

MINUTES
STATE BUILDING COMMISSION
March 12, 2015

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Ron Ramsey called the meeting to order at 11:05 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
Tre Hargett, Secretary of State
David Lillard, State Treasurer
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Larry Martin, Commissioner, Department of Finance and Administration

ORGANIZATION

- Tennessee Board of Regents
- University of Tennessee
- Department of Veterans Affairs
- Military Department
- Department of Correction
- Department of Environment and Conservation
- Department of Children's Services
- Department of General Services
- Department of Intellectual & Developmental Disabilities
- Department of Education
- Department of Economic & Community Development
- State Capitol Commission
- State Building Commission

PRESENTER

Chancellor John Morgan
President Joe DiPietro
Commissioner Many-Bears Grinder
General Max Haston
Commissioner Derrick Schofield
Commissioner Bob Martineau
Commissioner Jim Henry
Commissioner Bob Oglesby
Deputy Commissioner Lance Iverson
Deputy Commissioner Kathleen Airhart
Chief of Staff Ted Townsend
State Architect Peter Heimbach
State Architect Peter Heimbach

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology Statewide, Various Cities and Counties

Requested Action: Approval of a revision in scope and Total Project Budget from \$17,940,000 to \$24,600,000, and proceeding with the process to select a designer for the Middle Tennessee area

Project Title: Tennessee College of Applied Technology Improvements

Project Description: Provide program expansion and improvements at TCATs: *Athens, Chattanooga, Covington, Crossville, Dickson, Harriman, Jackson, Knoxville, Memphis, Morristown, Nashville, Paris, and Shelbyville, including minor enhancements* statewide in accordance with the TCAT Master Plan.

SBC Number: 166/000-04-2013

Total Project Budget: \$24,600,000.00

Current Project Funding: \$ 800,000.00
(if not fully funded)

Source of Funding: \$ 800,000.00 Plant (Non-Auxiliary) (A)

Comment: Project is TBR's #1 priority on the Capital Outlay List. Project has been expanded to include work at additional TCATs statewide.

Previous Action: 07/11/2013 SBC Approved fully planning a project
07/30/2013 ESC Selected two designers: West TN - Braganza Design Group
East TN – Hefferlin + Kronenberg

Minutes: 03/12/2015 SBC Approved a revision in scope and Total Project Budget from \$17,940,000 to \$24,600,000, and proceeding with the process to select a designer for the Middle Tennessee area.

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval of a revision in current project funding, sources of funding and Total Project Budget from \$18,000,000 to \$24,400,000, and to fully plan the remaining project and proceed with Phase 1, and approval to utilize Construction Manager/General Contractor delivery method for construction

Project Title: New Football Stadium

Project Description: Construct a new 10,000 seat football stadium.

SBC Number: 166/005-02-2013

Total Project Budget: \$24,400,000.00

Current Project Funding: \$16,800,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$7,500,000.00	\$6,900,000.00	\$14,400,000.00	TSSBA (student fees) (A)
	300,000.00	1,229,650.00	1,529,650.00	Plant (Aux-student fees) (A)
	0.00	870,350.00	870,350.00	Gifts (O)
Original Project Funding:	\$7,800,000.00			
Change in Funding:		\$9,000,000.00		
Revised Project Funding:			\$16,800,000.00	

Comment: Phase 1 of the project includes a playing field, stadium seating, concession areas, restrooms, and ancillary support elements. Additional phases will include luxury boxes, field house, added restrooms and concessions, and further development of the concourses, when funding becomes available.

Previous Action: 07/11/2013 SBC Approved project
07/30/2013 ESC Selected designer (McCarty Holsaple McCarty)
01/09/2014 SBC Revised funding

Minutes: 03/12/2015 SBC Approved a revision in current project funding, sources of funding and Total Project Budget from \$18,000,000 to \$24,400,000, and to fully plan the remaining project and proceed with Phase 1, and approval to utilize Construction Manager/General Contractor delivery method for construction.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Bell Street Building Renovations

Project Description: Interior and exterior renovations, including connection to data infrastructure, lighting, security, surface parking lots, and a parking garage structure.

SBC Number: 166/009-10-2013

Total Project Budget: \$7,440,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$4,000,000.00	\$400,000.00	\$4,400,000.00	Plant (Non-Auxiliary)	(A)
	1,000,000.00	0.00	1,000,000.00	Plant (Auxiliary-Parking)	(A)
	1,000,000.00	940,000.00	1,940,000.00	Gifts	(O)
	0.00	100,000.00	100,000.00	Student Fees	(O)
Original Project Budget:	\$6,000,000.00				
Change in Funding:		\$1,440,000.00			
Revised Project Budget:			\$7,440,000.00		

Comment: Additional funds are needed to complete a renovation for the Center for Chinese Music and Culture and also for purchasing furnishings, AV and IT items.

Previous Action: 07/11/2013 SBC Approved project and use of CM/GC
 07/30/2013 ESC Selected designer (Moody Nolan Inc.)
 04/16/2014 SBC Approved award of CM/GC (Turner Construction Company)

Minutes: 03/12/2015 SBC Approved a revision in project budget and source(s) of funding.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Student Recreation Center Re-roof

Project Description: Remove failing roof system and install new roofing system.

SBC Number: 166/009-05-2014

Total Project Budget: \$445,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$50,000.00	\$395,000.00	\$395,000.00	Plant (Auxiliary-General) (A)
Original Project Budget:	<u>\$50,000.00</u>			
Change in Funding:		\$395,000.00		
Revised Project Budget:			\$445,000.00	

Comment: A consultant has evaluated the status of the project and the responsibility of the previous contractor. Although the campus is proceeding, there are ongoing efforts for reimbursement for premature roof failure.

Previous Action: 11/13/2014 SBC Approved project and use of consultant

Minutes: 03/12/2015 SBC Approved a revision in project budget and source of funding to fully fund the project.

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

Project Title: Eoff Hall Powers Auditorium Renovations

Project Description: Renovate Eoff Hall Auditorium by making interior updates.

SBC Number: 166/021-03-2014

Total Project Budget: \$740,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 50,000.00	\$ 0.00	\$ 50,000.00	Gifts	(O)
	600,000.00	90,000.00	690,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	<u>\$650,000.00</u>				
Change in Funding:		\$90,000.00			
Revised Project Budget:			\$740,000.00		

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

Previous Action: 04/16/2014 SBC Approved project
05/19/2014 ESC Selected designer (Hefferlin + Kronenberg)

Minutes: 03/12/2015 SBC Approved a revision in project budget and source of 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

Project Title: Gray Campus Roof Replacement

Project Description: Repair or replace roof system.

SBC Number: 166/038-02-2012

Total Project Budget: \$228,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$120,000.00	\$ 0.00	\$120,000.00	12/13	CurrFunds-CapMaint	(A)
	0.00	108,000.00	108,000.00		Plant (Non-Auxiliary)	(R)
Original Project Budget:	<u>\$120,000.00</u>					
Change in Funding:		\$108,000.00				
Revised Project Budget:			\$228,000.00			

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

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Selected designer (McGahey Associates Architects)

Minutes: 03/12/2015 SBC Approved a revision in project budget and source of funding.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) East Tennessee State University, Johnson City
(Campus Housing Renovations)
SBC Project No. 166/005-04-2013
Bid date: 03-04-2015
MACC: 1,535,294
SBC Action: No action required

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

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

Project Title: Morgan Hall Life Safety Improvements

Project Description: This project will address the SFMO Plan of Corrective Action, providing such things as an integrated fire alarm system, fire partitions, rated doors and a life safety plan.

SBC Number: 540/001-01-2015

Total Project Budget: \$500,000.00

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

Comment: This emergency disclosure project was approved by THEC on 2/19/2015 and addresses the State Fire Marshall Plan of Corrective Action concerning this building.

Minutes: 03/12/2015 SBC Approved a project budget, scope and source of funding and utilizing campus consultant for design.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Lab Renovations

Project Description: The University has a significant deficit in research space that is hindering our ability to attract and retain top research faculty. These projects are in the Science and Engineering Building, Dougherty Engineering Building, and *Senter Hall*.

SBC Number: 540/009-04-2012

Total Project Budget: \$11,000,000.00

Source of Funding: \$11,000,000.00 12/13 Plant (Non-Auxiliary) (A)

Comment: This request will add the *Senter Hall* building as part of the project scope to provide research space for new faculty.

Previous Action: 06/14/2012 SBC Approved project

Minutes: 03/12/2015 SBC Approved a revision in scope with work to be accomplished within existing project funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Reroof Several Buildings Phase 3

Project Description: This project will reroof EPS (1989), Brehm Hall (1950), Hall-Moody Administration (1958), *Daycare (1993), Crisp (1990), and Sociology (1998)*.

SBC Number: 540/011-05-2012

Total Project Budget: \$3,660,000.00

Source of Funding: \$3,660,000.00 12/13 CurrFunds-CapMaint (A)

Comment: This request will add the *Daycare, Crisp, and Sociology* buildings as part of the project scope. The original project scope is complete, allowing funds for the additional buildings.

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

Minutes: 03/12/2015 SBC Approved a revision in scope with work to be accomplished within existing project funding.

DEPARTMENT OF VETERAN AFFAIRS

John Sevier Veterans Cemetery, Knoxville, Knox County, Tennessee

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

Project Title: Tennessee Gold Star Families Memorial

Project Description: Provide a memorial monument in East Tennessee.

SBC Number: 682/002-01-2015

Total Project Budget: \$45,000.00

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

Comment: The monument honors those families who have sacrificed and suffered as a result of their loved one making the ultimate sacrifice for our State and County. Funding and construction will be provided by the Hershel "Woody" Williams Medal of Honor Foundation, the American Legion Post 2, and the Mountain Man Memorial March plus local fundraising.

Minutes: 03/12/2015 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by the State Architect.

DEPARTMENT OF MILITARY

Readiness Center, Smyrna, Rutherford County, Tennessee

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

Project Title: Building 500 Restroom Renovations

Project Description: Construct men’s and women’s ADA accessible restrooms, janitor’s closet, associated utility infrastructure improvements, remediation as required and all related work.

SBC Number: 361/079-01-2015

Total Project Budget: \$250,000.00

Source of Funding: \$250,000.00 Federal Funds (NGB) (F)

Comment: Building 500, constructed in 1959, is used for training and other events. The existing restrooms are not adequate to service the building occupants and its intended use.

Minutes: 03/12/2015 SBC Approved a project, budget, scope, source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF CORRECTION

Taft Youth Development Center, Pikeville, Bledsoe County, Tennessee

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

Project Title: New Dormitory/Food Service Building

Project Description: Provide a new 32 bed dormitory and food service building. Project includes demolition of old school building to accommodate new facility.

SBC Number: 144/005-01-2007

Total Project Budget: \$3,763,700.00

Current Project Funding: \$211,337.03
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 163,700.00	\$ 0.00	\$163,700.00	07/08	CurrFunds-CapImprov	(A)
	0.00	47,637.03	47,637.03	06/07	CurrFunds-CapImprov	(R)
	3,600,000.00	(3,600,000.00)	0.00	2007	GO Bonds-CapImprov	(A)
Original Project Budget:	\$3,763,700.00					
Change in Funding:		(\$3,552,362.97)				
Revised Project Budget:			\$211,337.03			

Comment: Project is being cancelled as the agency has no current plans to re-purpose the institution.

Previous Action:

08/16/2007	SBC	Approved project & designer (Barge Waggoner Sumner Cannon)
06/26/2008	ESC	Approved demolition
09/10/2009	SBC	Revised funding
02/11/2010	SBC	Revised scope
07/08/2010	SBC	Approved Early Design Phase

Minutes: 03/12/2015 SBC Approved a revision in sources of funding and to cancel the project.

DEPARTMENT OF CORRECTION

Taft Youth Development Center, Pikeville, Bledsoe County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Steam Line Repairs

Project Description: Repair and replace approximately 700 linear feet of existing underground steam line that originates from the steam vault behind the old operations building and goes onto the school counseling center's mechanical room. Project will include all related work.

SBC Number: 144/005-02-2011

Total Project Budget: \$750,000.00

Current Project Funding: \$ 452.47
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$700,000.00	(\$700,000.00)	\$ 0.00	2011	GO Bonds-CapMaint	(A)
	50,000.00	(49,547.53)	452.47	11/12	CurrFunds-CapMaint	(A)
Original Project Budget:	<u>\$750,000.00</u>					
Change in Funding:		<u>(\$749,547.53)</u>				
Revised Project Budget:			<u>\$452.47</u>			

Comment: Project is being cancelled as the agency has no current plans to re-purpose the institution.

Previous Action: 09/08/2011 SBC Approved project
09/29/2011 ESC Selected designer (GRW Engineers)

Minutes: 03/12/2015 SBC Approved cancelling project.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Montgomery Bell State Park, Burns, Dickson County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Montgomery Bell Yurts

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

SBC Number: 126/054-01-2015

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$125,000.00	(\$125,000.00)	\$0.00	12/13	State Parks Small Projects	(A)
	110,000.00	(\$110,000.00)	0.00	14/15	State Parks Operation Funds	(A)
Original Project Budget:	<u>\$235,000.00</u>					
Change in Funding:		(\$235,000.00)				
Revised Project Budget:			\$0.00			

Comment: This project will be executed as part of the State Parks Projects (126/000-02-2013).

Previous Action: 02/12/2015 SBC Approved project using Agency consultant and JOC

Minutes: 03/12/2015 SBC Approved cancelling project.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

Requested Action: Approval of a revision in project, budget, scope, and source(s) of funding utilizing Agency Resources for design, Job Order Contract and Agency Resources to perform a portion of the construction, and State Purchasing for a portion of the work

Project Title: State Parks Small Projects

Project Description: Small projects will address the needs of limited scope projects such as picnic shelters, restrooms and walkways. Projects will be under \$100k unless approved by the SBC.

SBC Number: 126/000-02-2013

Total Project Budget: \$610,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$500,000.00	\$ 0.00	\$500,000.00	13/14	CurrFunds-CapImprov	(A)
	0.00	110,000.00	110,000.00	14/15	State Parks Op Funds	(A)
Original Project Budget:	<u>\$500,000.00</u>					
Change in Funding:	\$110,000.00					
Revised Project Budget:	\$610,000.00					

Comment: A portion of the total project budget will fund the following projects:

- **Campground Yurts - Montgomery Bell State Park** \$235,000
(using Agency Resources and JOC for construction)
- **New Restrooms – Johnsonville State Historic Park** \$200,000
(using JOC for construction and State Purchasing for modular bathhouse purchase and installation)

Previous Action: 07/11/2013 SBC Approved project using Agency consultant for design

Minutes: 03/12/2015 SBC Approved a revision in project, budget, scope, and source of funding utilizing Agency Resources for design, Job Order Contract and Agency Resources to perform a portion of the construction, and State Purchasing for a portion of the work.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Fort Pillow State Park, Henning, Lauderdale County, Tennessee

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

Project Title: Campground Upgrade

Project Description: Upgrades to the park's campground including campsites and utilities; *demolition of existing bathhouses and construction of two site built bathhouses.*

SBC Number: 126/038-01-2007

Total Project Budget: \$1,065,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$365,000.00	\$ 0.00	\$ 365,000.00	07/08	CurrFunds-CapMaint	(A)
	500,000.00	0.00	500,000.00	2007	GO Bonds-CapMaint	(A)
	0.00	200,000.00	200,000.00	06/07	CurrFunds-CapImprov	(R)

Original Project Budget: \$865,000.00

Change in Funding: \$200,000.00

Revised Project Budget: \$1,065,000.00

Comment: Funding and scope is being revised to include demolition of both bathhouse facilities due to the significant hidden structural damage. The State Fire Marshal has declared the buildings to be structurally unsound, and it has been determined that it is more cost effective to demolish the existing structures and replace them with two bathhouses with construction services provided by the general contractor who is still on site. The structures are less than 50 years old and do not require Tennessee Historical Commission Review.

Previous Action: 07/12/2007 SBC Approved project
08/16/2007 SBC Selected designer (TLM Associates)

Minutes: 03/12/2015 SBC Approved a revision in scope, project budget and source of funding.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Henry Horton State Park, Chapel Hill, Marshall County, Tennessee

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

Project Title: Turf Replacement

Project Description: Replace greens and practice putting areas.

SBC Number: 126/051-01-2015

Total Project Budget: \$325,000.00

Source of Funding: \$325,000.00 06/07 CurrFunds-CapImprov (R)

Comment: Best Value is requested due to the requirement for special Bermuda grass for a golf course. Firms with experience in installation of ultra-dwarf Bermuda grass species at golf courses will be sought. TDEC has agreed to pay for this project with savings from previously approved projects.

Minutes: 03/12/2015 SBC Approved a project, budget, scope, source(s) of funding and utilizing Agency Resources for design and Best Value alternative delivery method for construction.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Radnor Lake State Natural Area, Nashville, Davidson County, Tennessee

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

Project Title: Observation Deck

Project Description: Construction of new observation deck.

SBC Number: 126/098-01-2015

Total Project Budget: \$55,000.00

Source of Funding: \$55,000.00 Gift-in-Place (O)

Comment: The Friends of Radnor Lake State Natural Area will provide design and construction for the project.

Minutes: 03/12/2015 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by the State Architect.

DEPARTMENT OF CHILDREN'S SERVICES

Woodland Hills Youth Development Center, Nashville, Davidson County, Tennessee

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

Project Title: Physical Security Upgrades

Project Description: Security upgrades include installation of locks, door reinforcing, lighting upgrades, smoke evacuation system, pedestrian sallyport, housing unit security modifications and all related work to convert the facility to a code compliant use.

SBC Number: 144/002-01-2015

Total Project Budget: \$1,946,000.00

Source of Funding:	\$ 17,141.39	2003	GO Bonds-CapImprov	(R)
	1,282,858.61	2004	GO Bonds-CapImprov	(R)
	28,051.83	03/04	CurrFunds-CapImprov	(R)
	588,079.33	04/05	CurrFunds-CapImprov	(R)
	29,868.84	06/07	CurrFunds-CapImprov	(R)

Comment: The project will supplement the initial repairs to bring the facility to current security standards.

Minutes: 03/12/2015 SBC Approved a project, budget, scope, source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

Lease Build-Out, Nashville, Davidson County, Tennessee

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

Project Title: Design Services for Lease Build-Out

Project Description: Development of tenant improvement construction documents for Disability Determination Services staff in Nashville.

SBC Number: 529/000-02-2015

Total Project Budget: \$290,000.00

Source of Funding: \$290,000.00 14/15 FRF OperFunds (501.03)

Comment: The work agreement attached to the lease requires a State engaged designer to provide design services through the construction document phase. The lease requires that the landlord provide an allowance to offset the design costs of the State. It is anticipated that the allowance will fund most, if not all, of the costs of the design services.

Minutes: 03/12/2015 SBC Comptroller Wilson made a motion to refer the matter to the Executive Subcommittee, with authority to act, so that the lease document can be properly reviewed. The motion was seconded and carried.

DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: Management Assistance

Project Description: Provide departments and entities various management assistance and consulting services relating to management of capital projects statewide.

SBC Number: 529/000-05-2008

Total Project Budget: \$23,756,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 850,000.00	\$ 0.00	\$ 850,000.00	06/07	CurrFunds-CapMaint	(A)
	500,000.00	0.00	500,000.00	10/12	CurrFunds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	11/12	CurrFunds-CapMaint	(A)
	100,000.00	0.00	100,000.00		FRF Reserves	(R)
	1,876,000.00	0.00	1,876,000.00		FRF Reserves	(R)
	100,000.00	0.00	100,000.00	12/13	DGS OpFunds Preplan	(A)
	1,000,000.00	0.00	1,000,000.00	13/14	CurrFunds-CapMaint	(A)
	12,950,000.00	(750,000.00)	12,200,000.00		Various Project Funds	(O)
	3,730,000.00	0.00	3,730,000.00	12/13	CurrFunds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	14/15	CurrFunds-CapMaint	(A)
	150,000.00	250,000.00	400,000.00	14/15	DGS OpFunds Preplan	(A)
	500,000.00	250,000.00	750,000.00	14/15	FRF OpFunds(501.03)	(A)
	0.00	250,000.00	250,000.00		Various Agency OpFunds	(A)
Original Project Budget:	\$23,756,000.00					
Change in Funding:		\$0.00				
Revised Project Budget:			\$23,756,000.00			

Comment: Funding is being reallocated to accommodate needs.

Previous Action:

12/11/2008	SBC	Approved issuance of RFP
12/22/2008	ESC	Discussion
04/08/2010	SBC	Allocated funding; award contract
08/19/2010	SBC	Rescinded Faith Gould & approved PB Americas
04/12/2012	SBC	Deferred at agency's request
05/10/2012	SBC	Revised funding
07/12/2012	SBC	Revised funding
09/18/2012	SBC	Revised funding
09/12/2013	SBC	Revised funding; extended contract
03/13/2014	SBC	Revised Total Project Budget; extended contract
07/10/2014	SBC	Revised funding
08/21/2014	SBC	Revised funding

Minutes: 03/12/2015 SBC Approved a revision in sources of funding.

DEPARTMENT OF GENERAL SERVICES

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

Requested Action: Approval to cancel the project

Project Title: West Tennessee Regional Lab Renovation

Project Description: Renovation of existing laboratory space including all functional areas, mechanical electrical, life safety and communication systems and accessibility elements. Project to include all related work.

SBC Number: 408/005-01-2002

Total Project Budget: \$3,460,000.00

Current Project Funding: \$ 869,247.06
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,100,000.00	(\$2,421,701.98)	\$678,298.02	02/03	FRF GO Bonds-CapImprov	(A)
	360,000.00	(169,050.96)	190,949.04	02/03	FRF Current Funds	(A)
Original Project Budget:	\$3,460,000.00					
Change in Funding:		\$(2,590,752.94)				
Revised Project Budget:			\$869,247.06			

Comment: The project is being canceled because of a reduction in scope and the relocation of laboratory services.

Previous Action:

08/08/2002	SBC	Approved project
09/18/2002	SBC	Selected designer (Pickering Firm)
04/21/2003	ESC	Approved use of commissioning services
09/10/2009	SBC	Report Change Order No. 2
03/11/2010	SBC	Report Change Order No. 4
05/31/2011	SBC	Report Change Order No. 6

Minutes: 03/12/2015 SBC Approved cancelling project.

DEPARTMENT OF GENERAL SERVICES

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

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

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.

SBC Number: 408/005-01-2015

Total Project Budget: \$2,590,752.94

Source of Funding: \$1,800,000.00 2007 FRF G.O. Bonds CapImprov (R)
790,752.94 FRF Reserves (R)

Comment: This is a new renovation project to accommodate approximately 65 employees currently in leased space. This building is less than 50 years old and does not require Tennessee Historical Commission Review.

Minutes: 03/12/2015 SBC Approved a project, budget, scope, sources of funding and proceeding with the process to select a designer.

Bid Activity Report

1) Region 3 Headquarters

(Chiller Replacement)

SBC Project No. 243/020-01-2014

Bid Target: \$450,000.00

M.A.C.C. \$ 495,000.00

Bid date: 2/24/2015

SBC Action: Referred to ESC with authority to act

2) T. O. Fuller State Park

(New Splash Pad)

SBC Project No. 126/093-01-2012

Bid Target: \$140,000.00

M.A.C.C. \$140,000.00

Bid date: 2/26/2015

SBC Action: Referred to ESC with authority to act

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Statewide

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

Project Title: Community Homes

Project Description: Renovation and purchase of homes to satisfy the needs of the agency to locate their clients into the community.

SBC Number: 346/000-01-2015

Total Project Budget: \$12,000,000.00

Source of Funding: \$12,000,000.00 10/11 CurrFunds-CapImprov (A)

Comment: This is a 10/11 line-item in the capital budget. The 14/15 Appropriation Act designated that these funds are available to construct State-owned homes for behavioral residential programs in any region of the state. Currently, the agency plans to buy and renovate a home in east Tennessee to serve client needs.

The agency will use these funds as a means to purchase property and construct and/or renovate existing structures to facilitate the needs for behavioral residential programs serving people with an intellectual disability. All property acquisitions utilizing these funds will be brought to the ESC for approval, and such requests will also include projected costs related to any construction/renovation required.

Minutes: 03/12/2015 SBC Treasurer Lillard asked if each of these projects would be brought to the Executive Subcommittee for approval as they are acquired, and was told "yes". The Commission approved a project, budget, scope, source of funding and proceeding with the process to select a designer.

DEPARTMENT OF EDUCATION

Statewide

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

Project Title: Architectural Consultant – East Tennessee

Project Description: Assist the agency in review, development and cost estimating for various projects of size and complexity.

SBC Number: 162/000-02-2013

Total Project Budget: \$80,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$40,000.00	\$ 0.00	\$40,000.00	13/14	CurrFunds-MajorMaint	(A)
	0.00	40,000.00	40,000.00	14/15	Agency OpFunds	(A)
Original Project Budget:	<u>\$40,000.00</u>					
Change in Funding:		\$40,000.00				
Revised Project Budget:			\$80,000.00			

Comment: Additional funding is requested due to continued need for consulting services for the Tennessee School for the Deaf, Knoxville campus and the Alvin C. York Institute. The remaining balance for consulting services is approximately \$2,800. The current term of the contract ends October of 2015.

Previous Action: 09/12/2013 SBC Approved project
11/25/2013 ESC Selected designer (Red Chair Architects)
07/10/2014 SBC Approved contract extension

Minutes: 03/12/2015 SBC Approved a revision in project budget and source of funding.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Hankook Tire Plant, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of an amendment to the grant

Project Title: Hankook Tire Plant Infrastructure

Project Description: Acquisition of equipment; acquisition, site preparation, erection, construction and equipping of sites and buildings; and infrastructure improvements and development, including but not limited to sewer, water utility, rail infrastructure, and all related work.

SBC Number: 170/001-01-2014

Total Project Budget: \$44,400,000.00

Source of Funding: \$44,400,000.00 2014 GO Bonds-CapImprov (A)

Comment: Attachment A to the grant will be amended to include construction of an emergency management service facility. This item was inadvertently left off of the original documents.

Previous Action: 07/10/2014 SBC Approved grant

Minutes: 03/12/2015 SBC Approved an amendment to the grant.

STATE CAPITOL COMMISSION

Actions of State Capitol Commission

- 1) CONCURRENCE with the actions taken by the State Capitol Commission on February 26, 2015.

Bicentennial Mall State Park, Nashville, Davidson County, Tennessee

Requested Action: Approval of project, budget, scope and source(s) of funding utilizing Agency resources for design and construction with plans and specs to be approved by the State Architect

Project Title: Transportation Monument

Project Description: Monument to be installed on the Bicentennial Mall to commemorate 100 years of transportation in the State of Tennessee.

SBC Number: 126/124-01-2015

Total Project Budget: \$15,000.00

Source of Funding: \$15,000.00 Gifts (O)

Comment: The Capitol Commission approved the request on February 26, 2015. TDOT will be using gift funds to procure the design and construction of the monument.

Minutes: 03/12/2015 SBC Approved a project, budget, scope and source(s) of funding utilizing Agency resources for design and construction with plans and specs to be approved by the State Architect.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on February 12, 2015.

Report of Items Approved by Office of the State Architect

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

- 1) **State Procurement Agency:** University of Tennessee **User Agency:** UT Knoxville
Location: Knoxville
Project Title: Chilled Water Plant Control Upgrades
SBC Project No: 540/009-05-2010
Designer: Smith Seckman Reid **Contractor:** Interstate Mechanical
Construction Completion %: 88% **Targeted Substantial Completion:** April 2015
Change Order No. 3 **Comment: Added Scope**
Change Order Amount: \$27,886 Two additional existing air handling units were re-commissioned as requested by the campus.
Change Order Percentage: 1.9%
Cumulative Percentage: 11.5%
Approved Project Funding **After This Change Order**
Original Bid Target: \$1,400,000
Base Contract Amount: \$1,500,000 **Revised Contract Amount:** \$1,672,815
Contingency: \$80,000 **Remaining Undedicated Funds:** \$2,025,000
- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** University of Memphis
Location: Memphis
Project Title: Research Facilities Improvements
SBC Project No: 166/007-13-2012
Designer: Allen & Hoshall **Contractor:** Jaycon Development Corp
Construction Completion %: 98% **Targeted Substantial Completion:** 3/17/2015
Change Order No. 14 **Comment: Design Modifications**
Change Order Amount: \$2,224.59 Delete a sump pump that was to be added; add mounts and plumbing and power connections for research equipment.
Change Order Percentage: 0.44%
Cumulative Percentage: 11.86%
Approved Project Funding **After This Change Order**
Original Bid Target: \$553,001
Base Contract Amount: \$507,500 **Revised Contract Amount:** \$567,671.90
Contingency: \$39,499 **Remaining Undedicated Funds:** \$6,108.60

3) State Procurement Agency: TN Board of Regents User Agency: Mississippi State Community College
Location: Knoxville
Project Title: Campus Settlement Repair
SBC Project No: 166/032-05-2012
Designer: Ross/Fowler Contractor: The Daniel Co (Danco)
Construction Completion %: 97% Targeted Substantial Completion: 10/30/2014
Change Order No. 8 Comment: Schedule Modifications
Change Order Amount: -\$975.00 Deduct secondary liquidated damages for late Final
Change Order Percentage: -.5% Inspection.
Cumulative Percentage: 119.79%
Approved Project Funding After This Change Order
Original Bid Target: \$400,000
Base Contract Amount: \$196,000 Revised Contract Amount: \$430,792.04
Contingency: \$40,000 Remaining Undedicated Funds: \$9,207.96

4) State Procurement Agency: STREAM User Agency: DIDD
Location: Moccasin Bend MHI
Project Title: Hot Water Boilers Replacement
SBC Project No: 344/009-01-2012
Designer: Engineering Services Group Contractor: Jake Marshall LLC
Construction Completion %: 100% Targeted Substantial Completion: 11/14/2014
Change Order No. 2 Comment: Added Scope
Change Order Amount: \$30,524 Work associated with CO1 to provide redundant hot
Change Order Percentage: 5.04% water generators requested by Agency to keep the
Cumulative Percentage: 16.20% facility running 24/7.
Approved Project Funding After This Change Order
Original Bid Target: \$605,000
Base Contract Amount: \$605,000 Revised Contract Amount: \$703,009.00
Contingency: \$100,000 Remaining Undedicated Funds: \$20,573.44

• Sole Source / Proprietary Procurement

1) Project Title: Hankook Tire Plant Infrastructure (Railroad Extension)
SBC No. 170/001-01-2014
Comment: The sole source request is for RJ Corman Railroad Company/Memphis Line to use their construction group to perform all construction related to their tracks and rail structures due to rail construction being highly specialized and the need for quality control to assure safe rail operations.

Report of Items Submitted to the SBC

- Quarterly Status Report of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2001"
- Annual Facilities Assessment for the National Civil Rights Museum in Memphis (in accordance with the lease agreement between the State and the Lorraine Civil Rights Museum Foundation)

- **Design & Construction Awards** recognizing the following State of Tennessee projects:
 - **Andrew Jackson Tower Renovation (AGC Build Tennessee Award)**
General Contractor: Hardaway Construction
Architect: HFR Design
 - **Science Facility - Middle Tennessee State University (AGC Build Tennessee Award)**
General Contractor: Turner Construction Company
Architect: TMPartners, PLLC and Hastings Architecture
 - **Natalie L. Haslam Music Center – University of Tennessee Knoxville (AIA Merit Award)**
General Contractor: Johnson & Galyon
Architect: BarberMcMurry Architects / Blankenship & Partners

Other Business

There being no other business, the meeting adjourned at 11:25 a.m.

* * * * *

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State