MINUTES
STATE BUILDING COMMISSION
May 10, 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 Ramsey called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

11:00 a.m. Tennessee Board of Regents
11:15 a.m. University of Tennessee
11:17 a.m. Tennessee State Veterans Home Board
11:18 a.m. Department of General Services
11:19 a.m. Department of Finance and Administration
11:21 a.m. State Building Commission

Vice Chancellor Dick Gregory
Dr. Joe DiPietro
Commissioner Many Bears Grinder
Assistant Commissioner Peter Heimbach
State Architect Bob Oglesby
State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
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
Mark Emkes, Commissioner, Department of Finance and Administration

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
Melinda Parton, Comptroller's Office
Joy Harris, Treasurer'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
Lynelle Jensen, Department of General Services

Rich Cardwell, Office of the State Architect
Mike Morrow, Department of Finance and Administration
Sean Tierney, THEC
Scott Boelscher, THEC
Felenceo Hill, Department of Finance and Administration
Sybil McLain-Topel, SDR Architecture
John Carr, Department of Finance and Administration
Mark Gregory, FSI
Karen Bowyer, Dyersburg State Community College
Amy Dietrich, University of Memphis
Mary Lou Apple, Motlow State Community College
Cindy Liddell, Comptroller's Office
Carl Manka, Tennessee Board of Regents
Charles Peccolo, University of Tennessee
Kevin McDowell, Jones Lang Lasalle
Steve Felix, FSI
Reen Baskin, Department of General Services
Don Johnson, Department of General Services
Stephanie Burd, Department of General Services
Mark Vogel, Department of General Services
Gary Hume, Volunteer State Community College

Stephen Rick, Street Dixon Rich Architecture
Clay Walker, Bell & Associates
Chloe Shafer, Department of General Services
Gwen Sanders, Department of General Services
Deborah Boshears-Davis, Department of Education
Bill Finney, Department of General Services
Kim Adkins, Codell Construction
Jonathan McCord, Jones Lang Lasalle
Robbi Stivers, University of Tennessee
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Columbia State Community College, Columbia, Maury County, Tennessee

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

Project Title: Williamson County Center Relocation

Project Description: Relocate Williamson County Center

SBC Number: 166/015-01-2012

Total Project Budget: $36,230,000.00

Current Project Funding: $1,800,000.00
(if not fully funded)

Source of Funding: $1,800,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This is a line-item in the FY 12/13 budget. Project is TBR's #6 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Minutes: 05/10/2012 SBC Approved full planning a project, budget, scope and source(s) of funding and proceeding with the process to select a designer
TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

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

Project Title: New Academic and Support Building

Project Description: Construct a new facility

SBC Number: 166/034-01-2012

Total Project Budget: $20,430,000.00

Current Project Funding: $ 1,100,000.00
(If not fully funded)

Source of Funding: $ 1,100,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This is a line-item in the FY 12/13 budget. Project is TBR's #2 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Minutes: 05/10/2012 SBC Approved full planning a project, budget, scope and source(s) of funding and proceeding with the process to select a designer
Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Humanities Building

Project Description: Construct a new facility

SBC Number: 166/025-01-2012

Total Project Budget: $29,280,000.00

Current Project Funding: $ 1,500,000.00
(if not fully funded)

Source of Funding: $ 1,500,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This is a line-item in the FY 12/13 budget. Project is TBR's #5 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Minutes: 05/10/2012 SBC Approved full planning a project, budget, scope and source(s) of funding and proceeding with the process to select a designer
University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval to revise funding and the Total Project Budget from $25,200,000 to $33,800,000 in order to fully plan the project

Project Title: Biochemistry and Biology Facility

Project Description: Construct a new facility

SBC Number: 165/007-01-2008

Total Project Budget: $33,800,000.00

Current Project Funding: $ 2,050,000.00
(if not fully funded)

Source of Funding: 

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<td>$850,000.00 07/08</td>
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</table>

Orig. Project Funding: $850,000.00
Change in Funding: $1,200,000.00
Revised Project Funding: $2,050,000.00

Comment: This project was approved for pre-planning only in 2008 for $850,000 and the requested increase of $1,200,000 is a line-item in the FY 12/13 budget to fully plan the project. This increase is TBR's #4 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Previous Action: 02/14/2008 SBC Approved pre-planning and selected designer (jv: Fleming Assoc / Evans Taylor Foster Childress

Minutes: 05/10/2012 SBC Approved a revision in funding and the Total Project Budget from $25,200,000 to $33,800,000 in order to fully plan the project
TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval to revise funding and the Total Project Budget from $33,400,000 to $36,320,000 in order to fully plan the project

Project Title: Technical Education Complex

Project Description: Construct a new facility

SBC Number: 166/038-01-2008

Total Project Budget: $36,320,000.00

Current Project Funding: $1,925,000.00
(if not fully funded)

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</table>

Original Project Funding: $1,115,000.00
Change in Funding: $810,000.00
Revised Project Funding: $1,925,000.00

Comment: This project was approved for pre-planning only in 2008 for $1,115,000 and the requested increase $810,000 is a **line-item** in the FY 12/13 budget to fully plan the project. This increase is TBR's #3 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Previous Action: 02/14/2008 SBC Approved pre-planning & designer (jv: Fisher+Assoc/Ken Ross)

Minutes: 05/10/2012 SBC Approved a revision in funding and the Total Project Budget from $25,200,000 to $33,800,000 in order to fully plan the project
<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of the selection of a consultant as result of RFP</th>
</tr>
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<tbody>
<tr>
<td>Project Title:</td>
<td>Master Plan</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Develop Master Plan.</td>
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<td>SBC Number:</td>
<td>166/003-04-2011</td>
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<tr>
<td>Total Project Budget:</td>
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<tr>
<td>Plant Funds (non-auxiliary) (A)</td>
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</tr>
<tr>
<td>Comment:</td>
<td>Proposals were submitted 3/20/12. The last Master Plan was completed in 2007.</td>
</tr>
<tr>
<td>Previous Action:</td>
<td>09/08/2011 SBC Approval to issue RFP</td>
</tr>
<tr>
<td>Minutes:</td>
<td>05/10/2012 SBC Approved the selection of Dobe-Lidsky-Mathey to develop the master plan.</td>
</tr>
</tbody>
</table>
East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Housing Renovations

Project Description: Renovate Powell and West Halls

SBC Number: 166/005-07-2010

Revised Project Budget: $3,140,000.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
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<th>Change</th>
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<tr>
<td></td>
<td>$2,300,000.00</td>
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<td>Plant (Auxiliary-Housing) (A)</td>
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</table>

Original Project Budget: $2,310,000.00
Change in Funding: $830,000.00
Revised Project Budget: $3,140,000.00

Comment: The additional funds are needed to complete the scope and increase the budget to allow a rebid.

Previous Action:
- 07/08/2010 SBC  Approved project
- 07/23/2010 ESC  Selected designer (Ken Ross Architects, Inc.)
- 01/13/2011 SBC  Approval to use Alternative Delivery Method

Minutes:
- 05/10/2012 SBC  Approved a revision in project budget and source(s) of funding
TENNESSEE BOARD OF REGENTS

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

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

Project Title: Kingsport Family Physicians Center

Project Description: Renovate facility

SBC Number: 166/005-01-2012

Total Project Budget: $1,825,000.00

Current Project Funding: $325,000.00
(if not fully funded)

Source of Funding: $325,000.00 2012 Family Practice Reserves (O)

Comment: Project was disclosed in the FY 11/12 budget for $3.5 million. The current facility is too small to maintain accreditation of the residency program. The TSSBA funds to fully fund the project will be pursued after the new facility is purchased. Property approved for purchase by ESC on January 23, 2012.

Minutes: 05/10/2012 SBC Approved full planning a project, budget, scope and source(s) of funding, and proceeding with process to select a designer
TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Parking and Transportation Improvements

Project Description: Plan and construct transportation system improvements

SBC Number: 166/009-08-2011

Total Project Budget: $12,200,000.00

Source of Funding: $12,200,000.00 TSSBA (parking) (A)

Comment: Proposals for a CM/GC will be received May 3, 2012. Evaluation and staff review will not be completed prior to May 10th. TBR requests this item be referred to the Executive Subcommittee for consideration in order to save time.

Previous Action: 10/13/2011 SBC Approved project & issuance of RFP for CM/GC
11/21/2011 ESC Selected designer (Lose & Associates, Inc.)

Minutes: 05/10/2012 SBC Referred to Subcommittee with authority to act award of a contract for a Construction Manager/General Contractor
TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Southwest Hall Upgrades

Project Description: Renovate facility

SBC Number: 166/011-02-2011

Revised Project Budget: $2,070,000.00

Source of Funding:

<table>
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<th>Original Project Budget</th>
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<tr>
<td>$1,240,000.00</td>
<td>$830,000.00</td>
<td>$2,070,000.00</td>
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</table>

Comment: The additional funds are needed to meet the designer's estimate for replacing the HVAC system. The original estimate included only minimal updates to the HVAC system. The existing multi-zone unit is original to the 1975 building. The former 23,782 sf building and project name were Regional Health Building but the name has been changed to reflect the current use.

Previous Action:

<table>
<thead>
<tr>
<th>Date</th>
<th>SBC/ESC</th>
<th>Action</th>
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<tbody>
<tr>
<td>07/14/2011</td>
<td>SBC</td>
<td>Approved project</td>
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<tr>
<td>08/22/2011</td>
<td>ESC</td>
<td>Selected designer (Upland Design Group, Inc.)</td>
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</table>

Minutes:

<table>
<thead>
<tr>
<th>Date</th>
<th>SBC/ESC</th>
<th>Action</th>
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<tbody>
<tr>
<td>05/10/2012</td>
<td>SBC</td>
<td>Approved a revision in project budget and source(s) of funding</td>
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</table>
TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Residence Halls Mechanical Upgrades

Project Description: Mechanical, plumbing, interior, and exterior renovations

SBC Number: 166/011-03-2011

Revised Project Budget: $3,250,000.00

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<tr>
<td>Revised Project Budget</td>
<td>$1,000,000.00</td>
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<td>$3,250,000.00</td>
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</table>

Comment: The renovations are for the Pinkerton and M.S. Cooper Residence Halls. The additional funds are needed to meet the designer's estimate regarding HVAC and plumbing replacement.

Previous Action: 09/08/2011 SBC Approved project
10/24/2011 ESC Selected designer (Maffett Loftis Engineering)

Minutes: 05/10/2012 SBC Approved a revision in project budget and source(s) of funding
TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval to revise funding and the Total Project Budget from $55,000,000 to $60,000,000 in order to fully plan the project

Project Title: Community Health Facility

Project Description: Construct replacement facility

SBC Number: 166/007-07-2007

Revised Project Budget: $60,000,000.00

Current Project Funding: $3,253,484.00
(if not fully funded)

Source of Funding:

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Original Project Funding: $1,153,484.00
Change in Funding: $2,100,000.00
Revised Project Funding: $3,253,484.00

Comment: This project was approved for pre-planning only in 2007 and the requested increase of $2,100,000 is needed to fully plan the project. Facility is for School of Audiology and Speech Pathology and Loewenberg School of Nursing.

Previous Action:
07/12/2007 SBC Approved pre-planning project
08/16/2007 ESC Selected designer (Askew Nixon Ferguson Architects, Inc.)
11/12/2009 SBC Revised funding

Minutes: 05/10/2012 SBC Approved a revision in funding and Total Project Budget from $55,000,000 to $60,000,000 in order to fully plan the project
TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

Project Title: Property Acquisition and Renovation

Project Description: Acquire adjacent property and renovate additional areas in accordance with the Master Plan supplement.

SBC Number: 166/012-01-2011

Revised Project Budget: $15,700,000.00

<table>
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<th>Source of Funding</th>
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<td>13,700,000.00</td>
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Original Project Budget: $13,700,000.00
Change in Funding: $2,000,000.00
Revised Project Budget: $15,700,000.00

Comment: The additional funds are for the next phase of the project which includes roofing, HVAC updates, and interior renovations. Property was approved for purchase by the ESC on January 24, 2011.

Previous Action:
- 01/13/2011 SBC  Approved project
- 01/24/2011 ESC  Selected designer (Franklin Associates Architects, Inc.)
- 04/14/2011 SBC  Approved utilizing Alternative Delivery Method
- 05/23/2011 SBC  Award contract for BV #2
- 09/08/2011 SBC  Revised funding

Minutes:
- 05/10/2012 SBC  Approved a revision in project budget and source(s) of funding
Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

Requested Action: Approval of a revision in project scope and funding

Project Title: Jimmy Naifeh Center Student Services and LRC Bldg – Tipton County

Project Description: Construct a new facility with renovation of the existing space for relocated functions, and includes additional parking, landscaping, and an additional access road

SBC Number: 166/017-01-2008

Total Project Budget: $16,600,000.00

Current Project Funding: $13,750,000.00
(if not fully funded)

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</table>

Original Project Funding: $12,450,000.00
Change in Funding: $1,300,000.00
Revised Project Funding: $13,750,000.00

Comment: The revision increases the facility from 43,000 sf to 54,000 sf. The additional space will accommodate two additional labs, a physical education lab, and an expanded emporium lab.

Previous Action: 02/14/2008 SBC Approved project, selected designer
01/13/2011 SBC Revised scope and funding
01/24/2011 ESC Change designer name (McGehee Nicholson Burke Archs)
11/10/2011 SBC Approve EDP

Minutes: 05/10/2012 SBC Approved a revision in project scope and funding
Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by the joint venture of Rufus Johnson Associates of Clarksville, Inc.

Project Title: Math and Computer Science Building

Project Description: Construct a new facility for classrooms, laboratories, and IT server room

SBC Number: 166/003-01-2011

Total Project Budget: $6,700,000.00

Source of Funding: $6,700,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This 21,000 facility was disclosed in the FY 10/11 budget cycle for $5.7 million.

Previous Action:
- 04/14/2011 SBC Approved project
- 09/22/2011 ESC Selected designer (Rufus Johnson Associates)
- 11/10/2011 SBC Revised scope, funding, and use of Best Value ADM

Minutes:
- 05/10/2012 SBC Referred to the Subcommittee with authority to act approval of the Early Design Phase
TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

Requested Action: Approval of a Master Plan as presented by Tunnell-Spangler-Walsh & Associates

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/021-02-2011

Total Project Budget: $200,000.00

Source of Funding: $200,000.00 Plant (Non-Auxiliary) (A)

Comment: The last Master Plan was completed in 2005.

Previous Action: 01/13/2011 SBC Approval to issue RFP
05/31/2011 SBC Approved Planner (Tunnell-Spangler-Walsh)

Minutes: 05/10/2012 SBC Approved the master plan as presented
TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by the joint venture of Street Dixon Rick Architects / Moody Nolan Ltd

Project Title: Allied Health Building New Construction

Project Description: Construct a new facility and parking lot

SBC Number: 166/025-01-2011

Total Project Budget: $10,120,000.00

Source of Funding:
- $8,580,000.00 10/11 Current Funds Capital Improv (A)
- $1,530,000.00 Gifts (O)

Comment: Project includes a parking lot. 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 (JV Street Dixon Rick Architects / Moody Nolan)
- 10/13/2011 SBC Approved to use ADM

Minutes: 05/10/2012 SBC Approved the Early Design Phase as presented
Bid Activity Report

1) **Statewide, Newbern**
   (TTC Roof Replacements)
   SBC Project No. 166/000-01-2011
   Bid date: 05-02-2012
   SBC Action: No action required

2) **Middle Tennessee State University, Murfreesboro**
   (Several Buildings Roof Replacement)
   SBC Project No. 166/009-05-2010
   Bid date: 05-02-2012
   SBC Action: No action required

3) **Statewide, Jackson**
   (TTC Roof Replacements)
   SBC Project No. 166/000-01-2011
   Bid date: 05-02-2012
   SBC Action: No action required
University of Tennessee Institute of Agriculture, Knox County, Tennessee

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

Project Title: Clyde M. York 4-H Camp Improvements

Project Description: 4-H Camp Improvements

SBC Number: 540/001-01-2012

Total Project Budget: $500,000.00

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

Comment: This is a FY 2010/2011 disclosed line-item project that will provide for the construction and/or renovation to structures and associated facilities to serve growing and evolving youth development programs. Project includes swimming pools, bath houses, shop & storage, classrooms, dining halls, recreational buildings, office buildings, road improvements & paving, and infrastructure issues.

Minutes: 05/10/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer
UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knox County, Tennessee

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

Project Title: Ridley 4-H Camp Improvements

Project Description: 4-H Camp Improvements

SBC Number: 540/001-02-2012

Total Project Budget: $500,000.00

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

Comment: This is a FY 2010/2011 disclosed line-item project that will provide for the construction and/or renovation to structures and associated facilities to serve growing and evolving youth development programs. Project includes swimming pools, bath houses, shop & storage, classrooms, dining halls, recreational buildings, office buildings, road improvement & paving, and infrastructure issues.

Minutes: 05/10/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer
**University of Tennessee, Knoxville, Knox County, Tennessee**

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

**Project Title:** Joint Institute in Advanced Materials

**Project Description:** Advanced Materials Research Laboratory

**SBC Number:** 540/009-04-2006

**Total Project Budget:** $43,000,000.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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<td>Federal Funds</td>
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<td>GO Bonds</td>
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<td>TSSBA</td>
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</table>

**Original Project Budget:** $30,000,000.00

**Change in Funding:** $13,000,000.00

**Revised Project Budget:** $43,000,000.00

**Comment:** Six bids were received on March 15, 2012 and all bids exceeded the target. The lowest bid was from Blaine Construction.

**Previous Action:**
- 06/08/2006 SBC Approved project
- 07/20/2006 SBC Selected designer (jv: Barber-McMurry/Hnedak-Bobo)
- 02/12/2009 SBC Approved issuing RFP for CMGC
- 10/14/2010 SBC Approved Early Design Phase
- 04/12/2012 SBC Referred to ESC with authority to act

**Minutes:**
- 05/10/2012 SBC Approved a revision in project budget and source(s) of funding in order to award a contract for construction
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: Electrical and Computer Engineering Facility

Project Description: This project will provide a new electrical and computer engineering facility

SBC Number: 540/009-08-2005

Total Project Budget: $41,600,000.00

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<th>Source of Funding</th>
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<th>Change</th>
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<table>
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<td>$1,600,000.00</td>
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<tr>
<td></td>
<td></td>
<td>$1,600,000.00</td>
<td></td>
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</table>

Revised Project Budget: $41,600,000.00

Comment: This increase will complete approximately 8,000 sf of unfinished space on the ground floor. This project will be closed out upon completion of this unfinished space.

Previous Action:
- 06/09/2005 SBC Approved project & selected designer
- 08/14/2008 SBC Approved revision in funding, EDP and commissioning
- 11/12/2009 SBC Approved change of Subcontractor

Minutes:
- 05/10/2012 SBC Approved a revision in project budget and source(s) of funding
University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Tennis Courts Upgrade

Project Description: Replace six tennis courts and install lighting

SBC Number: 540/011-01-2012

Total Project Budget: $970,000.00

Source of Funding: $970,000.00 Plant Funds-Auxiliary (A)

Comment: This is a FY 2011/2012 line-item project that will replace the six existing tennis courts located on the south side of Pat Summit Drive. New post-tensioned concrete courts will be installed, and lights will be added to the tennis courts.

Minutes: 05/10/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer
TENNESSEE STATE VETERANS HOME BOARD

Tennessee Veterans Home, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Gazebo Construction

Project Description: Donation of three (3) gazebos and slab on grade to TN State Veterans Home

SBC Number: 680/000-02-2012

Total Project Budget: $65,000.00

Source of Funding: $65,000.00 Gift-in-Place (O)

Comment: An associated group in conjunction with other donations of service around the Murfreesboro campus will provide three (3) new gazebos.

Minutes: 05/10/2012 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by State Architect
DEPARTMENT OF GENERAL SERVICES

Andrew Jackson State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: Exterior Maintenance

Project Description: Clean, re-caulk and reseal the stone exterior and windows

SBC Number: 460/073-01-2011

Total Project Budget: $2,050,000.00

<table>
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<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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Original Project Budget: $1,300,000.00

Change in Funding: $750,000.00

Revised Project Budget: $2,050,000.00

Comment: It was discovered that the existing sealant was much more difficult to remove than anticipated, therefore prepping the joints will be more labor intensive. Wet glazing of the windows will also be included in the project because it has been determined that this is a source of water infiltration. Additional funding is from 11/12 line-item for downtown facilities envelope assessments and repairs funds.

Previous Action: 09/08/2011 SBC  Approved project
                09/29/2011 ESC  Selected designer (Hart Freeland Roberts)

Minutes: 05/10/2012 SBC  Approved a revision in project budget and source(s) of funding
James K. Polk State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: 7th Floor Renovation

Project Description: This is a tenant request for the Tennessee Department of Transportation executive suite located on the 7th floor of the James K. Polk Building. Design work to be accomplished using STREAM staff.

SBC Number: 529/075-02-2012

Total Project Budget: $350,000.00

Source of Funding: $350,000.00 11/12 TDOT Operating Funds (A)

Comment: Work involves redesign and renovation of existing executive office suite including, but not limited to, replacement of moveable wall system with permanent walls, replacement of finishes, coordination and rework or mechanical, electrical and communications systems and installation of a new glass storefront entrance.

Minutes: 05/10/2012 SBC Approved a project budget, scope, source(s) of funding and utilizing the Job Order Contract to perform the work
DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Print Services Consolidation

Project Description: Consolidation and relocation of printing services

SBC Number: 529/079-02-2011

Total Project Budget: $23,407.17

Source of Funding:

<table>
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<tr>
<th>Original</th>
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<th>Revised</th>
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Original Project Budget: $1,800,000.00

Change in Funding: ($1,776,592.83)

Revised Project Budget: $23,407.17

Comment: This $1,800,000 is a line item request. Cancellation is due to the uncovering of unforeseen mechanical conditions that significantly affected the budget. The project will be re-scoped as a part of the statewide master planning effort.

Previous Action:

- 07/14/2011 SBC Approved project
- 07/25/2011 ESC Selected designer (The CFP Group)

Minutes:

- 05/10/2012 SBC Approved cancellation of project
DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding and to use the previously selected designer from the cancelled Print Services project

Project Title: 2nd Floor Shell Space

Project Description: Conversion of existing warehouse space into useable office space on the 2nd floor

SBC Number: 529/079-01-2012

Total Project Budget: $2,550,000.00

Source of Funding:

<table>
<thead>
<tr>
<th>Amount</th>
<th>Year</th>
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</tr>
<tr>
<td>$  850,000.00</td>
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<td>FRF Reserves</td>
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</table>

Comment: Updating existing HVAC, lighting and other finishes, as required, to convert existing warehouse space to shell space to be used as office space. Approval to retain The CFP Group is being requested in order to utilize the work they completed in the space prior to cancellation of the Print Services project. Maintaining this continuity is thought to be in the best interest of the State.

Minutes: 05/10/2012 SBC Approved a project budget, scope, source(s) of funding and to use The CFP Group, the previously selected designer from the cancelled Print Services project
DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: Management Assistance

Project Description: Project will 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: $2,450,000.00

Source of Funding:

<table>
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</table>

- CurrFunds-CapMaint (A) 06/07
- CurrFunds-CapMaint (A) 10/11
- CurrFunds-CapMaint (A) 11/12
- FRF Reserves (R)

Original Project Budget: $850,000.00
Change in Funding: $1,600,000.00
Revised Project Budget: $2,450,000.00

Comment: This adds $1,500,000 of line-item funding from the last two years' allocations and $100,000 of FRF Reserve Funds to provide project management services on capital projects.

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 & approve PB Americas
04/12/2012 SBC  Agency deferred action

Minutes:
05/10/2012 SBC  Approved a revision in project budget and source(s) of funding
Bid Activity Report

1) **Tennessee School For the Deaf, Knoxville**
(Multiple Storm Damage Repairs)
SBC Project No. 168/007-01-2011
Bid date: 04/25/12
SBC Action: Referred to Subcommittee with authority to act

2) **Tennessee School For the Blind, Nashville**
(Emergency Notification System)
SBC Project No. 168/005-01-2010
Bid date: 04/26/12
SBC Action: No action required

3) **Upper East Tennessee Regional Health Office, Johnson City**
(Roof Replacement)
SBC Project No. 408/011-01-2011
Bid date: 05/01/12
SBC Action: No action required
Report Item

1) In accordance with their contract, Jones Lang LaSalle Americas, Inc. made a presentation of their interim report to the State Building Commission. Lieutenant Governor Ramsey asked if the State had ever done this type of facility assessment before, and was told "not to this scale". Secretary Hargett confirmed that they would also be examining all leases and their terms, and was told "yes". The Commission thanked Jones Lang LaSalle for the presentation.

SBC Project No. 460/000-01-2011
DEPARTMENT OF FINANCE AND ADMINISTRATION

Special Item

Requested Action: Approval of a template for use on Design/Build contracts for future State projects

Comment: Design/Build is an alternative delivery method that requires approval by the SBC in accordance with 5.02 of the SBC By-laws, Policy & Procedure.

Minutes: 05/10/2012 SBC Referred to the Subcommittee with authority to act, approval of a template for use on Design/Build contracts for future State projects
STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on April 12, 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:** Tennessee Board of Regents  
     **User Agency:** Southwest TN Community College  
     **Location:** Memphis  
     **Project Title:** F Building Renovations  
     **SBC Project No.:** 166/033-01-2012  
     **Total Project Budget:** $190,000  
     **Source of Funding:** $120,000 Federal Grant, Title III; $70,000 Plant (Non Auxiliary)

Approved:

Mark A. Emkes, Commissioner
Department of Finance and Administration