

MINUTES
STATE BUILDING COMMISSION
May 9, 2013

The State Building Commission met this day at 10:00 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 10:05 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

University of Tennessee
Tennessee Board of Regents
Department of Mental Health /Substance Abuse Services
Department of Correction
TRICOR
Department of Veterans Affairs
Department of Environment and Conservation
Department of General Services
State Building Commission

President Joe DiPietro
Chancellor John Morgan
Assistant Commissioner Heather Gundersen
Deputy Commissioner Chuck Taylor
David Hart
Commissioner Many-Bears Grinder
Commissioner Bob Martineau
Executive Director Peter Heimbach
State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Mark Emkes, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Joy Harris, Treasurer's Office
Terry Mason, Comptroller's Office
Bruce Davis, Legislative Budget Office
Janie Porter, Attorney General's Office
Jordan Young, Governor Ramsey's Office
Diane Uhler, Tennessee Board of Regents
John Carr, Dept of Finance and Administration
Dick Tracy, Tennessee Board of Regents
Crystal Collins, THEC

Chris Tarnacki, THEC
Russ Deaton, THEC
Marcos Makohon, Department of General Services
Mike Morrow, Department of Finance and Administration
Jason Hartman, Department of Finance and Administration
Steve Berry, Department of General Services
Ted Hayden, Office of the State Architect
Robbi Stivers, University of Tennessee
Charles Peccolo, University of Tennessee
Tim McKeehan, University of Tennessee
Terry Bonham, Department of Environment and Conservation
Chloe Shafer, Department of General Services
Steve Westerman, Department of Correction
Cleve Salmon, Department of General Services
Gwen Parker, Southern Environmental Law Center
Cindy Liddell, Comptroller's Office
Chuck Welch, Michael Brady, Inc.
Mary Johnson, Michael Brady, Inc.
Brock Hill, Department of Environment and Conservation
Mark Cherpack, Department of Finance and Administration
Jonathan Holmes, Messer Construction
Andy Brunson, Hardaway Construction
Evan Walker, Turner
Matt Ingham, Department of General Services
Russell Riebeling, Maynard Select
Kim Adkins, The Capitol Strategy Group
Bob Qualey, Department of General Services
Doug Freeman, Department of General Services
Tom Robinson, Department of Correction

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to utilize Best Value Option 1 delivery method for construction

Project Title: Roof Repair & Replacement (2012/2013)

Project Description: This project will replace roofing on Glazer Building, 2121 Stephenson Drive, Clarence Brown Theatre, Dabney/Buehler Courtyard, Greve Hall, Austin Peay EPDM, and Hopecote.

SBC Number: 540/009-17-2012

Total Project Budget: \$4,000,000.00

Source of Funding: \$3,800,000.00 2012 GO Bonds Capital Maint (A)
\$ 200,000.00 12/13 Current Funds Capital Maint (A)

Comment: This project includes the roof replacement for multiple buildings including Hopecote. Best Value Option 1 delivery method is being requested for the roof replacement of Hopecote. Hopecote is on the National Register of Historical Places list and has a slate roof. Due to the nature of the house and roof the Best Value Option 1 delivery is deemed preferable. The Hopecote roof cost is approximately \$150,000, but may increase significantly as conditions are revealed when slate removal and repair begin. Contractor qualifications criteria includes, among other things, experience with historic renovations and specialty tile/slate project experience.

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Selected designer (Weeks Ambrose McDonald)
02/14/2013 SBC Approved revision in scope

Minutes: 05/09/2013 SBC Approved using Best Value Option 1 delivery method

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: Sororities Housing

Project Description: This project will provide 14 new sorority houses and approximately 1,800 sf of support space at UT Knoxville. Sororities include Alpha Chi Omega, Alpha Delta Pi, Alpha Kappa Alpha, Alpha Omicron Pi, Chi Omega, Delta Gamma, Delta Zeta, Delta Delta Delta Phi Mu, Kappa Delta, Kappa Kappa Gamma, Pi Beta Phi, Sigma Kappa, and Zeta Tau Alpha. The house will range from 1,800 sf to approximately 16,000 sf. The project will include development of unimproved property owned by the University.

SBC Number: 540/009-19-2007

Total Project Budget: \$57,600,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$20,422,500.00	\$(20,422,500.00)	\$ 0.00		Plant Funds-Auxiliary
	31,043,000.00	4,388,000.00	35,431,000.00		TSSBA
	0.00	1,521,700.00	1,521,700.00		Plant Funds Non-Auxiliary (A)
	0.00	19,401,600.00	19,401,600.00		Gift/Donations (A)
	0.00	1,245,700.00	1,245,700.00		Performance Bond Pymt (O)
Original Project Budget:	\$51,465,500.00				
Change in Funding:		\$6,134,500.00			
Revised Project Budget:			\$57,600,000.00		

Comment: Two contractors have declared bankruptcy on five of the sorority houses. The payment/performance bond revision in funding recognizes the surety payments to address replacement contracts and designer additional services in regard to the bankruptcies. The University has asserted performance bond claims against the sureties and anticipates that the total budget will be revised further based upon future recovery of additional funds from the sureties on these claims. Additionally, approximately \$4.9M of the increase in cost was attributed to the complexity of the site and higher than anticipated cost associated with the houses.

- Unknown water and gas main lines were encountered in site work which required relocation per KUB
- Historic studies of a confederate army trenchworks resulted in protection by retaining walls & fencing
- Site amenities were increased from original plans including additional signage and landscaping.
- Sororities requested more square footage in houses than originally planned.
- Geothermal HVAC systems required more space in houses than originally planned
- DG bids were received in March requiring this funding approval for award

Previous Action:

07/12/2007	SBC	Approved project
09/13/2007	SBC	Selected designers (multiple)
12/11/2008	SBC	Approved revision in scope & funding
07/14/2011	SBC	Approved revision in scope & funding

Minutes: 05/09/2013 SBC Dr. DiPietro confirmed Comptroller Wilson's comment that this will be funded with gifts from members and borrowing from TSSBA, which will be repaid, using no tax dollars. SBC approved a revision in project budget and source(s) of funding.

Report Item

- **Report of Emergency Procurement Involving a Previously Approved Project** (in accordance with 2.01F of the *SBC By-laws, Policy & Procedures*):

Location:	Knoxville – Andy Holt Tower
Project:	Masonry Repairs Phase V
Repairs planned:	Brick repairs of failing brick veneer through non-competitive procurement of construction
SBC Project No.	540/009-14-2012
Estimated Project Cost:	\$1,500,000.00
Source of Funding:	12/13 Current Funds-Capital Maint (A)
Approved:	On 4/4/2013 by President DiPietro and CFO Butch Peccolo

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Meacham Apartment Foundation Repairs

Project Description: Repair foundation and improve drainage

SBC Number: 166/003-07-2012

Revised Project Budget: \$525,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$400,000.00	\$125,000.00	\$525,000.00	Plant (Auxiliary-Housing) (A)
Original Project Budget:	<u>\$400,000.00</u>			
Change in Funding:		\$125,000.00		
Revised Project Budget:			\$525,000.00	

Comment: One bid was received on April 10, 2013. Additional funds are needed to award a construction contract to Bolton Companies, Inc. for the base bid.

Previous Action: 1011/2012 SBC Approved project using regional designer (Genesis Engineering)

Minutes: 05/09/2013 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 to award a contract to the best evaluated proposer for Construction Manager/General Contractor

Project Title: Murphy Center HVAC Updates/Improvements

Project Description: Replace HVAC system and make arena improvements

SBC Number: 166/009-02-2012

Total Project Budget: \$5,270,000.00

Source of Funding:

\$1,500,000.00	2012	G. O. Bonds-Capital Maintenance (A)
120,000.00	12/13	Current Funds-Capital Maintenance (A)
3,650,000.00	2007	Plant (Non Auxiliary) (A)

Comment: Five proposals were received on April 2, 2013.

Previous Action:

07/12/2012	SBC	Approved project
07/23/2012	ESC	Selected designer (Smith Seckman, Reid, Inc.)
12/13/2012	SBC	Revised scope and funding
01/10/2013	SBC	Approved issuance of RFP for CM/GC

Minutes:

05/09/2013	SBC	Approved award to Brasfield & Gorrie as CM/GC
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TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval to Issue a Request for Proposals for a Master Plan

Project Title: Master Plan

Project Description: Develop master plan

SBC Number: 166/009-03-2013

Comment: Last master plan was completed in 2007.

Minutes: 05/09/2013 SBC Approved issuing RFP

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Center for Ag Biotechnology & Biosecurity

Project Description: Construct new facility for research and development

SBC Number: 166/001-07-2008

Revised Project Budget: \$8,150,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$8,000,000.00	\$150,000.00	\$8,150,000.00	Federal Grant (USDA 1890 HBCU) (F)
Original Project Budget:	<u>\$8,000,000.00</u>			
Change in Funding:		\$150,000.00		
Revised Project Budget:			\$8,150,000.00	

Comment: Additional funds include interior and mechanical modifications such as flooring, computer connections, light sensors, and hardware.

Previous Action:

07/10/2008	SBC	Approved project
08/25/2008	ESC	Selected designer (Hastings Architecture Associates)
09/09/2010	SBC	Revised funding
09/08/2011	SBC	Approved commissioning, use ADM, and EDP
11/10/2011	SBC	Award CM/GC (Bell & Associates Construction)

Minutes: 05/09/2013 SBC Approved a revision in budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Walton House Pool

Project Description: Construct a swimming pool and supporting work

SBC Number: 166/011-10-2013

Total Project Budget: \$40,000.00

Source of Funding: \$40,000.00 Gifts (0)

Comment: Special Opportunity disclosure was approved by THEC on March 21, 2013.

Minutes: 05/09/2013 SBC Chancellor Morgan confirmed Comptroller Wilson's comment that this is entirely funded by gifts that would not have been received if not used for this purpose. SBC approved the project, budget, scope and source(s) of funding.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Dining Pavilion

Project Description: Construct outdoor pavilion for student use

SBC Number: 166/007-04-2013

Total Project Budget: \$95,000.00

Source of Funding: \$95,000.00 Student Fees (Sustainability Fees)

Comment: Project was **disclosure** in the FY 12/13 budget cycle for \$150,000. The campus will use the regional designer. They will bid and manage the project at the campus.

Minutes: 05/09/2013 SBC Approved a project, budget, scope and source(s) of funding

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

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

Project Title: Outdoor Amphitheater

Project Description: Construct amphitheater

SBC Number: 166/038-01-2013

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 Plant (Non-Auxiliary) (A)

Comment: Project was disclosure in the FY 11/12 budget cycle.

Minutes: 05/09/2013 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding in order to award a contract and recognizing the Total Project Budget as \$1,549,000.00

Project Title: Several Buildings HVAC Corrections

Project Description: Update HVAC systems.

SBC Number: 166/027-02-2011

Total Project Budget: \$1,549,000.00

Current Project Funding: \$1,009,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 60,000.00	\$ 0.00	\$ 60,000.00	11/12	CurrFunds-CapMaint	(A)
	400,000.00	0.00	400,000.00	2011	GO Bonds-CapMaint	(A)
	480,000.00	0.00	480,000.00	12/13	CurrFunds-CapMaint	(A)
	0.00	69,000.00	69,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$940,000.00					
Change in Funding:		\$69,000.00				
Revised Project Budget:			\$1,009,000.00			

Comment: Additional funds are needed to award a construction contract to Del-Air Mechanical Contractors, Inc.

Previous Action: 07/14/2011 SBC Approved project
07/25/2011 ESC Selected designer (Engineering Services Group, Inc.)
07/12/2012 SBC Revise budget and funding

Minutes: 05/09/2013 SBC Approved a revision in project budget and source(s) of funding and recognizing the Total Project Budget as \$1,549,000.00.

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee

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

Project Title: Gym Seating Update

Project Description: Replace gymnasium seating

SBC Number: 166/027-02-2013

Total Project Budget: \$150,000.00

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

Comment: This project is a FY 11/12 **disclosure**. New seating will meet ADA standards. The regional designer will assist with the project.

Minutes: 05/09/2013 SBC Approved a project, budget, scope and source(s) of funding

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Warehouse Renovation

Project Description: Interior renovations

SBC Number: 166/033-04-2007

Total Project Budget: \$26,670.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$300,000.00	\$(273,330.00)	\$26,670.00	Plant (Non Auxiliary)	(A)
Original Project Budget:	\$300,000.00				
Change in Funding:		\$(273,330.00)			
Revised Project Budget:			\$26,670.00		

Comment: Fire Marshall requirements made project unfeasible.

Previous Action: 10/11/2007 SBC Approved project and designer (Self Tucker Architects)

Minutes: 05/09/2013 SBC Approved cancellation of project

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: F Building Renovations

Project Description: Renovate several small classrooms

SBC Number: 166/033-01-2012

Revised Project Budget: \$280,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$120,000.00	\$ 0.00	\$120,000.00	Federal Grant (Title III)	F
	70,000.00	90,000.00	160,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	<u>\$190,000.00</u>				
Change in Funding:		\$90,000.00			
Revised Project Budget:			\$280,000.00		

Comment: Six bids were received on April 17, 2013. Additional funds are needed to award a construction contract to Alpha Building Corporation for base bid plus a single alternate (approximately \$5,000).

Previous Action: 04/12/2012 OSA Approved threshold project
05/23/2012 ESC Selected designer (Allen & Hoshall, Inc.)

Minutes: 05/09/2013 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of the Early Design Phase as recommended by the State Architect

Project Title: Governors Stadium Renovation

Project Description: Upgrade stadium

SBC Number: 166/003-05-2012

Revised Project Budget: \$16,900,000.00

Source of Funding:	\$ 8,000,000.00	TSSBA (skybox rent) (A)
	500,000.00	Gifts (O)
	6,400,000.00	Plant (Non Auxiliary) (A)
	2,000,000.00	Plant (Auxiliary, Stadium R & R) (A)

Comment: Upgrades include new stands, skyboxes, locker rooms, restrooms, training facilities, turf replacements, and track repairs. Project also includes the demolition and reconstruction of the west stands.

Previous Action:	08/20/2012 SBC	Approved project
	08/20/2012 ESC	Selected designer (Rufus Johnson Associates)
	02/14/2013 SBC	Revised scope and funding and issuance of RFP for CM/GC

Minutes:	05/09/2013 SBC	Approved the Early Design Phase as recommended by the State Architect
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TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Motlow State Community College, Lynchburg
(Exterior Building Repairs)
SBC Project No. 166/021-01-2010
Bid date: 05-01-2013
SBC Action: No action required

- 2) Dyersburg State Community College, Dyersburg
(Gibson County and Maintenance Roof Replacements)
SBC Project No. 166/017-01-2012
Bid date: 05-01-2013
SBC Action: No action required

DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES

Moccasin Bend Mental Health Institute, 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: Main Building Floor Replacement

Project Description: Remove and replace existing flooring.

SBC Number: 344/009-01-2013

Total Project Budget: \$400,000.00

Source of Funding: \$200,000.00 11/12 CurrFunds-CapMaint (A)
\$200,000.00 2011 GO Bonds-CapMaint (A)

Comment: This FY 11/12 line-item project is for removing and replacing approximately 48,000 square feet of the existing vinyl tile flooring at the Main Building. Project scope will include asbestos abatement and all associated work. The project was held by the agency in order to evaluate their overall priorities before proceeding.

Minutes: 05/09/2013 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer

Project Title: Private Management and Operation

Project Description: A private management and operations contract for TDOC for a period from July 1, 2013 to June 30, 2016. The contract will be a three (3) year contract with a two (2) year option.

SBC Number: 142/018-01-2013

Comment: The current contract, (SBC No 142/018-01-2007) with Corrections Corporation of America, expires June 30, 2013. State Building Commission approval is required pursuant to TCA 41-24-104.

Previous Action: 02/14/2013 SBC Referred to ESC with authority to act
03/25/2013 ESC Approved issuing RFP

Minutes: 05/09/2013 SBC Referred to ESC with authority to act

TENNESSEE REHABILITATION INITIATIVE IN CORRECTION
(TRICOR)

Cook Chill Facility, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding, recognizing the Total Project Budget at \$4,690,000.00, utilizing Best Value Option 1 delivery method, and proceeding with process to select a designer

Project Title: Equipment Replacement

Project Description: Replacement of equipment and components for process chiller systems, cooling tower and associated piping and controls. Project will include rental of temporary chillers during construction to avoid disruption of services.

SBC Number: 150/001-01-2013

Total Project Budget: \$4,690,000.00

Current Project Funding: \$2,600,000.00
(if not fully funded)

Source of Funding: \$2,600,000.00 12/13 Current Funds Capital Improv (A)

Comment: This is a FY 12/13 line-item. This project will provide the needed upgrades for the process chiller system to assure health department compliance in food preparation and shipping to facilities. This is the first phase with future projects proposed for this facility. An Alternative Delivery Method is being sought since the processes in the plant require familiarity and the plant is a semi-secure environment with inmate labor.

Minutes: 05/09/2013 SBC Approved a project, budget, scope, source(s) of funding, recognizing the Total Project Budget at \$4,690,000.00, using Best Value Option 1 delivery method, and proceeding with process to select a designer.

DEPARTMENT OF VETERANS AFFAIRS

Veterans Cemetery, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in project budget, scope and source(s) of funding and utilizing the contractor previously procured by the Central Procurement Office

Project Title: Realign and Clean Headstones – West TN Cemetery

Project Description: Raise, lower, realign, reset, and clean headstones, and provide a grid beam marker support system for designated burial sections, and provide associated landscape repair, and an irrigation system and all related work.

SBC Number: 682/000-04-2012

Total Project Budget: \$2,796,868.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$100,000.00	\$2,696,868.00	\$2,796,868.00	Federal Grant (F)
Original Project Budget:	\$100,000.00			
Change in Funding:		\$2,696,868.00		
Revised Project Budget:			\$2,796,868.00	

Comment: The original report of the threshold project was to fix a single section of the cemetery, and the Federal VA recommended and provided a grant for a scope that encompasses the whole cemetery. This grant will fund the raising, lowering, resetting, realigning, and cleaning of 14,790 upright headstones; ground surface renovation; leveling and re-establishment of turf with sod on 24.24 acres of cemetery land; installation of a water reel irrigation system; and construction of a Headstone Grid Support System for 4,013 upright headstones. Federal approval of the funds occurred as of February 27, 2013 and requires a contract to be entered into within 90 days. The construction is required to be completed within 360 days.

Previous Action: 06/14/2012 SBC Reported threshold project

Minutes: 05/09/2013 SBC Approved a revision in project budget, scope and source(s) of funding, and using contractor previously procured by the Central Procurement Office.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Montgomery Bell State Park, Burns, Dickson County, Tennessee

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

Project Title: Lake Woodhaven Dam Repair

Project Description: Renovate the dam sluice gate assembly and spillway to resolve leaks and deterioration.

SBC Number: 126/054-01-2012

Total Project Budget: \$900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$350,000.00	\$ 0.00	\$350,000.00	05/06	CurrFunds-CapMaint	(A/R)
	0.00	550,000.00	550,000.00	06/07	CurrFunds-CapMaint	(R)
Original Project Budget:	<u>\$350,000.00</u>					
Change in Funding:		\$550,000.00				
Revised Project Budget:			\$900,000.00			

Comment: The original project funding was a FY 12/13 line-item. The project is underfunded to accomplish the original scope of the project. The condition of the dam has deteriorated further since the project was budgeted, and the condition of the spillway was not fully taken into account in the budget. This project needs to move forward with residual funding as the deterioration of a dam is a life safety issue.

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Selected designer (Environmental & Civil Engineering)

Minutes: 05/09/2013 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Standing Stone State Park, Hilham, Overton County, Tennessee

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

Project Title: Dam Repairs

Project Description: Repair the dam's valve, retaining walls and guard railings

SBC Number: 126/091-01-2012

Total Project Budget: \$985,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$670,000.00	\$ 0.00	\$670,000.00	05/06	CurrFunds-CapMaint	(A/R)
	0.00	315,000.00	315,000.00	06/07	CurrFunds-CapMaint	(R)
Original Project Budget:	<u>\$670,000.00</u>					
Change in Funding:		\$315,000.00				
Revised Project Budget:			\$985,000.00			

Comment: The original project funding was a FY 12/13 line-item. The project is underfunded to accomplish the original scope of the project. Scope cannot be reduced from this project so additional funding is required to proceed. The condition of the dam has deteriorated further since the project was budgeted, and traffic control over the dam was not considered in the budget. This project needs to move forward with residual funding as the deterioration of a dam is a life safety issue.

Previous Action: 07/12/2012 SBC Approved project
 07/23/2012 ESC Selected designer (Environmental & Civil Engineering)

Minutes: 05/09/2013 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

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

Project Title: Fisherman Cabins Improvements

Project Description: Improvements to the ten (10) fisherman cabins to include the replacement of roofs, exterior siding, trim interior renovations and the replacement of furnishing. Project will add geothermal HVAC to the ten (10) cabins.

SBC Number: 126/036-01-2008

Total Project Budget: \$1,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,200,000.00	\$ 0.00	\$1,200,000.00	10/11	CurrFunds CapMaint	(A)
	0.00	200,000.00	200,000.00		Clean Energy Grant	(O/A)
Original Project Budget:	<u>\$1,200,000.00</u>					
Change in Funding:		\$200,000.00				
Revised Project Budget:			\$1,400,000.00			

Comment: The ten (10) fishermen's cabins are undergoing renovation to both the interior and exterior of the buildings, including new HVAC equipment. TDEC would like to use the clean energy grant funds to replace the conventional HVAC equipment in the original scope with geothermal water source HVAC systems for each of the ten (10) cabins.

Previous Action: 10/09/2008 SBC Approved program/planning & designer (Archistructures)
 10/00/2009 ESC Selected designer (Benefield Richters)
 08/19/2010 SBC Revised Total Project Budget & allocated funding

Minutes: 05/09/2013 SBC Approved revision in scope, budget and source(s) of funding.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

Requested Action: Approval to Award a Bid

Project Title: State Parks Small Projects

Project Description: To provide for new small projects at various parks across the State

SBC Number: 126/000-02-2012

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 11/12 CurrFunds-CapMaint (A)

Comment: A small project being done at Cummins Falls State Park for a prefabricated restroom building under this SBC action has bid over the \$100,000.00 limit at approximately \$107,000.00. This action is for approval of that bid in order to award a contract.

Previous Action: 04/12/2012 SBC Approved project

Minutes: 05/09/2013 SBC Approved award of bid over \$100,000

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

Requested Action: Approval to preplan Phase 4 of the project budget, scope and source(s) of funding, revise the Total Project Budget from \$29,000,000 to \$77,000,000, and to utilize a CM/GC on the 4th Phase

Project Title: Mechanical & Electrical Upgrade

Project Description: Replacement and upgrade of mechanical, electrical and security systems at the State Capitol, Legislative Plaza and War Memorial Building

SBC Number: 529/005-01-2005

Total Project Budget: \$77,000,000.00

Current Project Funding: \$16,852,900.00
(If not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,700,000.00	\$ 0	\$ 2,700,000.00		FRF-Operating Funds (A)
	11,500,000.00	0	11,500,000.00	2010	GO Bonds CapMaint (A)
	1,075,600.00	0	1,075,600.00	2001	FRF Bonds (Energy) (R)
	427,300.00	0	427,300.00		FRF Reserves (A/R)
	0	1,150,000.00	1,150,000.00		DGS OpPrePlanning (A)
Original Project Budget:	\$15,702,900.00				
Change in Funding:		\$1,150,000.00			
Revised Project Budget:			\$16,852,900.00		

Comment: This additional funding will be used to preplan design work at the Legislative Plaza and War Memorial Buildings. It is requested to use CM/GC as the delivery method on this project due to the scope, magnitude and schedule of the work at Legislative Plaza and War Memorial Building as well as the need to provide preconstruction services to assist in budgeting and scheduling.

Continued...

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Previous Action:

07/09/2009	SBC	Rev & fully plan Phase 2, appr Commissioning
10/19/2009	ESC	Appr issuing RFP for CM/GC
12/10/2009	SBC	Discussion
12/21/2009	ESC	Status report and presentation
02/11/2010	SBC	Discussion; refer to SC
02/22/2010	ESC	Discussion; suspended certain actions
05/24/2010	ESC	Status report discussion
06/10/2010	SBC	Appr CM/GC
10/14/2010	SBC	Refer to SC with authority
11/01/2010	ESC	Revised TPB; planning funds; proceed to Phase 2
08/22/2011	ESC	Revised scope; discussion
09/08/2011	SBC	Referred to ESC with authority
09/19/2011	ESC	Revised scope to preplan security upgrade
11/10/2011	SBC	Approved proceeding with exterior security upgrade portion
01/12/2012	SBC	Revised funding and scope
02/21/2012	ESC	Appr proceeding w/interior security upgrades
04/12/2012	SBC	Reported sole source procurement
06/14/2012	SBC	Revised scope & funding

Minutes:

05/09/2013 SBC Referred to the ESC, with authority to act, a request for approval to preplan Phase 4 of the project budget, scope and source(s) of funding, revising the Total Project Budget from \$29,000,000 to \$77,000,000, and utilizing a CM/GC on the 4th Phase.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to preplan a project budget, scope and source(s) of funding, proceeding with the process to select a designer and utilizing CM/GC as the delivery method for construction

Project Title: T3 Phase 2

Project Description: Decommissioning of Tennessee Regulatory Authority (TRA), Cordell Hull/Central Services, James R. Mapp, Donnelly J. Hill buildings and the Chattanooga State Office Building. Demolition of Cordell Hull/Central Services and design work for lease spaces.

SBC Number: 529/000-02-2013

Total Project Budget: \$32,700,000.00

Current Project Funding: \$ 1,300,000.00
(if not fully funded)

Source of Funding: \$ 1,300,000.00 12/13 DGS Operating Funds/Preplan (A)

Comment: This is preplanning for the following three FY 13/14 line items: Cordell Hull and Central Services Master Plan, four State Office Buildings Master Plan and the Demolition of Cordell and Central Services. The work includes preplanning of lease space build outs, decommissioning of State buildings and demolition of Cordell Hull and Central Services. It is requested to use the CM/GC alternative delivery method to perform this work due to the complexity of coordination of the various locations, to provide accurate cost estimating early in the project and to prequalify appropriate contractors for the demolition work of Cordell Hull and Central services in close proximity to the Capitol.

Minutes: 05/09/2013 SBC Peter Heimbach confirmed Comptroller Wilson's comment that this action does not address the variety of issues coming up, and is just to preplan the project. SBC approved preplanning the project, budget, scope and source(s) of funding, proceeding with the process to select a designer and utilizing CM/GC as the delivery method for construction.

Bid Activity Report

1) Pickwick Landing State Park

(ADA Compliance)

SBC Project No. 126/079-01-2006

Bid date: 04/24/13

SBC Action: Referred to ESC with authority to act

2) Tennessee Rehabilitation Center

(Fire Alarm Upgrade)

SBC Project No. 442/006-01-2009

Bid date: 04/25/13

SBC Action: No action required

3) Alvin C. York Institute

(Campus Paving Repairs)

SBC Project No. 168/001-01-2011

Bid date: 05/02/13

SBC Action: No action required

4) Alvin C. York Institute

(HVAC Upgrades - Science, English & JROTC Buildings)

SBC Project No. 168/001-01-2012

Bid date: 05/02/13

SBC Action: Referred to ESC with authority to act

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on April 11, 2013.

Acknowledgement of Reporting Items

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

- 1) **Bidder:** Construction Consultants
Project Location: University of Tennessee Chattanooga
Project Title: Arena Seating and Curtain System Improvements
SBC No. 540/005-01-2012
Bid date: March 21, 2013
Designer: Derthick Henley Wilkerson
Comment: Discrepancy between the words and figures on the bid form

- 2) **Bidders:** The Parent Company and Hardaway Construction Corp
Project Location: Nashville State Community College
Project Title: Antioch Teaching Site Phase 2
SBC No. 166/034-01-2011C
Bid date: April 16, 2013
Designer: Johnson Johnson Crabtree
Comment: Unintentional major omission of materials on the part of their proposed mechanical subcontractor, The Comfort Group
SBC Action: After discussion, Comptroller Wilson requested that the bid withdrawal procedures be reviewed by Staff.

- **Report of Sole Source Procurement**

- 1) **Project Title:** North Data Center – Phase 2 Renovations
SBC No. 529/031-01-2011
Comment: Part of the project scope is updating the electronic security measures for the North Data Center. The South Data Center uses the AMAG Access Control System. For the best operation of the State, information availability and security requires connectivity between the two systems, and the only way to assure that connectivity is to utilize the same brand. NOTE: the manufacturer will sell equipment to any electrical contractor, and the State should see reduced costs in training employees and maintaining the system if the two systems are the same.

2) **Project Title:** North Data Center – Phase 2 Renovations
SBC No. 529/031-01-2011
Comment: Part of the scope is replacing the existing air handlers and their controls. The existing HVAC control system is Automated Logic, which will allow the new controls to be compatible and controlled by the existing system.

3) **Project Title:** North Data Center – Phase 2 Renovations
SBC No. 529/031-01-2011
Comment: Part of the scope is adding new Power Distribution Units to the power distribution system to allow redundant power service to all computer equipment. The existing Power Distribution Units are Liebert and have a monitoring system. We are requesting proprietary approval of the same manufacturer, Liebert, to assure consistent and stable power is available for all computer equipment. NOTE: the manufacturer will sell the PDUs to any electrical contractor, and the State should see reduced costs in training employees and maintaining the system if the units are from the same manufacturer.

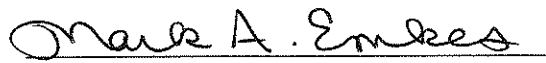
- **Subcontractor Replacement** (in accordance with Item 6.09 of the *SBC By-Laws, Policy & Procedures*)

1) **Project:** Citizens Plaza Building - Interior Renovations Phase IV
SBC No. 529/076-01-2008
General Contractor: Messer Construction Company
Subcontractor: J.E. Johnson, Inc.
Replacement Subs: Mitchell Plumbing, Inc (plumbing) and Total HVAC (HVAC)
Comment: Internal negative situations have developed causing them to withdraw from bidding new work for a period of time until the developments are addressed successfully.

Other Business

There being no further business, the meeting adjourned at 10:32 a.m.

Approved:

Handwritten signature of Mark A. Emkes in cursive script.

Commissioner Mark A. Emkes
Department of Finance and Administration