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
11:09 a.m. University of Tennessee
11:10 a.m. Department of Economic & Community Development
11:11 a.m. Department of Transportation
11:12 a.m. Department of Children’s Services
11:13 a.m. Department of Environment and Conservation
11:17 a.m. Tennessee State Veterans Homes Board
11:18 a.m. Department of General Services
11:19 a.m. State Building Commission

Chancellor John Morgan
Treasurer Butch Peccolo
Senior Advisor Josh Helton
Asst Chief Engineer Jeff Jones
Assistant Commissioner Burgess Oliver
Deputy Commissioner Brock Hill
Commissioner Many-Bears Grinder
Assistant Commissioner Peter Heimbach
State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Mark Emkes, Commissioner, Department of Finance and Administration
Trey 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
Georgia Martin, Office of the State Architect
Genie Whitesell, Attorney General’s Office
Janie Porter, Attorney General’s Office
Jonathan Rummel, Secretary of State’s Office
Melinda Parton, Comptroller’s Office
Joy Harris, Treasurer’s Office
Scott Glimer, House Speaker’s Office
Jordan Young, Senate Speaker’s Office
Bruce Davis, Legislative Budget Office
Dick Tracy, Tennessee Board of Regents

George Criss, University of Tennessee
John Carr, Department of Finance and Administration
Diane Uhler, Tennessee Board of Regents
Don Johnson, Department of General Services
Lynelle Jensen, Department of General Services
David Gregory, Tennessee Board of Regents
Connie Wallace, AIA TN
Murray Crow, Department of Environment and Conservation
Bob Qualey, Department of General Services
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 Scosa, Turner Construction
Kim Adkins, Codell Construction
Tom Robinson, Department of Correction
Doug Freeman, Department of General Services
Peggy Wilsoin, Department of Health
James Nash, Senator Barnes
Jay Harrison, Department of General Services
Jose McNeil, Department of General Services
Tom Eck, Department of Environment and Conservation
Tony Guzzi, Ladies Hermitage Association
## Table of Contents

- Tennessee Board of Regents ................................................. 4
- University of Tennessee .................................................. 13
- Department of Economic & Community Development ............. 17
- Department of Transportation ........................................... 18
- Department of Children's Services ..................................... 19
- Department of Environment and Conservation ...................... 20
- Tennessee State Veterans Homes Board ............................... 24
- Department of General Services ........................................ 25
- State Building Commission .............................................. 27
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

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of the selection of a consultant as result of RFP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Master Plan</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Develop Master Plan.</td>
</tr>
<tr>
<td>SBC Number:</td>
<td>166/019-02-2011</td>
</tr>
<tr>
<td>Total Project Budget:</td>
<td>$150,000.00</td>
</tr>
<tr>
<td>Source of Funding:</td>
<td>$150,000.00 Plant Funds (Non-Auxiliary) (A)</td>
</tr>
<tr>
<td>Comment:</td>
<td>Proposals were submitted 1/24/12. The last Master Plan was completed in 2000.</td>
</tr>
<tr>
<td>Previous Action:</td>
<td>04/14/2011 SBC Approved issuing RFP</td>
</tr>
<tr>
<td>Minutes:</td>
<td>03/08/2012 SBC Approved consultant (Dober Lidsky Mathey)</td>
</tr>
</tbody>
</table>
**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:**

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$7,613,700.00</td>
<td>$0.00</td>
<td>$7,613,700.00</td>
</tr>
<tr>
<td>1,200,000.00</td>
<td>0.00</td>
<td>1,200,000.00</td>
</tr>
<tr>
<td>586,300.00</td>
<td>600,000.00</td>
<td>1,186,300.00</td>
</tr>
<tr>
<td>0.00</td>
<td>570,000.00</td>
<td>570,000.00</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Source of Funding:</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant (Non-Auxiliary)</td>
<td>$2,450,000.00</td>
<td>$479,619.00</td>
<td>$2,929,619.00</td>
</tr>
<tr>
<td>Change in Funding:</td>
<td>$479,619.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Revised Project Budget:</td>
<td>$2,929,619.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$220,000.00</td>
<td>$28,000.00</td>
<td>$228,000.00</td>
</tr>
</tbody>
</table>

10/11

<table>
<thead>
<tr>
<th></th>
<th>CurrrFunds - CapMaint</th>
<th>(A)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Plant (Non-Auxiliary)</td>
<td>(A)</td>
</tr>
</tbody>
</table>

Original Project Budget: $220,000.00

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

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of a revision in scope, with work to be accomplished within the project budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Title:</strong></td>
<td>Security System Modernization</td>
</tr>
<tr>
<td><strong>Project Description:</strong></td>
<td>Upgrade campus security system</td>
</tr>
<tr>
<td><strong>SBC Number:</strong></td>
<td>166/032-08-2010</td>
</tr>
<tr>
<td><strong>Total Project Budget:</strong></td>
<td>$400,000.00</td>
</tr>
<tr>
<td><strong>Source of Funding:</strong></td>
<td>$400,000.00  2010  State Funds  (A)</td>
</tr>
<tr>
<td><strong>Comment:</strong></td>
<td>Scope will be increased to install a video surveillance system at the Division Street campus within the current funding.</td>
</tr>
<tr>
<td><strong>Previous Action:</strong></td>
<td>07/08/2010  SBC  Approved project</td>
</tr>
<tr>
<td></td>
<td>07/23/2010  ESC  Selected designer (Community Tectonics, LLC)</td>
</tr>
<tr>
<td><strong>Minutes:</strong></td>
<td>03/08/2012  SBC  Revised scope</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,024,000.00</td>
<td>$0.00</td>
<td>$1,024,000.00</td>
</tr>
<tr>
<td>276,000.00</td>
<td>(200,000.00)</td>
<td>76,000.00</td>
</tr>
</tbody>
</table>

State Funds (A) 2010
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
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

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ 90,000.00</td>
<td>$ 0.00</td>
<td>$ 90,000.00</td>
<td>11/12</td>
<td>Current Funds Capital Maint (A)</td>
</tr>
<tr>
<td></td>
<td>510,000.00</td>
<td>0.00</td>
<td>510,000.00</td>
<td>2011</td>
<td>GO Bonds - Capital Maint (A)</td>
</tr>
<tr>
<td></td>
<td>0.00</td>
<td>250,000.00</td>
<td>250,000.00</td>
<td></td>
<td>Plant (Non-Auxiliary) (A)</td>
</tr>
</tbody>
</table>

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 (Kurzynski & 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) **Madison 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, 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:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$13,300,000.00</td>
<td>$0.00</td>
<td>$13,300,000.00</td>
</tr>
<tr>
<td>1,300,000.00</td>
<td>800,000.00</td>
<td>2,100,000.00</td>
</tr>
</tbody>
</table>

TSSBA (A)  
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

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$10,000,000.00</td>
<td>$</td>
<td>0</td>
<td>$10,000,000.00</td>
</tr>
<tr>
<td>6,000,000.00</td>
<td>0</td>
<td>0</td>
<td>6,000,000.00</td>
</tr>
<tr>
<td>134,000,000.00</td>
<td>0</td>
<td>0</td>
<td>134,000,000.00</td>
</tr>
<tr>
<td>0</td>
<td>3,000,000.00</td>
<td>3,000,000.00</td>
<td>11/12 ECD OperFund (A)</td>
</tr>
</tbody>
</table>

**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
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

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of a project budget, scope, source(s) of funding and proceeding with process to select a designer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Secure Unit Door Replacement</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Replace existing security doors in Secure Unit</td>
</tr>
<tr>
<td>SBC Number:</td>
<td>144/011-01-2012</td>
</tr>
<tr>
<td>Total Project Budget:</td>
<td>$245,000.00</td>
</tr>
<tr>
<td>Source of Funding:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$ 60,000.00  11/12  Current Funds Capital Maint (A)</td>
</tr>
<tr>
<td></td>
<td>$150,000.00  2011  GO Bonds Capital Maint (A)</td>
</tr>
<tr>
<td></td>
<td>$ 35,000.00  11/12  Current Funds Major Maint (A)</td>
</tr>
<tr>
<td>Comment:</td>
<td>This is a <strong>line-item</strong> 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.</td>
</tr>
<tr>
<td>Minutes:</td>
<td>03/08/2012  SBC  Approved project</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of a project budget, scope, source(s) of funding and utilizing Departmental Consultant for design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Cabin Geothermal HVAC Conversion</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Convert ten landside rental cabins to geothermal source for HVAC</td>
</tr>
<tr>
<td>SBC Number:</td>
<td>126/036-02-2012</td>
</tr>
<tr>
<td>Total Project Budget:</td>
<td>$200,000.00</td>
</tr>
<tr>
<td>Source of Funding:</td>
<td>$200,000.00 Clean Energy Grant Funds (O)</td>
</tr>
<tr>
<td>Comment:</td>
<td>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.</td>
</tr>
<tr>
<td>Minutes:</td>
<td>03/08/2012 SBC Approved project</td>
</tr>
</tbody>
</table>
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: 128/010-01-2012

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
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: $276,360.00 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 (O)

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)

<table>
<thead>
<tr>
<th>1)</th>
<th>State Procurement Agency: STREAM</th>
<th>User Agency: Department of Correction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Location:</td>
<td>South Central Correctional Complex</td>
</tr>
<tr>
<td></td>
<td>Project Title:</td>
<td>Plumbing Infrastructure Investigation &amp; Analysis</td>
</tr>
<tr>
<td></td>
<td>SBC Project No.</td>
<td>142/2018-01-2012</td>
</tr>
<tr>
<td></td>
<td>Total Project Budget:</td>
<td>$120,000.00</td>
</tr>
<tr>
<td></td>
<td>Source of Funding:</td>
<td>07/08 Current Funds-Sentencing Act (R)</td>
</tr>
</tbody>
</table>

- **Report of Emergency Project**

Mr. Ogiesby 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)

<table>
<thead>
<tr>
<th>1)</th>
<th>State Procurement Agency: TN Board of Regents</th>
<th>User Agency: University of Memphis</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Location:</td>
<td>Memphis</td>
</tr>
<tr>
<td></td>
<td>Project Title:</td>
<td>Jones and Brister Hall HVAC Improvements</td>
</tr>
<tr>
<td></td>
<td>SBC Project No.</td>
<td>166/007-09-2009</td>
</tr>
<tr>
<td></td>
<td>Designer:</td>
<td>Allen &amp; Hoshall</td>
</tr>
<tr>
<td></td>
<td>Construction Completion %:</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Change Order No.</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Change Order Amount:</td>
<td>-$29,250.00</td>
</tr>
<tr>
<td></td>
<td>Change Order Percentage:</td>
<td>-16.65</td>
</tr>
<tr>
<td></td>
<td>Cumulative Percentage:</td>
<td>-11.32</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Approved Project Funding</th>
<th></th>
<th>Contractor: Accurate Air Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bid Target:</td>
<td>$290,000.00</td>
<td>Targeted Substantial Completion: 06/11/2011</td>
</tr>
<tr>
<td>Base Contract Amount:</td>
<td>$175,680.00</td>
<td>Comment: Hidden &amp; Miscellaneous Conditions - Extend time for unforeseen conditions and charge liquidated damages for late delivery</td>
</tr>
<tr>
<td>Contingency:</td>
<td>$20,000.00</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>After This Change Order</th>
<th></th>
<th>Revised Contract Amount: $155,795.72</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remaining Contingency:</td>
<td></td>
<td>Remaining Contingency: $20,000.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>2) State Procurement Agency:</td>
<td>TN Board of Regents Murfreesboro</td>
<td>User Agency: Middle Tennessee State University</td>
</tr>
<tr>
<td>Location:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Title:</td>
<td>Parking and Transportation Improvements</td>
<td></td>
</tr>
<tr>
<td>SBC Project No:</td>
<td>166/009-01-2003</td>
<td></td>
</tr>
<tr>
<td>Designer:</td>
<td>Lose &amp; Associates</td>
<td>Contractor: Rock City Construction Co</td>
</tr>
<tr>
<td>Construction Completion %:</td>
<td>83%</td>
<td>Targeted Substantial Completion: 03/21/2012</td>
</tr>
<tr>
<td>Change Order No.</td>
<td>12</td>
<td>Comment: Omission &amp; Hidden Condition - Remove hcp ramp, add replacement ramp, add sidewalk steps. Adjust drainage structures light poles and sidewalk.</td>
</tr>
<tr>
<td>Change Order Amount:</td>
<td>$46,364.26</td>
<td></td>
</tr>
<tr>
<td>Change Order Percentage:</td>
<td>0.93</td>
<td></td>
</tr>
<tr>
<td>Cumulative Percentage:</td>
<td>16.13</td>
<td></td>
</tr>
<tr>
<td>Approved Project Funding</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bid Target:</td>
<td>$17,755,500.00</td>
<td></td>
</tr>
<tr>
<td>Base Contract Amount:</td>
<td>$4,975,000.00</td>
<td>Revised Contract Amount: $5,777,572.06</td>
</tr>
<tr>
<td>Contingency:</td>
<td>$1,544,500.00</td>
<td>Remaining Contingency: $503,151.74</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3) State Procurement Agency:</td>
<td>TN Board of Regents Murfreesboro</td>
<td>User Agency: Middle Tennessee State University</td>
</tr>
<tr>
<td>Location:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Title:</td>
<td>Parking and Transportation Improvements</td>
<td></td>
</tr>
<tr>
<td>SBC Project No:</td>
<td>166/009-01-2003</td>
<td></td>
</tr>
<tr>
<td>Designer:</td>
<td>Lose &amp; Associates</td>
<td>Contractor: Rock City Construction Co</td>
</tr>
<tr>
<td>Construction Completion %:</td>
<td>83%</td>
<td>Targeted Substantial Completion: 03/21/2012</td>
</tr>
<tr>
<td>Change Order No.</td>
<td>13</td>
<td>Comment: Hidden Condition - Delete heavy duty exposed aggregate concrete paving and sidewalk ramp on both sides of MTSU Blvd at Student Union construction entry</td>
</tr>
<tr>
<td>Change Order Amount:</td>
<td>-$2,335.11</td>
<td></td>
</tr>
<tr>
<td>Change Order Percentage:</td>
<td>-0.05</td>
<td></td>
</tr>
<tr>
<td>Cumulative Percentage:</td>
<td>16.09</td>
<td></td>
</tr>
<tr>
<td>Approved Project Funding</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bid Target:</td>
<td>$17,755,500.00</td>
<td>Revised Contract Amount: $5,775,236.84</td>
</tr>
<tr>
<td>Base Contract Amount:</td>
<td>$4,975,000.00</td>
<td>Remaining Contingency: $505,486.96</td>
</tr>
<tr>
<td>Contingency:</td>
<td>$1,544,500.00</td>
<td></td>
</tr>
</tbody>
</table>
4) State Procurement Agency: TN Board of Regents  
Location: Murfreesboro  
Project Title: Campus Lighting Upgrade  
SBC Project No: 166/009-02-2010  
Designer: Lose & Associates  
Construction Completion %: 95%  
Change Order No. 8  
Change Order Amount: $4,648.41  
Change Order Percentage: 0.31  
Cumulative Percentage: 56.88  
User Agency: Middle Tennessee State University  
Contractor: Elmore Electrical & Mechanical  
Targeted Substantial Completion: 12/30/2011  
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  
Location: Greeneville  
Project Title: Greeneville 4H Center  
SBC Project No: 540/009-11-2007  
Designer: Vaughn & Melton  
Construction Completion %: 100%  
Change Order No. 5  
Change Order Amount: $21,752.44  
Change Order Percentage: 1.20%  
Cumulative Percentage: 28.72%  
User Agency: UTIA  
Contractor: D&S Builders  
Targeted Substantial Completion: 10/14/2011  
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
<table>
<thead>
<tr>
<th>6</th>
<th><strong>State Procurement Agency:</strong></th>
<th>Univ of Tennessee</th>
<th><strong>User Agency:</strong></th>
<th>UTIA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Location:</strong></td>
<td>Knoxville</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Project Title:</strong></td>
<td>Brehm / McLeod Renovation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>SBC Project No:</strong></td>
<td>540/009-15-2006</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Designer:</strong></td>
<td>Studio Four Design/ The Lewis Group</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Construction Completion %:</strong></td>
<td>82%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Change Order No.:</strong></td>
<td>9</td>
<td><strong>Contractor:</strong></td>
<td>C. Laney &amp; Sons Construction</td>
</tr>
<tr>
<td></td>
<td><strong>Change Order Amount:</strong></td>
<td>$159,586.97</td>
<td><strong>Targeted Substantial Completion:</strong></td>
<td>07/15/2012</td>
</tr>
<tr>
<td></td>
<td><strong>Change Order Percentage:</strong></td>
<td>0.96</td>
<td><strong>Comment:</strong></td>
<td>Hidden Conditions - Revise cable tray installation to resolve space &amp; routing conflicts with structural and mechanical components; repair existing column to stabilize foundation</td>
</tr>
<tr>
<td></td>
<td><strong>Cumulative Percentage:</strong></td>
<td>16.04</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Approved Project Funding</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Bid Target:</strong></td>
<td>$18,000,000.00</td>
<td><strong>After This Change Order</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Base Contract Amount:</strong></td>
<td>$16,633,000.00</td>
<td><strong>Revised Contract Amount:</strong></td>
<td>$19,301,185.78</td>
</tr>
<tr>
<td></td>
<td><strong>Contingency:</strong></td>
<td>$1,400,000.00</td>
<td><strong>Remaining Contingency:</strong></td>
<td>$98,814.22</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7</th>
<th><strong>State Procurement Agency:</strong></th>
<th>Univ of Tennessee</th>
<th><strong>User Agency:</strong></th>
<th>UTIA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Location:</strong></td>
<td>Walland</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Project Title:</strong></td>
<td>Dairy Farm Relocation</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>SBC Project No:</strong></td>
<td>540/009-23-2003</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Designer:</strong></td>
<td>Bullock Smith</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Construction Completion %:</strong></td>
<td>99%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Change Order No.:</strong></td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Change Order Amount:</strong></td>
<td>$56,139.33</td>
<td><strong>Contractor:</strong></td>
<td>Messer Construction</td>
</tr>
<tr>
<td></td>
<td><strong>Change Order Percentage:</strong></td>
<td>0.64</td>
<td><strong>Targeted Substantial Completion:</strong></td>
<td>04/12/2011</td>
</tr>
<tr>
<td></td>
<td><strong>Cumulative Percentage:</strong></td>
<td>12.92</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Approved Project Funding</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Bid Target:</strong></td>
<td>$10,100,000.00</td>
<td><strong>After This Change Order</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Base Contract Amount:</strong></td>
<td>$8,800,000.00</td>
<td><strong>Revised Contract Amount:</strong></td>
<td>$9,937,002.44</td>
</tr>
<tr>
<td></td>
<td><strong>Contingency:</strong></td>
<td>$505,000.00</td>
<td><strong>Remaining Contingency:</strong></td>
<td>$505,000.00</td>
</tr>
</tbody>
</table>
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
Construction Completion %: 99%
Contractor: Messer Construction
Targeted Substantial Completion: 04/12/2011
Change Order No: 7
Change Order Amount: $119,205.77
Change Order Percentage: 1.35
Cumulative Percentage: 14.28
Comment: Designer Error - Revised conveyor support design. Revised milk room and flush tank design.

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
Construction Completion %: 100%
Contractor: Johnson & Gaiyon Inc
Targeted Substantial Completion: 08/24/2011
Change Order No: 5
Change Order Amount: $30,429.00
Change Order Percentage: 1.77
Cumulative Percentage: 13.30
Comment: State Fire Marshal Requirements - Add emergency lighting, fixtures, horn/strobe and fire alarm pull station.

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:

Mark A. Emkes, Commissioner
Department of Finance and Administration