

MINUTES
STATE BUILDING COMMISSION
March 8, 2012

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 Ron Ramsey called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

11:03 a.m.	Tennessee Board of Regents	Chancellor John Morgan
11:09 a.m.	University of Tennessee	Treasurer Butch Peccolo
11:10 a.m.	Department of Economic & Community Development	Senior Advisor Josh Helton
11:11 a.m.	Department of Transportation	Asst Chief Engineer Jeff Jones
11:12 a.m.	Department of Children's Services	Assistant Commissioner Burgess Oliver
11:13 a.m.	Department of Environment and Conservation	Deputy Commissioner Brock Hill
11:17a.m.	Tennessee State Veterans Homes Board	Commissioner Many-Bears Grinder
11:18 a.m.	Department of General Services	Assistant Commissioner Peter Heimbach
11:19 a.m.	State Building Commission	State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
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
Beth Harwell, Speaker of the House of Representatives

OTHERS PRESENT

Bob Oglesby, State Architect	George Criss, University of Tennessee
Georgia Martin, Office of the State Architect	John Carr, Department of Finance and Administration
Genie Whitesell, Attorney General's Office	Diane Uhler, Tennessee Board of Regents
Janie Porter, Attorney General's Office	Don Johnson, Department of General Services
Jonathan Rummel, Secretary of State's Office	Lynelle Jensen, Department of General Services
Melinda Parton, Comptroller's Office	David Gregory, Tennessee Board of Regents
Joy Harris, Treasurer's Office	Connie Wallace, AIA TN
Scott Gilmer, House Speaker's Office	Murray Crow, Department of Environment and Conservation
Jordan Young, Senate Speaker's Office	Bob Qualey, Department of General Services
Bruce Davis, Legislative Budget Office	
Dick Tracy, Tennessee Board of Regents	

Bill Finney, Department of General Services
Matt Ingham, Department of General Services
Paul Shrem, Office of the State Architect
Angela Scott, Office of the State Architect
Sean Tierney, THEC
Scott Boelscher, THEC
Felenceo Hill, Department of Finance and
Administration
Charles King, Department of Transportation
Alan Durham, Department of Transportation
Ben Soosa, Turner Construction
Kim Adkins, Codell Construction
Tom Robinson, Department of Correction
Doug Freeman, Department of General Services
Peggy Wilson, Department of Health
James Nash, Senator Barnes
Jay Harrison, Department of General Services
Jose McNeill, Department of General Services
Tom Eck, Department of Environment and
Conservation
Tony Guzzi, Ladies Hermitage Association

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TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: **Approval to accept gift-in-place project**

Project Title: Business Incubator Renovations

Project Description: Renovate facility

SBC Number: 166/007-01-2012

Total Project Budget: \$1,300,000.00

Source of Funding: \$1,300,000.00 Gift-in-Place (O)

Comment: Project was disclosed in the FY 11/12 budget cycle for \$2,000,000 to renovate an acquired facility on Walker Avenue for use as a business incubator. The original scope was reduced by not adding an addition. The foundation will hire LRK, Inc. to design the project.

Minutes: 03/08/2012 SBC Approved gift-in-place

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

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

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 Funds (Non-Auxiliary) (A)

Comment: Proposals were submitted 1/24/12. The last Master Plan was completed in 2000.

Previous Action: 04/14/2011 SBC Approved issuing RFP

Minutes: 03/08/2012 SBC Approved consultant (Dober Lidsky Mathey)

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

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

Project Title: Rutherford County Teaching Site Expansion

Project Description: Construct new facility at Smyrna teaching site

SBC Number: 166/021-01-2011

Total Project Budget: \$10,570,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$7,613,700.00	\$ 0.00	\$ 7,613,700.00	10/11	Current Funds	Capital Improv (A)
	1,200,000.00	0.00	1,200,000.00		Property Donations	(O)
	586,300.00	600,000.00	1,186,300.00		Gifts	(O)
	0.00	570,000.00	570,000.00		Plant (Non-Auxiliary)	(A)

Original Project Budget: \$9,400,000.00

Change in Funding: \$1,170,000.00

Revised Project Budget: \$10,570,000.00

Comment: The first part of this expansion was constructed and opened in the fall of 2006. This part will construct a 35,000 sf facility. Project was a part of the 2010 Community College Special Capital Outlay Program.

Previous Action:

01/13/2011	SBC	Approved project
01/24/2011	ESC	Selected designer (Thomas, Miller & Partners, LLC)
07/14/2011	SBC	Approved issuing RFP for CM/GC
09/08/2011	SBC	Revised Total Budget
10/13/2011	SBC	Award CM/GC (Messer Construction Company)

Minutes: 03/08/2012 SBC Revised funding to fully fund project

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

Project Title: Clarksville Teaching Site Renovations

Project Description: Interior and exterior renovations

SBC Number: 166/034-02-2011

Revised Project Budget: \$2,929,619.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,450,000.00	\$479,619.00	\$2,929,619.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$2,450,000.00			
Change in Funding:		\$479,619.00		
Revised Project Budget:			\$2,929,619.00	

Comment: Additional funds are to meet the designer's estimate.

Previous Action: 10/13/2011 SBC Approved project
10/24/2011 ESC Selected designer (Lyle Cook Martin Architects, Inc.)

Minutes: 03/08/2012 SBC Revised funding

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding, and approval to adjust the base value for reporting change orders

Project Title: Faculty and General Studies Roof Replacement

Project Description: Replace roof on Faculty Office Building and General Studies Building.

SBC Number: 166/038-04-2010

Revised Project Budget: \$248,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	10/11	CurrFunds - CapMaint Plant (Non-Auxiliary)	(A) (A)
	\$220,000.00	\$ 0.00	\$220,000.00			
Original Project Budget:	\$220,000.00		28,000.00			
Change in Funding:		\$28,000.00				
Revised Project Budget:			\$248,000.00			

Comment: Additional funds are to add the metal coping, which was bid as an alternate to the November 30, 2011 bid.

Previous Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (McGahey Associates Architects)

Minutes: 03/08/2012 SBC Revised funding; adjust base

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Security System Modernization

Project Description: Upgrade campus security system

SBC Number: 166/032-08-2010

Total Project Budget: \$400,000.00

Source of Funding: \$400,000.00 2010 State Funds (A)

Comment: Scope will be increased to install a video surveillance system at the Division Street campus within the current funding.

Previous Action: 07/08/2010 SBC Approved project
 07/23/2010 ESC Selected designer (Community Tectonics, LLC)

Minutes: 03/08/2012 SBC Revised scope

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Energy Management System Upgrade

Project Description: Replace energy management systems.

SBC Number: 166/025-03-2010

Revised Project Budget: \$1,100,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,024,000.00	\$ 0.00	\$1,024,000.00	2010	State Funds	(A)
	276,000.00	(200,000.00)	76,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$1,300,000.00					
Change in Funding:		(\$200,000.00)				
Revised Project Budget:			\$1,100,000.00			

Comment: Funds will be moved to the following item on the agenda, Warf Building HVAC Replacement (166/025-02-2011).

Previous Action: 07/08/2010 SBC Approved project
 07/23/2010 ESC Selected designer (Olert Engineering)

Minutes: 03/08/2012 SBC Revised funding

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Warf Building HVAC Replacement

Project Description: Replace HVAC and ventilation systems in the Warf Math & Science Building.

SBC Number: 166/025-02-2011

Revised Project Budget: \$850,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 90,000.00	\$ 0.00	\$ 90,000.00	11/12	CurrentFunds	CapitalMaint (A)
	510,000.00	0.00	510,000.00	2011	GO Bonds-Capital Maint	(A)
	0.00	250,000.00	250,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$600,000.00					
Change in Funding:		\$250,000.00				
Revised Project Budget:			\$850,000.00			

Comment: Funds from Energy Management System Upgrade project (166/025-03-2010) are being added to complete the work in this project. Additional funds will permit completion of the original scope to include energy management system and new energy efficient light fixtures as ceilings are removed.

Previous Action: 07/14/2011 SBC Approved project
 07/25/2011 ESC Selected designer (Kurzynske & Associates)

Minutes: 03/08/2012 SBC Revised scope & funding

Bid Activity Report

- 1) **Nashville State Community College, Nashville**
(Clarksville Teaching Site Renovations)
SBC Project No. 166/034-02-2011
Bid date: 02-29-2012
SBC Action: Referred to Subcommittee with authority to act
- 2) **East Tennessee State University, Johnson City**
(Recreation Facility Expansion)
SBC Project No. 166/005-08-2011
Bid date: 02-29-2012
SBC Action: No action required
- 3) **University of Memphis, Memphis**
(Old Law Building HVAC Updates)
SBC Project No. 166/007-08-2009
Bid date: 02-29-2012
SBC Action: No action required
- 4) **Motlow State Community College, Lynchburg**
(Underground Piping Replacement)
SBC Project No. 166/021-03-2011
Bid date: 02-29-2012
SBC Action: No action required
- 5) **Austin Peay State University, Clarksville**
(Underground Electrical Update)
SBC Project No. 166/003-03-2009
Bid date: 02-29-2012
SBC Action: No action required

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Arena Seating and Curtain System Improvements

Project Description: Arena Seating and Curtain System Improvements

SBC Number: 540/005-01-2012

Total Project Budget: \$1,200,000.00

Source of Funding: \$1,200,000.00 Plant-Auxiliary (Arena Revenues) (A)

Comment: This project was disclosed in the 12/13 budget, but THEC agreed to amend the 11/12 disclosure list to include it due to life/safety concerns. The project will replace the 2,000 retractable seating in the McKenzie Arena which is 30 years old and replacement parts are no longer available. Accessibility improvements will also be made. A curtaining system to partition off the upper seating area will be installed to create a more intimate venue.

Minutes: 03/08/2012 SBC Approved project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Intramural Fields

Project Description: This project will raze the Golf Range and Sutherland Apartments on Sutherland Avenue and redevelop the approximate 38 acres site for intramural fields for student recreational sports activities.

SBC Number: 540/009-39-2010

Total Project Budget: \$15,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$13,300,000.00	\$ 0.00	\$13,300,000.00	TSSBA	(A)
	1,300,000.00	800,000.00	2,100,000.00	Plant-Auxiliary (student fees)	(A)
Original Project Budget:	\$14,600,000.00				
Change in Funding:		\$800,000.00			
Revised Project Budget:			\$15,400,000.00		

Comment: This increase in funding is to provide for artificial surfaces on two (2) additional fields that was bid as an alternate.

Previous Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (Barge Waggoner Sumner Cannon)

Minutes: 03/08/2012 SBC Revised funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Residence Hall

Project Description: To provide for a new residence hall for approximately 700 students. This facility will include approximately 5,000 gsf of campus dining space.

SBC Number: 540/009-29-2007

Total Project Budget: \$59,000,000.00

Source of Funding: \$41,000,000.00 TSSBA (A)
\$18,000,000.00 Plant Funds-Auxiliary – Housing (A)

Comment: Proposals for a CM/GC will be received March 2nd, 2012. Evaluation and staff review will not be completed prior to March 8th. The University of Tennessee requests this item be referred to the Executive Subcommittee for consideration in order to save time.

Previous Action: 09/13/2007 SBC Approved project & designer (JV-Cope / Weeks Ambrose McDonald)
02/09/2012 SBC Revised funding; approved issuing RFP for CM/GC

Minutes: 03/08/2012 SBC Referred to ESC with authority to act

Bid Activity Report

- 1) **University of Tennessee Chattanooga**
(Bretske Hall Improvements)
SBC Project No. 540/005-14-2010
Bid date: February 9, 2012
SBC action: Referred to ESC with authority to act

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Volkswagen Group of America, Chattanooga, Hamilton County, Tennessee

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

Project Title: Grant –Chattanooga Industrial Development Board

Project Description: Grant between the Department of Finance & Administration and the City of Chattanooga Industrial Development Board for the Volkswagen Group of America project for equipment, site preparation, construction of buildings, infrastructure improvements and development.

SBC Number: 529/000-02-2009

Total Project Budget: \$153,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 10,000,000.00	\$ 0	\$ 10,000,000.00		ECD OperFund (A)
	6,000,000.00	0	6,000,000.00	08/09	CurrFundsCapImpr (A)
	134,000,000.00	0	134,000,000.00	2009	G.O.Bonds CapImpr (A)
	0	3,000,000.00	3,000,000.00	11/12	ECD OperFund (A)
Original Project Budget:	\$150,000,000.00				
Change in Funding:		\$3,000,000.00			
Revised Project Budget:			\$153,000,000.00		

Comment: This additional grant amount is for site preparation earthwork in keeping with MOU commitments with Volkswagen Group of America. Development of the north area of the property was deferred in Volkswagen's initial development phase. The site preparation work will primarily be terrain leveling.

Previous Action: 03/12/2009 SBC Approved grant
07/09/2009 SBC Approved waiver of Performance & Payment bond

Minutes: 03/08/2012 SBC Revised funding

DEPARTMENT OF TRANSPORTATION

Acknowledgement of Report

- 1) The Commission acknowledged receipt of the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

DEPARTMENT OF CHILDREN'S SERVICES

John S. Wilder Youth Development Center, Somerville, Fayette County, Tennessee

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

Project Title: Secure Unit Door Replacement

Project Description: Replace existing security doors in Secure Unit

SBC Number: 144/011-01-2012

Total Project Budget: \$245,000.00

Source of Funding:

\$ 60,000.00	11/12	Current Funds Capital Maint	(A)
\$150,000.00	2011	GO Bonds Capital Maint	(A)
\$ 35,000.00	11/12	Current Funds Major Maint	(A)

Comment: This is a line-item to replace existing security doors in the Secure Unit at Wilder Youth Development Center. Project to include doors, frames, hardware, glazing and all related work.

Minutes: 03/08/2012 SBC Approved project

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Bicentennial Mall State Park, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope, and source(s) of funding and use of a Departmental Consultant for design services

Project Title: Retrofit Lights

Project Description: To retrofit existing Mall lighting fixtures with new LED lighting fixtures

SBC Number: 126/124-01-2012

Total Project Cost: \$510,000.00

Source of Funding: \$ 60,000.00 11/12 CurrFunds Capital Improv (A)
\$450,000.00 2011 G.O. Bonds-Capital Improv (A)

Comment: This line-item project will retrofit the standard bollard, overhead, sidewalk, ground and landscaping light fixtures as the first priority. The new LED lighting fixtures will be more energy efficient and cooler which will reduce the possibilities of burn related injuries to the public that can come in contact with the fixtures. Retrofitting of the fixtures will be procured through the Statewide Electrical Contract.

Minutes: 03/08/2012 SBC Approved project

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

Requested Action: Approval of a project budget, scope, source(s) of funding and utilizing an Inter-departmental contract with Tennessee Tech University

Project Title: Heat Recovery Project Grant

Project Description: This grant will cover hot water upgrades through a partnership demonstration project through inter-departmental contract with TTU to retrofit and upgrade existing HVAC as well as domestic hot water at the Inn for increased energy efficiency and savings

SBC Number: 126/036-01-2012

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Clean Energy Grant Funds (O)

Comment: TTU to provide all services for the retrofit with the selection of contractor through RFP/RFQ means. This project is being funded with Clean Energy Grant Funds from TDEC. These funds originated from TVA as an air pollution settlement.

Minutes: 03/08/2012 SBC Approved project

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

Requested Action: Approval of a project budget, scope, source(s) of funding and utilizing Departmental Consultant for design

Project Title: Cabin Geothermal HVAC Conversion

Project Description: Convert ten landside rental cabins to geothermal source for HVAC

SBC Number: 126/036-02-2012

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 Clean Energy Grant Funds (O)

Comment: This project will convert ten landside rental cabins to a geothermal source for HVAC. Funding is from a clean energy grant. Installation is to be accomplished through a statewide contract. Project review and engineering will be through the use of department consultants. These funds originated from TVA as an air pollution settlement.

Minutes: 03/08/2012 SBC Approved project

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Booker T. Washington State Park, Chattanooga, Hamilton County, Tennessee

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

Project Title: Group Camp Renovation

Project Description: Replacement of 16 group camp cabins and construction of a new dining facility

SBC Number: 126/010-01-2012

Total Project Budget: \$1,960,000.00

Source of Funding:	\$ 210,000.00	11/12	Current Funds -Capital Improv	(A)
	\$1,750,000.00	2011	G.O. Bonds-Capital Improv	(A)

Comment: This is a line-item. There are 16 existing group camp cabins that contain 96 beds and will be demolished and replaced with a sufficient number of cabins containing an equivalent number of beds. The cabins were built in the 1950's and are of no historic significance. The new dining hall and kitchen will replace the smaller existing dining facility. The existing dining facility is of no historic significance and will be demolished.

Minutes: 03/08/2012 SBC Approved project

TENNESSEE STATE VETERANS HOME BOARD

Statewide

Requested Action: Approval of a project budget, scope, source of funding and proceeding with process to select designers

Project Title: Departmental Consultants

Project Description: Consultants to assist TSVHB with services on various projects

SBC Number: 680/000-01-2012

Total Project Budget: \$45,000.00

Source of Funding: \$45,000.00 11/12 TSVHB Operating Funds (O)

Comment: The initial consultants will be an architect and mechanical engineer who will provide services including the assessment of various TSVHB facilities and the preparation of State budget requests and Federal grant applications. The initial contract terms will expire on October 31, 2012, with subsequent contract terms of 13 months.

Minutes: 03/08/2012 SBC Approved project

DEPARTMENT OF GENERAL SERVICES

6500 Centennial Blvd Warehouse, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding and to utilize the Job Order Contract and other contracts for construction and Departmental Consultant for design services

Project Title: Generator and Fence

Project Description: Install emergency generator and fence for Pandemic Supply security

SBC Number: 529/000-01-2012

Total Project Budget: \$300,000.00

Source of Funding: \$278,360.00 2012 Public Health Emergency Preparedness Grant (F)
\$ 21,640.00 FRF Reserves (R)

Comment: Install Emergency Generator for Health Department Pandemic Supplies Storage, which are kept at Centennial Warehouse in a secure section. Also, increase fence height from 8' to 10'. These were among suggestions from law enforcement personnel, regarding this location. This project is to be paid for by the Department of Health, utilizing Federal Grant funds. JOC is being requested for the generator installation because grant funds expire August 9, 2012.

Minutes: 03/08/2012 SBC Approved project

DEPARTMENT OF GENERAL SERVICES

State Parking Lot, Nashville, Davidson County, Tennessee

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

Project Title: Solar Assist Charging Stations

Project Description: Construct four solar assist charging stations in the parking lot near Bicentennial Mall at 4th Avenue North and Harrison Street as part of DOE project through ECOtality and Oak Ridge National Laboratory.

SBC Number: 529/000-02-2012

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 Gift-in-Place (0)

Comment: The stations and installation will be provided for participation in *The EV Project*. This project is funded by a grant from the DOE to ECOtality There is no plan to charge users of these stations because it is a pilot program to investigate use and effectiveness of the electric vehicle charging station infrastructure. The pilot program will end December 31, 2012, unless extended by mutual agreement. The State will pay for the electricity and any repair costs after 90 days. At the end of the pilot program the State can elect to start its own program or have the stations removed.

Minutes: 03/08/2012 SBC Approved project

STATE BUILDING COMMISSION

Approval of Minutes

- Approved the Minutes of the State Building Commission meeting held on February 9, 2012.

Acknowledgement of Reports

- **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*, as revised December 19, 2011)

- 1) **State Procurement Agency:** STREAM
User Agency: Department of Correction
Location: South Central Correctional Complex
Project Title: Plumbing Infrastructure Investigation & Analysis
SBC Project No. 142/018-01-2012
Total Project Budget: \$120,000.00
Source of Funding: 07/08 Current Funds-Sentencing Act (R)

- **Report of Emergency Project**

Mr. Oglesby notified the Commission that he had received approval from Commissioner Emkes and Comptroller Wilson to proceed with emergency roof repairs at the **West TN State Penitentiary** due to recent storm damage. He said that preliminary estimates were less than the \$100,000 required for SBC approval, but he wanted to make them aware of the situation. Should the costs come in over \$100,000, it will be reported back to the Commission.

- **Reporting 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:** University of Memphis
Location: Memphis
Project Title: Jones and Brister Hall HVAC Improvements
SBC Project No: 166/007-09-2009
Designer: Allen & Hoshall **Contractor:** Accurate Air Company
Construction Completion %: 100% **Targeted Substantial Completion:** 06/11/2011
Change Order No. 5 **Comment: Hidden & Miscellaneous Conditions -**
Change Order Amount: -\$29,250.00 Extend time for unforeseen conditions and charge
Change Order Percentage: -16.65 liquidated damages for late delivery
Cumulative Percentage: -11.32

Approved Project Funding

Bid Target: \$290,000.00
Base Contract Amount: \$175,680.00
Contingency: \$ 20,000.00

After This Change Order

Revised Contract Amount: \$155,795.72
Remaining Contingency: \$ 20,000.00

2) **State Procurement Agency:** TN Board of Regents **User Agency:** Middle Tennessee State University
Location: Murfreesboro
Project Title: Parking and Transportation Improvements
SBC Project No: 166/009-01-2003
Designer: Lose & Associates **Contractor:** Rock City Construction Co
Construction Completion %: 83% **Targeted Substantial Completion:** 03/21/2012

Change Order No. 12
Change Order Amount: \$46,364.26
Change Order Percentage: 0.93
Cumulative Percentage: 16.13

Comment: Omission & Hidden Condition - Remove hcp ramp, add replacement ramp, add sidewalk steps. Adjust drainage structures light poles and sidewalk.

Approved Project Funding

Bid Target: \$17,755,500.00
Base Contract Amount: \$ 4,975,000.00
Contingency: \$ 1,544,500.00

After This Change Order

Revised Contract Amount: \$5,777,572.06
Remaining Contingency: \$ 503,151.74

3) **State Procurement Agency:** TN Board of Regents **User Agency:** Middle Tennessee State University
Location: Murfreesboro
Project Title: Parking and Transportation Improvements
SBC Project No: 166/009-01-2003
Designer: Lose & Associates **Contractor:** Rock City Construction Co
Construction Completion %: 83% **Targeted Substantial Completion:** 03/21/2012

Change Order No. 13
Change Order Amount: -\$2,335.11
Change Order Percentage: -0.05
Cumulative Percentage: 16.09

Comment: Hidden Condition - Delete heavy duty exposed aggregate concrete paving and sidewalk ramp on both sides of MTSU Blvd at Student Union construction entry

Approved Project Funding

Bid Target: \$17,755,500.00
Base Contract Amount: \$ 4,975,000.00
Contingency: \$ 1,544,500.00

After This Change Order

Revised Contract Amount: \$5,775,236.84
Remaining Contingency: \$ 505,486.96

4) **State Procurement Agency:** TN Board of Regents **User Agency:** Middle Tennessee State University
Location: Murfreesboro
Project Title: Campus Lighting Upgrade
SBC Project No: 166/009-02-2010
Designer: Lose & Associates **Contractor:** Elmore Electrical & Mechanical
Construction Completion %: 95% **Targeted Substantial Completion:** 12/30/2011

Change Order No. 8
Change Order Amount: \$4,648.41
Change Order Percentage: 0.31
Cumulative Percentage: 56.88

Comment: Hidden Conditions -Provide brick pavers in Old Main Circle where gaps remain from light pole demolition and new wire installation using pavers that match existing

Approved Project Funding

Bid Target: \$2,622,125.00
Base Contract Amount: \$1,507,125.00
Contingency: \$ 975,715.00

After This Change Order

Revised Contract Amount: \$2,364,450.06
Remaining Contingency: \$ 975,715.00

5) **State Procurement Agency:** Univ of Tennessee **User Agency:** UTIA
Location: Greeneville
Project Title: Greeneville 4H Center
SBC Project No: 540/009-11-2007
Designer: Vaughn & Melton **Contractor:** D&S Builders
Construction Completion %: 100% **Targeted Substantial Completion:** 10/14/2011

Change Order No. 5
Change Order Amount: \$21,752.44
Change Order Percentage: 1.20%
Cumulative Percentage: 28.72%

Comment: Owner Request for Additional Scope - Provide additional storm drainage and downspout drainage system on west side of building

Approved Project Funding

Bid Target: \$2,000,000.00
Base Contract Amount: \$1,812,000.00
Contingency: \$ 100,000.00

After This Change Order

Revised Contract Amount: \$2,332,376.21
Remaining Contingency: \$0

6) **State Procurement Agency:** Univ of Tennessee **User Agency:** UTIA
Location: Knoxville
Project Title: Brehm / McLeod Renovation
SBC Project No: 540/009-15-2006
Designer: Studio Four Design/
The Lewis Group **Contractor:** C. Laney & Sons Construction
Construction Completion %: 82% **Targeted Substantial Completion:** 07/15/2012

Change Order No. 9 **Comment: Hidden Conditions** - Revise cable tray
Change Order Amount: \$159,586.97 installation to resolve space & routing conflicts with
Change Order Percentage: 0.96 structural and mechanical components; repair existing
Cumulative Percentage: 16.04 column to stabilize foundation

Approved Project Funding

Bid Target: \$18,000,000.00
Base Contract Amount: \$16,633,000.00
Contingency: \$ 1,400,000.00

After This Change Order

Revised Contract Amount: \$19,301,185.78
Remaining Contingency: \$ 98,814.22

7) **State Procurement Agency:** Univ of Tennessee **User Agency:** UTIA
Location: Walland
Project Title: Dairy Farm Relocation
SBC Project No: 540/009-23-2003
Designer: Bullock Smith **Contractor:** Messer Construction
Construction Completion %: 99% **Targeted Substantial Completion:** 04/12/2011

Change Order No. 6 **Comment: Owner Request for Additional Scope** -
Change Order Amount: \$56,139.33 Furnish and install manufactured brisket board. Hydro-
Change Order Percentage: 0.64 seed additional six acres. Underdrain system for manure
Cumulative Percentage: 12.92 storage pit #1.

Approved Project Funding

Bid Target: \$10,100,000.00
Base Contract Amount: \$ 8,800,000.00
Contingency: \$ 505,000.00

After This Change Order

Revised Contract Amount: \$9,937,002.44
Remaining Contingency: \$ 505,000.00

8) **State Procurement Agency:** Univ of Tennessee **User Agency:** UTIA
Location: Walland
Project Title: Dairy Farm Relocation
SBC Project No: 540/009-23-2003
Designer: Bullock Smith **Contractor:** Messer Construction
Construction Completion %: 99% **Targeted Substantial Completion:** 04/12/2011

Change Order No. 7 **Comment:** Designer Error - Revised conveyor support design. Revised milk room and flush tank design.
Change Order Amount: \$119,205.77
Change Order Percentage: 1.35
Cumulative Percentage: 14.28

Approved Project Funding

Bid Target: \$10,100,000.00
Base Contract Amount: \$ 8,800,000.00
Contingency: \$ 505,000.00

After This Change Order

Revised Contract Amount: \$10,056,208.21
Remaining Contingency: \$ 505,000.00

9) **State Procurement Agency:** Univ of Tennessee **User Agency:** UTK
Location: Knoxville
Project Title: Fraternity Houses Renovations & Additions – Sigma Phi Epsilon
SBC Project No: 540/009-37-2004
Designer: Purser Lee **Contractor:** Johnson & Gayon Inc
Construction Completion %: 100% **Targeted Substantial Completion:** 08/24/2011

Change Order No. 5 **Comment:** State Fire Marshal Requirements - Add emergency lighting, fixtures, horn/strobe and fire alarm pull station.
Change Order Amount: \$30,429.00
Change Order Percentage: 1.77
Cumulative Percentage: 13.30

Approved Project Funding

Bid Target: \$1,890,000.00
Base Contract Amount: \$1,724,000.00
Contingency: \$ 595,000.00

After This Change Order

Revised Contract Amount: \$1,953,279.00
Remaining Contingency: \$ 595,000.00

- The Commission acknowledged receipt of the **Ladies Hermitage Association's** 2011 Annual Report.
- The Commission acknowledged receipt of final action taken at the SBC Executive Subcommittee meeting held on January 23, 2012.

There being no further business, the meeting adjourned at 11:20 a.m.

Approved:

A handwritten signature in black ink, appearing to read "Mark A. Emkes". The signature is written in a cursive style with a large initial "M".

Mark A. Emkes, Commissioner
Department of Finance and Administration