will reduce energy consumption.

SBC Number: 500/001-01-2016

Total Project Budget: \$1,200,000.00

| | | | | |
|---------------------------|---------------|-------|--------------------|-----|
| Source of Funding: | \$ 615,000.00 | 12/13 | CurrFunds-CapMaint | (R) |
| | 535,000.00 | | Insurance Proceeds | (O) |
| | 50,000.00 | | FRF Reserves | (R) |

Comment: The roof is approximately 16 years old and the warranty has expired. The roof is in need of repair due to storm damage. Emergency and Contingency funds are being used to address the need.

Best Value is requested to obtain the services of a contractor who has experience with roofing. Firms with this type of experience will be sought.

Minutes: 02/11/2016 SBC Approved a project, budget, scope, funding and sources of funding, utilizing Best Value alternative delivery method and Agency Consultant for design.

DEPARTMENT OF GENERAL SERVICES

James K. Polk Home, Columbia, Maury County, Tennessee

Requested Action: **Approval of an amendment to the grant**

Project Title: James K. Polk Memorial Association - Grant

Project Description: Renovation and improvements to the home and surrounding property.

SBC Number: 160/007-01-2013

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 13/14 CurrFunds-CapImprov (A)

Comment: The term of the grant will be extended six months from March 31, 2016 to September 30, 2016.

Previous Action: 09/12/2013 SBC Approved grant
 08/13/2015 SBC Approved grant amendment

Minutes: 02/11/2016 SBC Approved an amendment to the grant.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in project budget, funding and source(s) of funding and to extend the contract an additional 12 months

Project Title: Job Order Contract - Statewide

Project Description: Provide a Job Order Contract (JOC) with a method by which alterations, changes repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

SBC Number: 460/000-01-2013

Total Project Budget: \$4,000,000.00

| | | | | | |
|---------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
| | \$1,250,000.00 | \$ 250,000.00 | \$1,500,000.00 | Various Agency Funds | (A/O) |
| | 1,250,000.00 | 300,000.00 | 1,550,000.00 | Various Project Funds | (A/O) |
| | 0.00 | 700,000.00 | 700,000.00 | 10/11 ADA Funds | (R) |
| | 250,000.00 | 0.00 | 250,000.00 | 14/15 ADA Funds | (A) |
| Original Project Budget: | \$2,750,000.00 | | | | |
| Change in Funding: | | \$1,250,000.00 | | | |
| Revised Project Budget: | | | \$4,000,000.00 | | |

Comment: Additional funds are requested to meet project needs. Extension of the contract is requested to include June 1, 2016 through May 31, 2017. This will be the fourth year of the contract.

Previous Action:

- 03/14/2013 SBC Approved issuance of RFP
- 04/11/2013 SBC Referred to ESC with authority to act
- 04/22/2013 ESC Approved award to RL Alvarez Construction
- 04/16/2014 SBC Revised funding
- 11/13/2014 SBC Revised funding
- 04/09/2015 SBC Approved contract extension

Minutes: 02/11/2016 SBC Approved a revision in project budget, funding and sources of funding and to extend the contract an additional 12 months.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in project budget, funding and source(s) of funding and to extend the contract an additional 12 months

Project Title: Job Order Contract - FRF

Project Description: Provide a Job Order Contract (JOC) with a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

SBC Number: 529/000-01-2013

Total Project Budget: \$4,600,000.00

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
|---------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------|
| | \$1,000,000.00 | \$ 0.00 | \$1,000,000.00 | FRF OperFunds | (A) |
| | 750,000.00 | 0.00 | 750,000.00 | Various Agency Funds | (A/O) |
| | 750,000.00 | 2,000,000.00 | 2,750,000.00 | Various Project Funds | (A/O) |
| | 100,000.00 | 0.00 | 100,000.00 | 14/15 ADA Funds | (A) |
| Original Project Budget: | \$2,600,000.00 | | | | |
| Change in Funding: | | \$2,000,000.00 | | | |
| Revised Project Budget: | | | \$4,600,000.00 | | |

Comment: Additional funds are requested to meet project needs. Extension of the contract is requested to include June 1, 2016 through May 31, 2017. This will be the fourth year of the contract.

Previous Action:

| | | |
|------------|-----|---------------------------------------|
| 03/14/2012 | SBC | Approved issuance of RFP |
| 04/11/2013 | SBC | Referred to ESC with authority to act |
| 04/22/2013 | ESC | Approved award to Dillingham & Smith |
| 04/16/2014 | SBC | Revised funding |
| 11/13/2014 | SBC | Revised funding |
| 04/09/2015 | SBC | Approved of contract extension |

Minutes: 02/11/2016 SBC Approved a revision in project budget, funding and sources of funding and to extend the contract an additional 12 months.

DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: Shelby County Regional Forensic Center

Project Description: Project replaces the present facility that is inadequate to meet the needs of Shelby County and the surrounding Region. Shelby County and the State will enter into a lease agreement similar to the Metro/State agreement established for Nashville Post Mortem Facility. This agreement will be applied to development of a new facility of approximately 35,000 square feet to be located on a selected site in Memphis.

SBC Number: 400/000-01-2005

Total Project Budget: \$13,000,000.00

Source of Funding: \$ 5,000,000.00 2006 GO Bonds-CapImprov (A)
8,000,000.00 2007 GO Bonds-CapImprov (A)

Comment: The new facility was substantially complete as of April 26, 2012. The Job Order Contract is requested for installation of an owner-provided DX unit which controls humidity. Since 2012, several control system adjustments have been unsuccessful in managing the humidity. Installation of the unit must be completed before summer weather begins. The anticipated construction cost is \$300,000. Designer of record is providing the remedy to the State at no additional cost.

Previous Action: 07/14/2005 SBC Approved preplanning; designer to ESC
08/11/2005 SBC Approved Program Consultant (McClaren Wilson Lawrie)
10/13/2005 SBC Approved designer (Buchart-Horn)
07/20/2006 SBC Approved allocation of funds; full planning
07/12/2007 SBC Approved commissioning; issue RFP for CMGC
07/10/2008 SBC Approved Inman Construction as GMGC
08/25/2008 ESC Approved Construction Phase Consultant
03/12/2009 SBC Approved termination of designer & consultant and selection of TRO Jung/Brannen as replacement designer
12/10/2009 SBC Discussion; refer to ESC w/authority to act
12/21/2009 ESC Approved Early Design Phase

Minutes: 02/11/2016 SBC Treasurer Lillard said he didn't have a problem with the proposed fix, but wanted to make sure the designer was put on notice that, if this fix doesn't work, they will be held liable due to it possibly being a design error. The Commission approved utilizing the Job Order Contract to perform a portion of the work.

DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: Energy Consultant

Project Description: Consultant to support energy conservation analysis projects including; thermal energy systems, solar thermal, PV systems, alternate fuel sources and energy related projects.

SBC Number: 529/000-01-2016

Total Project Budget: \$150,000.00

Source of Funding: \$ 75,000.00 DGS Operating Fund/PrePlan (A)
\$ 75,000.00 FRF Operational Fund (501.01) (A)

Comment: The term of the contract will be three years with two one year renewals.

Minutes: 02/11/2016 SBC Approved a project, budget, scope, funding and sources of funding and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

West Tennessee Regional Health Office, Jackson, Madison County, Tennessee

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

Project Title: Office Renovations

Project Description: Demolition of existing laboratory space, renovation of offices and conference rooms, restroom upgrades, HVAC and electrical modifications, code upgrades, and all related work to be included. Renovate all building restrooms to be ADA compliant. *Install Building Automation System, LED Lighting and controls.*

SBC Number: 408/005-01-2015

Total Project Budget: \$3,359,000.00

| | | | | | | |
|---------------------------|-----------------|---------------|----------------|-------|---------------------|-------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
| | \$1,800,000.00 | \$ 0.00 | \$1,800,000.00 | 2007 | FRF GO Bonds CapImp | (R) |
| | 790,752.94 | 0.00 | 790,752.94 | | FRF Reserves | (R) |
| | 279,066.43 | 0.00 | 279,066.43 | 08/09 | CFCM-ADA Funds | (R) |
| | 110,180.63 | 0.00 | 110,180.63 | 09/10 | CFCM-ADA Funds | (R) |
| | 0.00 | 36,000.00 | 36,000.00 | 15/16 | FRF CFCM (Empower) | (A/R) |
| | 0.00 | 343,000.00 | 343,000.00 | 2015 | GO Bonds(Empower) | (A) |

Original Project Budget: \$2,980,000.00

Change in Funding: \$379,000.00

Revised Project Budget: \$3,359,000.00

Comment: This project is being enhanced with funds from the Empower TN Project Implementation fund which will be utilized for energy savings improvements including LED lighting and control upgrades and a new Building Automation System that will reduce energy costs. The time frame for payback of Empower funds is as follows:

| | <u>Est. Annual Savings</u> | <u>Est. Simple Payback</u> |
|-------------------------------|----------------------------|----------------------------|
| Total Project | \$61,280 | 5 to 6 |
| Lighting and Lighting Control | \$17,280 | 5 to 7 |
| New Bldg. Automation System | \$44,000 | 4 to 5 |

Previous Action: 03/12/2015 SBC Approved project
 04/20/2015 ESC Selected designer (Gould Turner Group)
 08/13/2015 SBC Revised scope & funding

Minutes: 02/11/2016 SBC Comptroller Wilson stated that his office had not received all the information they had requested, and recommended the matter be referred to the ESC to allow time to review it. The Commission referred the request to the ESC with authority to act.

DEPARTMENT OF GENERAL SERVICES

John Sevier State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: Exterior Building Updates (fka Fire Alarm & Building Updates)

Project Description: Complete exterior envelope repair and restoration, window repair or replacement, roof replacement and all related work.

SBC Number: 529/070-01-2013

Total Project Budget: \$15,520,000.00

Source of Funding: \$15,000,000.00 13/14 FRF CurrFunds-CapImprov (A)
520,000.00 FRF Reserves

Comment: Three proposals were received on January 7, 2016. The Notice of Intent to award was issued on January 15, 2016 naming Rentenbach Constructors Inc as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 08/08/2013 SBC Approved project using CM/GC
08/19/2013 ESC Selected designer (Hart Freeland Roberts)
10/10/2013 SBC Approved award to PBG Builders as CMGC
07/09/2015 SBC Approved revision in scope & utilizing CPO procedures

Minutes: 02/11/2016 SBC Approved award of a contract to Rentenbach Constructors Inc as Construction Manager/General Contractor.

DEPARTMENT OF FINANCE & ADMINISTRATION

Tennessee State Capitol, Nashville, Davidson County, Tennessee

Requested Action: Approval to award a contract

Project Title: David Crockett Monument

Project Description: Creation and placement of a monument to honor and commemorate David Crockett.

SBC Number: 529/005-01-2014

Total Project Budget: \$60,000.00

Source of Funding: \$25,000.00 14/15 MajorMaint-OpFunds (355.02) (A)
\$35,000.00 15/16 MajorMaint-OpFunds (355.02) (A)

Comment: The TN Arts Commission held a call for artists. The State received 37 complete and qualifying responses of which four were shortlisted and interviewed. The NIA was sent out on Friday, January 29, 2016 naming Antonio Tobias Mendez, sculptor, as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 08/21/2014 SBC Approved project
08/13/2015 SBC Approved allocation of funding to fully fund the project

Minutes: 02/11/2016 SBC Approved award of contract to Antonio Tobias Mendez, sculptor.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Strawberry Alley Facility Renovations

Project Description: Renovate Strawberry Alley facility, including building envelope repairs, MEP system repairs, and architectural renovations on three floors.

SBC Number: 166/003-03-2014

Total Project Budget: \$1,300,000.00

Current Project Funding: \$ 25,833.30

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
|---------------------------------|---------------------|-----------------------|--------------------|---------------------------|
| | \$420,000.00 | (\$394,166.70) | \$25,833.30 | Plant (Non-Auxiliary) (A) |
| Original Project Budget: | \$420,000.00 | | | |
| Change in Funding: | | (\$394,166.70) | | |
| Revised Project Budget: | | | \$25,833.30 | |

Comment: The campus is pursuing other property that has become available and needs to cancel this project.

Previous Action: 05/08/2014 SBC Approved project
05/19/2014 ESC Selected designer (Goodwyn, Mills, and CaWood, Inc.)
10/22/2015 ESC Approved disposal of property

Minutes: 02/11/2016 SBC Approved cancellation of project.

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: New Data Center

Project Description: Build new Data Center, including a back-up generator.

SBC Number: 166/005-01-2013

Total Project Budget: \$2,955,897.00

| | | | | |
|---------------------------------|-----------------------|---------------|----------------|---------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$2,705,897.00 | \$250,000.00 | \$2,955,897.00 | Plant (Non-Auxiliary) (A) |
| Original Project Budget: | <u>\$2,705,897.00</u> | | | |
| Change in Funding: | | \$250,000.00 | | |
| Revised Project Budget: | | | \$2,955,897.00 | |

Comment: Three bids were received on January 12, 2016 with Preston Construction Company submitting the low bid. Additional funds are needed to award the base bid plus alternate #1.

Previous Action:

- 07/11/2013 SBC Approved project
- 08/19/2013 ESC Selected designer (Thomas Weems Architect)
- 04/16/2014 SBC Revised budget and source of funding
- 01/08/2015 SBC Approved use of Best Value delivery method
- 11/12/2015 SBC Approved EDP

Minutes: 02/11/2016 SBC Approved a revision in project budget, funding, and source of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Academic Buildings HVAC Corrections

Project Description: Replace HVAC components and systems in several buildings and replace auxiliary boiler in Rose Theatre.

SBC Number: 166/007-06-2013

Total Project Budget: \$5,639,674.31

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
|---------------------------------|-----------------------|----------------|-----------------------|-------|---------------------|-----|
| | \$1,500,000.00 | \$ 0.00 | \$1,500,000.00 | 13/14 | CurrFunds-CapMaint. | (A) |
| | 4,500,000.00 | (360,325.69) | 4,139,674.31 | 2013 | GO Bonds-CapMaint. | (A) |
| Original Project Budget: | <u>\$6,000,000.00</u> | | | | | |
| Change in Funding: | | (\$360,325.69) | | | | |
| Revised Project Budget: | | | \$5,639,674.31 | | | |

Comment: Buildings include Clement, Ellington, Mitchell, Music, and the boiler in the Rose Theatre. All work can be completed within the current budget.

Previous Action: 07/11/2013 SBC Approved project
07/30/2013 ESC Selected designer (Haltom Engineering)

Minutes: 02/11/2016 SBC Approved a revision in project budget, funding and sources of funding.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Various Buildings HVAC Updates

Project Description: Replace HVAC systems and upgrade control systems across campus.

SBC Number: 166/007-04-2012

Total Project Budget: \$4,000,000.00

| | | | | | | |
|---------------------------------|-----------------------|-----------------------|-----------------------|-------|---------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
| | \$ 300,000.00 | \$ 0.00 | \$ 300,000.00 | 12/13 | CurrFunds-CapMaint. | (A) |
| | 0.00 | 299,885.00 | 299,885.00 | 12/13 | CurrFunds-CapMaint. | (R) |
| | 2,700,000.00 | 0.00 | 2,700,000.00 | 2012 | GO Bonds-CapMaint. | (A) |
| | | 339,789.31 | 339,789.31 | 2012 | GO Bonds-CapMaint. | (R) |
| | 0.00 | 360,325.69 | 360,325.69 | 2013 | GO Bonds-CapMaint | (R) |
| Original Project Budget: | \$3,000,000.00 | | | | | |
| Change in Funding: | | \$1,000,000.00 | | | | |
| Revised Project Budget: | | | \$4,000,000.00 | | | |

Comment: Project includes the Psychology Building (1970), Music Building (1966), and Manning Hall (1930). The additional funds will be used for additional work and time extensions due to circumstances found during the construction of the project.

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Selected designer (OGCB Incorporated)

Minutes: 02/11/2016 SBC Approved a revision in project budget, funding and sources of funding.

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: Accessibility (ADA) Adaptations

Project Description: Implement accessibility adaptations responding to ADA. Project will ensure program accessibility at all universities and community colleges.

SBC Number: 166/033-03-2010

Total Project Budget: \$731,380.61

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
|---------------------------------|---------------------|--------------------|---------------------|-------|-------------------------|-----|
| | \$226,000.61 | \$ 0.00 | \$226,000.61 | 05/06 | Current Funds-CaptMaint | (R) |
| | 36,790.00 | 0.00 | 36,790.00 | 06/07 | Current Funds-CaptMaint | (A) |
| | 36,790.00 | 0.00 | 36,790.00 | 07/08 | Current Funds-CaptMaint | (A) |
| | 25,000.00 | 0.00 | 25,000.00 | 08/09 | Current Funds-CaptMaint | (A) |
| | 25,000.00 | 0.00 | 25,000.00 | 09/10 | Current Funds-CaptMaint | (A) |
| | 36,800.00 | 0.00 | 36,800.00 | 10/11 | Current Funds-CaptMaint | (A) |
| | 30,000.00 | 0.00 | 30,000.00 | 11/12 | Current Funds-CaptMaint | (A) |
| | 100,000.00 | 0.00 | 100,000.00 | 12/13 | Current Funds-CaptMaint | (A) |
| | 125,000.00 | 0.00 | 125,000.00 | 14/15 | Current Funds-CaptMaint | (A) |
| | 70,000.00 | 20,000.00 | 90,000.00 | | Plant (Non-Auxiliary) | (A) |
| Original Project Budget: | \$711,380.61 | | | | | |
| Change in Funding: | | \$20,000.00 | | | | |
| Revised Project Budget: | | | \$731,380.61 | | | |

Comment: Additional funding is needed due to unforeseen circumstances found during the construction of the project. There will be no additional designer fees.

Previous Action: 07/08/2010 SBC Approved project
 07/23/2010 ESC Selected designer (Braganza Associates, P.C.)
 07/14/2011 SBC Revised funding
 07/12/2012 SBC Allocate funding
 07/10/2014 SBC Allocate funding
 10/09/2014 SBC Revised funding
 07/20/2015 ESC Revised funding to award bid

Minutes: 02/11/2016 SBC Approved a revision in project budget, funding and sources of funding.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Presentation and approval of a Master Plan as presented by Smith Group JJR, Inc.

Project Title: Master Plan

Project Description: Update master plan for University of Memphis campuses.

SBC Number: 166/007-03-2013

Total Project Budget: \$475,000.00

Source of Funding: \$475,000.00 Plant (Non-Auxiliary) (A)

Comment: The last master plan was approved in 2007. Master Plan approved by THEC on January 28, 2016.

Previous Action: 03/14/2013 SBC Approved issuance of RFP for Master Plan
09/12/2013 SBC Approved selection of consultant (Smith Group JJR, Inc.)

Minutes: 02/11/2016 SBC Treasurer Lillard asked what was the total estimated cost for renovations. Chancellor Gregory said he didn't have that information, but would provide it to him. The Commission approved the Master Plan as presented.

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

Requested Action: Presentation and approval of a Master Plan as presented by Smith Group JJR, Inc.

Project Title: Master Plan

Project Description: Update Master Plan for Southwest Tennessee Community College campuses.

SBC Number: 166/033-01-2013

Total Project Budget: \$150,000.00

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

Comment: The last Master Plan was approved in 2003. Master Plan approved by THEC on January 28, 2016.

Previous Action: 03/13/2013 SBC Approved issuance of RFP for master plan
05/08/2014 SBC Approved selection of consultant (Smith Group JJR, Inc.)

Minutes: 02/11/2016 SBC Approved the Master Plan as presented.

DEPARTMENT OF SAFETY AND HOMELAND SECURITY

Clover Bottom Development Center, Nashville, Davidson County, Tennessee

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

Project Title: Reddit Gymnasium Reroof

Project Description: Remove and replace existing roofing system and all related work.

SBC Number: 502/002-02-2016

Total Project Budget: \$488,124.00

Source of Funding: \$488,124.00 12/13 CurrFunds-CapMaint (R)

Comment: The roof is over 25 years old, is past its useful life and the warranty has expired. Replacement is essential as leakage has caused damage to the gymnasium floor. Emergency and Contingency funds are being used to address the need.

Best Value is requested to obtain the services of a contractor who has experience with roofing. Firms with this type of experience will be sought.

Minutes: 02/11/2016 SBC Approved a project, budget, scope, funding and source of funding, utilizing Best Value alternative delivery method and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Arena Renovations and Repairs

Project Description: This project will provide maintenance and upgrades to the Thompson Boling Arena, *including additional bathroom space and locker room space.*

SBC Number: 540/009-06-2014

Total Project Budget: \$15,000,000.00

Source of Funding: \$13,000,000.00 TSSBA (A)
 \$ 2,000,000.00 Plant (Non-Auxiliary) (A)

Comment: This request adds scope for additional bathroom space and locker room space. The work is anticipated to be accomplished within the existing project funding.

Previous Action: 06/12/2014 SBC Approved project
 08/28/2014 SBC Selected designer (Studio Four Design)
 09/10/2015 SBC Approved utilizing Best Value alternative delivery method.

Minutes: 02/11/2016 SBC Approved a revision in scope.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on January 14, 2016.

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: | STREAM | User Agency: | TDOC |
| | Location: | West TN State Penitentiary | | |
| | Project Title: | Energy Upgrades and Improvements | | |
| | SBC Project No: | 142/022-02-2007 | | |
| | Designer: | Smith Seckman Reid | Contractor: | CS3 Inc |
| | Construction Completion %: | 84% | Targeted Substantial Completion: | 4/12/2016 |
| | Change Order No. | 4 | Comment: | Hidden Conditions |
| | Change Order Amount: | \$59,872.80 | | This addresses the remediation and rerouting of hidden electrical and domestic water lines that were damaged during excavation, even though measures were taken to anticipate any underground utilities through review of plans, interviews with facility administrators, and performance of underground radar detection. |
| | Change Order Percentage: | 2.14% | | |
| | Cumulative Percentage: | 24.01% | | |
| | <u>Approved Project Funding</u> | | <u>After This Change Order</u> | |
| | Original Bid Target: | \$4,635,849 | Revised Contract Amount: | \$3,468,464.93 |
| | Base Contract Amount: | \$2,796,943 | Remaining Undedicated Funds: | \$1,355,337.35 |
| | Contingency: | \$444,151 | | |

| | | | | |
|----|--|----------------------|---|---|
| 2) | State Procurement Agency: | STREAM | User Agency: | DIDD |
| | Location: | Harold Jordan Center | | |
| | Project Title: | Renovation Phase 2 | | |
| | SBC Project No: | 346/003-02-2013 | | |
| | Designer: | EOA Architects | Contractor: | Edwards Construction |
| | Construction Completion %: | 78% | Targeted Substantial Completion: | 4/6/2016 |
| | Change Order No. | 6 | Comment: | Omission |
| | Change Order Amount: | \$16,148.04 | | This change order addresses shower edge detailing that was not addressed in the documents, relocation of two sets of shower controls, and programmatic changes by the agency to one room in order to create a medicine dispensing area. |
| | Change Order Percentage: | 0.97% | | |
| | Cumulative Percentage: | 10.12% | | |
| | <u>Approved Project Funding</u> | | <u>After This Change Order</u> | |
| | Original Bid Target: | \$1,900,000 | Revised Contract Amount: | \$1,832,098.91 |
| | Base Contract Amount: | \$1,663,800 | Remaining Undedicated Funds: | \$737,569.73 |
| | Contingency: | \$420,000 | | |

- 3) State Procurement Agency: STREAM User Agency: DIDD
Location: Harold Jordan Center
Project Title: Renovation Phase 2
SBC Project No: 346/003-02-2013
Designer: EOA Architects
Construction Completion %: 78% Contractor: Edwards Construction
Change Order No. 7 Targeted Substantial Completion: 4/6/2016
Change Order Amount: \$31,890.72 Comment: Omission / Design Modifications
Change Order Percentage: 1.92% This change order provides for the sealing of some existing
Cumulative Percentage: 12.03% smoke/fire wall penetrations that were called to attention by the
SFM.
Approved Project Funding
Original Bid Target: \$1,900,000
Base Contract Amount: \$1,663,800
Contingency: \$420,000
After This Change Order
Revised Contract Amount: \$1,863,989.63
Remaining Undedicated Funds: \$705,679.01
- 4) State Procurement Agency: STREAM User Agency: TN Historical Commission
Location: Elizabethton
Project Title: Historic House Restoration
SBC Project No: 160/006-01-2012
Designer: Sparkman & Associates
Construction Completion %: 99% Contractor: PBG Builders
Change Order No. 9 Targeted Substantial Completion: 7/17/2015
Change Order Amount: -\$17,435.00 Comment: Design Modification
Change Order Percentage: -1.96% This change order is a credit back to the project for removal of
Cumulative Percentage: 18.15% historic finishes by an artisan that were deemed inappropriate
by THC. THC shall bear the responsibility for this intent.
Approved Project Funding
Original Bid Target: \$887,593
Base Contract Amount: \$887,592
Contingency: \$183,926
After This Change Order
Revised Contract Amount: \$1,048,730.85
Remaining Undedicated Funds: \$91,522.85
- 5) State Procurement Agency: University of Tennessee User Agency: UTK
Location: Knoxville
Project Title: Storm Damage Food Safety & Processing
SBC Project No: 540/009-21-2011
Designer: Grieve Associates
Construction Completion %: 100% Contractor: Anderson Lumber Company
Change Order No. 2 Targeted Substantial Completion: 11/17/2015
Change Order Amount: \$12,553.43 Comment: Added Scope
Change Order Percentage: 2.53% This change order accommodates the remediation of some
Cumulative Percentage: 20.2% unstable coping stones along the project's roof edge and
renovates the building's parapet in order to anchor these
stones.
Approved Project Funding
Original Bid Target: \$500,000
Base Contract Amount: \$495,583
Contingency: \$25,000
After This Change Order
Revised Contract Amount: \$595,675.43
Remaining Undedicated Funds: \$6,750,000.00

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

- 1) **State Procurement Agency:** University of Tennessee
User Agency: UTC
Location: Chattanooga
Project Title: 605 Oak Street Parking
Project Description: The project will provide approximately 12 new parking spaces for support of Development and Alumni Affairs including appropriate landscape and stormwater management features.
SBC Project No. 540/005-01-2016
Total Project Budget: \$150,000
Source of Funding: Gift/Donations

- **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:** Joint Institute of Advanced Materials
SBC No. 540/009-04-2006
Designer: Advanced Materials Architects (JV - Barber McMurry / Bullock Smith & Partners)
Amount: \$86,704.70
Explanation: This additional service is to extend the commissioning services to cover Phase 2 so the building can be certified with LEED Silver.

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

- 1) **Bidder:** Kerry G. Campbell, Inc.
Project Location: TWRA Region 2 – Nashville
Project Title: Mechanical and Electrical Systems Upgrade
SBC No. 220/018-01-2013
Bid date: November 12, 2015
Designer: Engineering Services Group
Comment: This was reviewed by the Bid Error Review Panel and it was determined that the error was the result of an unintentional omission of a substantial quantity of work made directly in the compilation of the cost bid.

- 2) **Bidder:** Atlas Coatings, Inc.
Project Location: Department of Correction – Statewide
Project Title: Tilt-up Panel Structural Repairs
SBC No. 140/001-01-2013
Bid date: October 29, 2015
Designer: Gobbell Hays Partners
Comment: This was reviewed by the Bid Error Review Panel and it was determined that the error was judgmental in nature and that the bid security should be forfeited.

State Architect Peter Heimbach stated that Scott Frick, attorney representing Atlas Coatings, Inc., was present to appeal the ruling made by the Bid Error Review Panel.

Mr. Frick was recognized and provided information as to his position on the case. He stated that Atlas considered their mistake to be an omission of "a substantial quantity of work, labor, material or services..." as referenced in the SBC Policy. He explained that, with the State accepting the next lowest bid, it was still able to obtain the work for less than the apparent budget and experienced no monetary harm as a result of his client being allowed to withdraw his bid. Mr. Frick requested that the State Building Commission reject the findings of the Bid Error Review Panel and permit Atlas Coatings, Inc. to withdraw its bid without forfeiture of the bid security.

Treasurer Lillard questioned the fact that the other bidders had properly interpreted the specs, and asked the amount of the bid security. Mr. Heimbach responded that the bid security was approximately \$23,000. He said the discussion by the Panel was that a substantial portion was not omitted but, rather, the wrong materials were used instead. He said that Atlas made a judgment error in not seeking clarification on that issue. In response to questions from Lieutenant Governor Ramsey and Commissioner Martin, Mr. Heimbach explained how the Bid Error Review process worked and the difference between judgmental and clerical errors. The Commission acknowledged that some good arguments were made, but expressed concern over the interpretation of the policy and setting a dangerous precedence. Treasurer Lillard made a motion to defer action until the next SBC meeting after seeking advice from the Attorney General. Motion was seconded and carried.

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 TCA 4-8-304)

Other Business

There being no other business, the meeting adjourned at 11:58 p.m.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State