

MINUTES
STATE BUILDING COMMISSION
May 8, 2014

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present. Lieutenant Governor Ron Ramsey called the meeting to order at 11:05 a.m. He noted a quorum present and requested action on the following matters as presented by State Architect Peter Heimbach.

University of Tennessee	President Joe DiPietro
Tennessee Board of Regents	Chancellor John Morgan
Military Department	General Max Haston
Tennessee State Veterans Homes Board	Deputy Commissioner Wendell Cheek
Department of Environment and Conservation	Commissioner Bob Martineau
TRICOR	Executive Director Pat Weiland
Department of Correction	Commissioner Derrick Schofield
Department of General Services	Commissioner Bob Oglesby
State Building Commission	State Architect Peter Heimbach

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Tre Hargett, Secretary of State
Larry Martin, Commissioner, Department of Finance and Administration
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Beth Harwell, Speaker of the House of Representatives

OTHERS PRESENT

Peter Heimbach, State Architect	Crystal Collins, THEC
Georgia Martin, Office of the State Architect	Steven Gentile, THEC
Kathy Stickel, Comptroller's Office	Robbi Stivers, University of Tennessee
Joy Harris, Treasurer's Office	Butch Peccolo, University of Tennessee
Hayden Pendergrass, House Speaker's Office	Ann McGauran, Department of General Services
Bruce Davis, Legislative Budget Office	Ted Hayden, Department of General Services
Janie Porter, Attorney General's Office	Emily Gibson, Department of Correction
Genie Whitesell, Attorney General's Office	Richard Muckle, Department of Correction
John Webb, Dept of Finance and Administration	Tom Robinson, Department of Correction
Mike Morrow, Dept of Finance and Administration	David Benton, Department of Environment and Conservation
Dick Tracy, Tennessee Board of Regents	Brock Hill, Department of Environment and Conservation
Diane Uhler, Tennessee Board of Regents	

Jimmy Bivens, TRICOR
Julie Perrey, TRICOR
David Hart, TRICOR
Cindy Liddell, Comptroller's Office
Blake Fontenay, Constitutional Officers
Dustin Flanery, Department of Correction
Chuck Taylor, Department of Correction
Taylor Wyrick, TSVHB
Cleve Salmon, Department of General Services
Marcos Makohon, Department of General Services

Kelly Smith, Department of General Services
Trammel Hoehn, Department of Finance and
Administration
Lauren Ridenour, Department of Finance and
Administration
Ben Loftin, Turner Construction
Col. Brad Bishop, Military Department
Matt Ingham, Department of General Services
Adam Jaynes, Baker Donelson

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: Chiller Replacement-Phase VII

Project Description: This project will replace the chillers serving Ayres, South College and Austin Peay by extension of a distribution system; add a chiller to the regional plant being provided as a part of the renovation of Hesler; and replace the chiller and cooling tower serving the Hodges Library.

SBC Number: 540/009-13-2004

Total Project Budget: \$2,200,000.00

Source of Funding:

\$ 20,000.00	04/05	CurrFunds-CapMaint	(A)
\$2,180,000.00	2004	GO Bonds-CapMaint	(A)

Comment: This request is to add the chiller and cooling tower serving the Hodges Library, the last project phase.

Previous Action:

06/10/2004	SBC	Approved project
06/21/2004	ESC	Selected designer (Barge Waggoner Sumner Cannon)

Minutes: 05/08/2014 SBC Approved a revision in scope, with work to be accomplished within existing project funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Renovations for Governor’s Chairs (2013-2014)

Project Description: This project will renovate facilities as needed to provide research facilities to meet the special requirements of the Governor’s Chair Researchers.

SBC Number: 540/009-04-2014

Total Project Budget: \$5,000,000.00

Current Project Funding: \$ 250,000.00
(if not fully funded)

Source of Funding: \$ 250,000.00 Plant (Non-Auxiliary) (A)

Comment: This is a FY2013-2014 disclosed project. This request provides renovations in the Art & Architecture building for a new Governor’s Chair researcher. The State of Tennessee provides funds for Governor’s Chairs to enable the University to hire and retain highly-qualified researchers. This effort requires renovations to accommodate these researchers.

Minutes: 05/08/2014 SBC Approved a project budget, scope, and source(s) of funding and proceeding with process to select a designer.

UNIVERSITY OF TENNESSEE

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

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

Project Title: College of Veterinary Medicine Bldg. Improvements

Project Description: This project will provide for exterior and interior improvements to the College of Veterinary Medicine Building. Concrete stairs at the main entrance will be restored. Skylights in the teaching hospital and windows in the library will be replaced. The HVAC system will be upgraded. Gates, caging, and restraint stocks in the teaching hospital will be repaired or replaced, as required. The mechanical system for a 1,200 sf lab will be modified to support biosafety related research.

SBC Number: 540/009-02-2011

Total Project Budget: \$5,090,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$4,700,000.00	\$ 0.00	\$4,700,000.00	2011	GO Bonds-CapMaint	(A)
	140,000.00	0.00	140,000.00	11/12	CurrFunds-CapMaint	(A)
	0.00	250,000.00	250,000.00		Plant (Non-Auxiliary)	(A)
Original Project Funding:	<u>\$4,840,000.00</u>					
Change in Funding:		\$250,000.00				
Revised Project Funding:			\$5,090,000.00			

Comment: This request is to add the biosafety research lab mechanical system modifications with an estimate of \$250,000.00 to complete.

Previous Action: 07/14/2011 SBC Approved project
07/25/2011 ESC Selected designer (SMEE + Busby Architects)

Minutes: 05/08/2014 SBC Approved a revision in scope, project budget & source of 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: Roof Replacement

Project Description: This project will repair Business Administration Building roof (32,000 square feet, slate, 1951). Also, the project will replace the roofs on Elam Center (30,000 square feet, EPDM, 1985), Gooch (40,000 square feet, EPDM, 1988), Clement (slate 1956 & EPDM 1985) Crisp (fiberglass 1990), Daycare (EPDM 1993), Sociology Building (8,264 square feet, dimensional shingle 1998), and the Heating Plant (6,701 square feet, Modified Bitumen, 1996).

SBC Number: 540/011-03-2010

Total Project Budget: \$3,200,000.00

Source of Funding: \$3,200,000.00 10/11 CurrFunds-CapMaint (A)

Comment: This change in scope will replace the roofs of the Sociology Building and the Heating Plant.

Previous Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (TLM Associates)
06/09/2011 SBC Approved revision in scope and funding
06/13/2013 SBC Approved revision in scope

Minutes: 05/08/2014 SBC Approved a revision in scope, with work to be accomplished within existing project funding.

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

Project Title: Good Manufacturing Process Facility

Project Description: This project will renovate approximately 13,000 square feet in the building located at 208 South Dudley Avenue.

SBC Number: 540/013-04-2013

Total Project Budget: \$11,200,000.00

Source of Funding: \$ 7,000,000.00 Plant (Non-Auxiliary) (A)
\$ 4,200,000.00 2013 Plough Grant (O)

Comment: Three proposals were received on March 26, 2014. On April 24, 2014, the notice of intent to award a contract was posted and the procurement files were opened for public inspection.

Previous Action: 10/10/2013 SBC Approved a project using original designer, Evans Taylor Foster Childress / brg3s.

Minutes: 05/08/2014 SBC Approved award of a contract to Flintco Constructive Solutions as CM/GC.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Baseball Field Lighting Replacement

Project Description: Upgrade field lighting, including all power and redistribution of wiring and controls.

SBC Number: 166/003-02-2014

Total Project Budget: \$380,000.00

Source of Funding: \$190,000.00 Plant (Non-Auxiliary) (A)
190,000.00 Gifts (O)

Comment: Project was **disclosed** in the FY 13/14 budget cycle for \$600,000. The original estimate was high based on vendor information.

Minutes: 05/08/2014 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Strawberry Alley Facility Renovations

Project Description: Renovate Strawberry Alley facility, including building envelope repairs, MEP system repairs, and architectural renovations on three floors.

SBC Number: 166/003-03-2014

Total Project Budget: \$1,300,000.00

Current Project Funding: \$ 420,000.00
(if not fully funded)

Source of Funding: \$ 420,000.00 Plant (Non-Auxiliary) (A)

Comment: Project was **disclosed** in the FY 13/14 budget cycle for \$1,300,000. The first part of the project will replace the roof and make HVAC upgrades. The remaining portions of the project are planned to be completed over the next three to five years, depending on funding availability.

Minutes: 05/08/2014 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Hankal Hall Upgrades

Project Description: Make updates and repairs to Hankal Hall, including HVAC, electrical, plumbing lighting, controls, fire alarm panel, ADA, exterior, roof, and interior finishes.

SBC Number: 166/001-02-2012

Revised Project Budget: \$3,497,267.30

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 3,721,29	\$ 0.00	\$ 3,721.29	93/94	CurrFunds-CapMaint	(R)
	143,546.01	0.00	143,546.01	2000	GO Bonds-CapMaint	(R)
	200,000.00	0.00	200,000.00	12/13	CurrFunds-CapMaint	(A)
	2,300,000.00	0.00	2,300,000.00	2012	GO Bonds-CapMaint	(A)
	500,000.00	0.00	500,000.00	10/11	CurrFunds-CapMaint	(R)
	0.00	350,000.00	350,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$3,147,267.30					
Change in Funding:		\$350,000.00				
Revised Project Budget:			\$3,497,267.30			

Comment: Four bids were received on April 16, 2014 with Boger Construction, LLC submitting the low bid. Additional funds are needed to award the bid and Alternates #1 and #2 for \$2,671,000. There will be no additional designer fees.

Previous Action: 07/12/2012 SBC Approved project
 07/23/2013 ESC Selected designer (McFarlin Huitt Parvini, Inc.)
 11/15/2012 SBC Revised funding
 04/16/2014 SBC Revised funding

Minutes: 05/08/2014 SBC Approved a revision in project budget and funding in order to award a contract.

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: Outdoor Tennis Courts Updates

Project Description: Resurface 12 existing courts with amenities.

SBC Number: 166/011-13-2013

Total Project Budget: \$350,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$250,000.00	\$100,000.00	\$350,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$250,000.00			
Change in Funding:		\$100,000.00		
Revised Project Budget:			\$350,000.00	

Comment: Additional funds are needed to meet the designer's estimate and to address repairs that are more extensive than anticipated.

Previous Action: 07/11/2013 SBC Approved project
10/10/2013 SBC Revised scope and project budget
11/25/2013 ESC Selected designer (Hart Freeland Roberts, Inc.)

Minutes: 05/08/2014 SBC Approved a revision in project 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, source(s) of funding utilizing Regional Consultant for design

Project Title: Food Service Improvements

Project Description: Renovate existing food service venues and establish new venues in the Roaden University Center and other campus facilities.

SBC Number: 166/011-04-2014

Total Project Budget: \$2,000,000.00

Current Project Funding: \$1,000,000.00 Plant (Auxiliary-Food Service) (A)
(if not fully funded)

Comment: Project was approved as a Special Opportunity disclosure by THEC on May 1, 2014. The campus will bid and manage the project.

Minutes: 05/08/2014 SBC Approved a project, budget, scope, source(s) of funding utilizing Regional Consultant for design.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee **

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

Project Title: Elevator Modernization

Project Description: Modernize elevators on main campus and at Lambuth campus to comply with ASME 17.3 (1996) code. Elevators will also be modernized to comply with fire safety code and ADA requirements.

SBC Number: 166/007-03-2010

Total Project Budget: \$4,330,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,210,000.00	\$ 0.00	\$2,210,000.00	10/11	CurrFunds-CapMaint	(A)
	500,000.00	0.00	500,000.00	12/13	CurrFunds-CapMaint	(A)
	1,500,000.00	0.00	1,500,000.00	2012	GO Bonds-CapMaint	(A)
	0.00	120,000.00	120,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$4,210,000.00					
Change in Funding:		\$120,000.00				
Revised Project Budget:			\$4,330,000.00			

Comment: Additional funding and scope will allow upgrades to the elevator in the Hyde Science Building at the Lambuth campus, and will complete the project.

**Work will be done in Shelby and Madison Counties.

Previous Action: 07/08/2010 SBC Approved project
 07/23/2010 ESC Selected designer (Canup Engineering Inc.)
 07/12/2012 SBC Revised budget and funding

Minutes: 05/08/2014 SBC Approved a revision in scope, project budget and source(s) of funding.

TENNESSEE BOARD OF REGENTS

Dyersburg State Community College, Dyersburg, Dyer County, Tennessee **

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

Project Title: Building Mechanical System Modernization

Project Description: Upgrade HVAC equipment and Energy Management System (EMS) for the Naifeh Building and Academic Building at the Covington Campus. Upgrade the EMS system for the Gibson County Center. Update the HVAC equipment in the Glover Building and the EMS system for various buildings on the main campus. Install a new boiler in the Gibson County Center.

SBC Number: 166/017-01-2010

Total Project Budget: \$1,190,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 7,016.00	\$ 0.00	\$ 7,016.00		ARRA Funds	(F)
	542,984.00	0.00	542,984.00	2011	State Funds	(A)
	280,000.00	50,000.00	330,000.00		Plant (Non-Auxiliary)	(A)
	310,000.00	0.00	310,000.00	13/14	CurrFunds-CapMaint	(A)
Original Project Budget:	\$1,140,000.00					
Change in Funding:		\$50,000.00				
Revised Project Budget:			\$1,190,000.00			

Comment: Scope has been refined to include all past additions and omit lighting work. The lighting work was partially completed in the Lighting Updates project (166/017-03-2011). Additional funding and scope will replace the recently failed boiler and associated equipment in the Gibson County Center.

** Work will be done in Tipton, Gibson, and Dyer Counties

Previous Action:

01/14/2010	SBC	Approved project
01/25/2010	ESC	Selected designer (OGCB)
11/01/2010	ESC	Revise source of funding
11/10/2010	SBC	Revised funding
07/11/2013	SBC	Revised budget and funding

Minutes: 05/08/2014 SBC Approved a revision in scope, project budget and source(s) of funding.

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

Requested Action: Approval to allocate funding and select SmithGroupJJR, Inc. as the consultant

Project Title: Master Plan

Project Description: Update Master Plan for Southwest Tennessee Community College campuses.

SBC Number: 166/033-01-2013

Total Project Budget: \$150,000.00

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

Comment: SmithGroupJJR, the consultant selected by RFP on the UoM Master Plan (166-007-03-2013), has submitted a proposal for \$110,000 to do the Master Plan at STCC. Combining the efforts of the two Master Plans which are occurring at the same time for the same population, will benefit both institutions. There will be a separate Master Plan for each institution. The last Master Plan was done in 2003 at a cost of \$200,000.

Previous Action: 03/13/2013 SBC Approved issuance of RFP for master plan

Minutes: 05/08/2014 SBC Approved allocation of funding and selection of SmithGroupJJR, Inc. as consultant.

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Duffer Plaza Site Improvements

Project Description: Perform site improvements to Duffer Plaza, including hardscape and landscape improvements. Scope shall include lighting, drainage, and necessary utility infrastructure for this area.

SBC Number: 166/025-01-2014

Total Project Budget: \$700,000.00

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

Comment: Project was disclosed in the FY 13/14 budget cycle for \$600,000 and in the FY 14/15 budget cycle for \$700,000.

Minutes: 05/08/2014 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

DEPARTMENT OF MILITARY

Winchester, Franklin County, Tennessee

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

Project Title: Field Maintenance Shop Radar Facility

Project Description: Construct pre-engineered metal storage building with a concrete slab on grade floor and two access aprons, overhead and personnel doors, interior and exterior lighting, and special power equipment. Includes site work, trenching for utilities, all mechanical & electrical and climate control equipment and all related work.

SBC Number: 361/097-01-2012

Total Project Budget: \$290,885.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$244,685.00	\$46,200.00	\$290,885.00	Federal Funds (NGB) (F)
Original Project Budget:	\$244,685.00			
Change in Funding:		\$46,200.00		
Revised Project Budget:			\$290,885.00	

Comment: Project bid was conducted on April 8, 2014 and exceeded bid target by \$42,000 and the MACC by \$22,800. To facilitate the award of the project an additional \$46,200 is needed. Project is in receipt of federal funding and, in order to utilize federal funding, the construction contract must be awarded before September 30, 2014.

Previous Action: 01/12/2012 SBC Approved project
01/23/2012 ESC Selected designer (Louis Wamp Architect)

Minutes: 05/08/2014 SBC Approved a revision in project budget and source(s) of funding.

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Knoxville, Knox County, Tennessee

Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect and waiver of the requirements of Section 5 of the Gift-in-Place form

Project Title: Tennessee Veterans Homes – Knoxville Parking Addition

Project Description: Expansion of existing parking and storm water retention area.

SBC Number: 680/002-01-2014

Total Project Budget: \$400,000.00

Source of Funding: \$400,000.00 Gift-in-Place (0)

Comment: The addition of approximately 70 parking spaces will be added to the existing parking. The current space is undersized for the facility's daily operations. Automobiles currently park over curbs and on grass when the parking area is full. The additional parking, including retention areas, will easily fit on the existing land owned by the TSVHB. Knox County Government has stated that it will assume total responsibility for the work associated with the project, and any and all claims that may derive from the performance of the work associated with the project, and that Knox County has appropriate protections in place.

Minutes: 05/08/2014 SBC Approved acceptance of gift-in-place construction, with plans and specifications to be approved by the State Architect and waiver of the requirements of Section 5 of the Gift-in-Place form.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

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

Project Title: Visitor's Center Expansion

Project Description: Expansion of the existing visitor's center at Reelfoot Lake Park.

SBC Number: 126/084-01-2014

Total Project Budget: \$1,890,000.00

Source of Funding: \$1,890,000.00 Gift-in-Place (O)

Comment: The current visitor's center will be expanded by the Mississippi River Corridor-Tennessee (MRC-T) as a gift-in-place. Funding is comprised of a TDOT Enhancement grant, State capital grant (SBC# 126/084-01-2013), and MRC-T funds. MRC-T will oversee the design and construction of the existing visitor's center and will turn the expanded facility over to the State at the completion of the work as a gift-in-place.

Minutes: 05/08/2014 SBC Approved acceptance of gift-in-place construction, with plans and specifications to be approved by the State Architect.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Memphis Regional Megasite, Haywood County, Tennessee

Requested Action: Approval of a revision in scope, current project funding, source(s) of funding and to increase the Total Project Budget from \$87,250,000 to \$110,000,000 and to proceed with bidding and construction services for full design of the approved sub-projects

Project Title: Memphis Regional Megasite

Project Description: Construction of infrastructure to serve the Memphis Regional Megasite (MRM), grant to TDOT for design and construction/realign SR222 and grant to TVA for electrical service infrastructure, acquisition of property and all related work.

SBC Number: 529/000-02-2010

Total Project Budget: \$110,000,000.00

Current Project Funding:
(if not fully funded) \$ 59,750,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 615,000.00	\$ 0.00	\$ 615,000.00	ECD Op Funds	(O)
	32,135,000.00	0.00	32,135,000.00	10/11 CurrFunds-CapImprov	(A)
	0.00	11,000,000.00	11,000,000.00	12/13 CurrFunds-CapImprov	(A)
	0.00	14,000,000.00	14,000,000.00	2012 GO Bonds CapImprov	(A)
	0.00	2,000,000.00	2,000,000.00	11/12 CurrFunds-CapImprov	(R)
Original Project Funding:	<u>\$32,750,000.00</u>				
Change in Funding:		\$27,000,000.00			
Revised Project Funding:			\$59,750,000.00		

Comment: The revision to the scope and allocation of funds will allow TDOT to proceed with the construction/realignment of SR222. Approval of the designer to proceed with full design, allowing the designer to proceed with construction phase services of sub-project 06, Force Main Transmission line and sub-project 12, South Water Tower and related work for the MRM site. Future actions will request additional funding.

<u>Subproject</u>	<u>Construction Cost Estimate</u>
02-Megasite TDOT SR222 Development	\$20,179,403.00
06-Force Main Transmission	17,850,000.00
12-South Water Tower	3,454,500.00

Continued.....

Memphis Regional Megasite

Previous Action:	03/11/2010	SBC	Approved designer (SSOE, Inc.)
	05/26/2011	ESC	Approved consultants
	05/31/2011	SBC	Approved full planning; allocated funds; developed MOU
	02/09/2012	SBC	Revised funding & Total Budget; approved grant & IDC
	06/25/2012	ESC	Approved additional consultant; changed project title
	09/24/2012	ESC	Status update & presentation
	06/13/2013	SBC	Revised funding; using BV1 on Sub 06
	07/30/2013	ESC	Acquisition of utility easements
	09/12/2013	SBC	Report proprietary product procurement
Minutes:	05/08/2014	SBC	At the Agency's request, the matter was deferred.

TENNESSEE REHABILITATION INITIATIVE IN CORRECTION (TRICOR)

Headquarters, Nashville, Davidson County, Tennessee

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

Project Title: TRICOR Headquarters

Project Description: Modifications and upgrades to a new headquarters building located at 6185 Cockrill Bend Circle. Upgrades will include new interior finishes, new access drive, replacement of exterior concrete, mechanical upgrade, and electrical distribution and plumbing modifications.

SBC Number: 150/002-01-2014

Total Project Budget: \$1,680,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,200,000.00	\$480,000.00	\$1,680,000.00	TRICOR Reserves (R)
Original Project Budget:	\$1,200,000.00			
Change in Funding:		\$480,000.00		
Revised Project Budget:			\$1,680,000.00	

Comment: Development of the project scope, by the designer of record, determined that the cost estimate prepared at the time of purchase was too low. Additional funding is needed to complete the work.

Previous Action: 01/09/2014 SBC Approved project using CM/GC
01/21/2014 ESC Selected designer (Street Dixon Rick)

Minutes: 05/08/2014 SBC Secretary Hargett asked who was responsible for the original cost estimate, and Peter Heimbach responded that he would provide that information to him. The Commission approved a revision in project budget and source of funding.

DEPARTMENT OF CORRECTION

Taft Dairy, Pikeville, Bledsoe County, Tennessee

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

Project Title: Dairy Operations Improvements

Project Description: Construct a loafing barn, a manure management structure and connecting breezeway to the milking operations.

SBC Number: 142/013-01-2014

Total Project Budget: \$900,000.00

Current Project Funding: \$ 35,000.00
(if not fully funded)

Source of Funding: \$ 35,000.00 TRICOR Reserves (R)

Comment: This request will fund the design effort under the current TRICOR fiscal year and the remainder will be allocated from future TRICOR reserves. The barn will be used for feeding and medicating dairy cows while maintaining the required controlled environment. The budget includes \$50,000 of TRICOR provided equipment. TRICOR Board approved utilizing \$35K in reserve funds on June 21, 2013. Remainder of funding for the project will be approved by the TRICOR Board before the project comes back to the SBC.

Minutes: 05/08/2014 SBC In response to questions regarding the dairy operation, Executive Director Pat Weiland stated that the milk is produced on site, transferred to the Cook Chill Facility and then distributed to four customers of whom the Department of Correction is the largest. The Commission approved the request to preplan a project, budget, scope and source of funding and proceeding with the process to select a designer.

DEPARTMENT OF CORRECTION

Brushy Mountain Correctional Facility, Petros, Morgan County, Tennessee

Requested Action: Approval to issue a new contract to the previously selected designer

Project Title: De-Commission Plan & Implementation

Project Description: Decommissioning strategies to close this facility and prepare to transfer the assets. Project will include associated utility grants.

SBC Number: 142/001-01-2008

Total Project Budget: \$1,050,000.00

Source of Funding:	\$ 2,615.00	02/03	CurrFunds-Sent Act	(A)
	182,148.62	05/06	CurrFunds-Sent Act	(A)
	265,236.38	06/07	CurrFunds-Sent Act	(A)
	100,000.00	08/09	CurrFunds-CapImprov	(A)
	500,000.00	10/11	CurrFunds CapImprov	(A)

Comment: The agreement for the current consultant expired December 31, 2013 with \$31,249.58 unobligated from the original \$235,000 contract. This unobligated amount will be carried forward and added to the new contract. The new contract will have a maximum liability of \$86,249.58. The term of the new contract will be July 1, 2014 through June 30, 2016. The survey work and utility grants are the primary items of outstanding work.

Previous Action: 08/14/2008 SBC Approved project
08/25/2008 ESC Selected designer (Gresham, Smith & Partners)
03/11/2010 SBC Revised funding & scope
10/14/2010 SBC Revised funding & scope

Minutes: 05/08/2014 SBC Treasurer Lillard asked Commissioner Schofield to confirm that no additional monies would be added to the project due to the fact that the State was conveying the property, and Commissioner Schofield stated that was correct. This was only to conclude the work of the original funding. The Commission approved issuing a new contract to the previously selected designer.

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: HVAC Upgrades – First & Third Floor

Project Description: HVAC system upgrades including replacement of equipment, cleaning/servicing of remaining equipment, new controls, balancing and commissioning. Temporary cooling and all related work will be included for a fully functioning system while the facility is in full operation.

SBC Number: 529/079-03-2014

Total Project Budget: \$3,500,000.00

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

Source of Funding: \$ 300,000.00 FRF Reserves

Comment: HVAC system upgrades are needed to improve the temperature zoning control of the first and third floors of the Tower. System components are at the end of their useful life and are not adequate for the modified use of the facility space. Project is based on a study and recommendation provided by Smith Seckman & Reid in 2014. Ventilation will be upgraded for the Print Shop. Work will also provide the needed infrastructure for the food court.

Minutes: 05/08/2014 SBC Approved preplanning a project, budget, scope and source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

665 Mainstream, 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: Rear Facility Garage Renovation

Project Description: Renovations for MVM and Bomb & Arson including cleanup of building exterior, interior finish upgrades to office, conference and restrooms, and electrical upgrades to accommodate vehicle requirements and LED lighting.

SBC Number: 529/012-01-2014

Total Project Budget: \$111,000.00

Source of Funding: \$111,000.00 13/14 FRF CurrFunds-CapMaint

Comment: This relates to renovations at the former Piedmont Gas Building for the Department of General Services' Motor Vehicle Management Division and the Department of Commerce & Insurance's Bomb and Arson Division. The project was estimated below \$100,000 but the upgrade of the lighting fixtures, from the existing fluorescent fixtures to new LED fixtures, increased the total project cost over the Job Order Contract limit. Energy savings are anticipated to exceed \$6,900 annually.

Minutes: 05/08/2014 SBC Approved a project, budget, scope, source(s) of funding and utilizing the Job Order Contract to perform the work.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on April 16, 2014.

Report Item

- **Report of Emergency Project** in accordance with Item 2.01(F) of the *SBC By-Laws, Policy & Procedures*

Location: The Tennessee Residence
Project: Security System Replacement
Repairs Made: Replacement of security system using CPO procurement for a proprietary installation
Estimated Cost: \$280,000
Source of Funding: Department of General Services Operating Funds
SBC Project No. 529/028-01-2014

Report of Items Approved by Office of the State Architect

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

1) State Procurement Agency: TN Board of Regents User Agency: Austin Peay State University
Location: Clarksville
Project Title: Governors Stadium Renovations
SBC Project No: 166/003-05-2012
Designer: Rufus Johnson Assoc Contractor: Bell & Associates
Construction Completion %: 20% Targeted Substantial Completion: 08/25/2014

Change Order No. 4 Comment:
Change Order Amount: \$890,032 Scope addition is a portion deferred when initial
Change Order Percentage: 6.04% estimates exceeded budget before budget was increased
Cumulative Percentage: 5.67% in December 2013.

<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$13,800,000	Revised Contract Amount:	\$15,565,133.35
Base Contract Amount:	\$14,729,868	Remaining Contingency:	\$900,000
Contingency:	\$800,000		

2)	State Procurement Agency: TN Board of Regents Location: Cookeville Project Title: Tech Village Apts Renovations SBC Project No: 166/011-03-2009 Designer: Hart Freeland Roberts Construction Completion %: 94%	User Agency: Tennessee Tech University Contractor: Mid-State Construction Targeted Substantial Completion: 02/24/2014
	Change Order No. 13 Change Order Amount: 0 Change Order Percentage: 0 Cumulative Percentage: 12.44	Comment: This change order provides for the addition of weather delay days for the contract with no additional cost.
	<u>Approved Project Funding</u> Original Bid Target: \$6,600,000 Base Contract Amount: \$6,274,000 Contingency: \$400,000	<u>After This Change Order</u> Revised Contract Amount: \$7,054,637.59 Remaining Contingency: \$418,870
3)	State Procurement Agency: Univ of Tennessee Location: Chattanooga Project Title: Metropolitan Bldg Repairs & HVAC Improvements SBC Project No: 540/005-10-2010 Designer: Franklin Associates Construction Completion %: 98.9%	User Agency: UT Chattanooga Contractor: Schaerer Contracting Co. Targeted Substantial Completion: 01/22/2014
	Change Order No. 8 Change Order Amount: \$46,360 Change Order Percentage: 1.2% Cumulative Percentage: 11.21%	Comment: Extensive repairs to the floor to get it level for the laying of vinyl flooring and miscellaneous other items. Changes to mech duct/chase, lighting, and misc other in response to hidden conditions of existing features. Direct supervision for all of the hidden conditions work in this CO and previous COs..
	<u>Approved Project Funding</u> Original Bid Target: \$3,880,000 Base Contract Amount: \$3,882,000 Contingency: \$388,000	<u>After This Change Order</u> Revised Contract Amount: \$4,317,060 Remaining Contingency: \$80,000

- 4) **State Procurement Agency:** Univ of Tennessee **User Agency:** UT Knoxville
Location: Knoxville
Project Title: Roof Repair & Replacement (Fleming)
SBC Project No: 540/009-17-2012
Designer: Weeks Ambrose McDonald **Contractor:** Eskola LLC
Construction Completion %: 100% **Targeted Substantial Completion:** 3/18/2014
- Change Order No.** 2 **Comment:**
Change Order Amount: \$151,632 Removal and replacement of metal roof deck due to
Change Order Percentage: 12.73% hidden deteriorated condition.
Cumulative Percentage: 24.54%
- Approved Project Funding** **After This Change Order**
Original Bid Target: \$1,711,686
Base Contract Amount: \$1,191,400 **Revised Contract Amount:** \$1,483,733.80
Contingency: \$171,169 **Remaining Contingency:** \$330,000
- 5) **State Procurement Agency:** STREAM **User Agency:** Corrections
Location: Clifton
Project Title: Chiller & Tower Replacement
SBC Project No: 142/018-01-2010-01
Designer: Smith Seckman Reid **Contractor:** Damon Marcus
Construction Completion %: 77% **Targeted Substantial Completion:** 05/30/2014
- Change Order No.** 4 **Comment:**
Change Order Amount: \$62,602.50 Rental chiller required to provide cooling to facility by
Change Order Percentage: 3.99% 4/1/14.
Cumulative Percentage: 14.19%
- Approved Project Funding** **After This Change Order**
Original Bid Target: \$1,925,000
Base Contract Amount: \$1,565,627 **Revised Contract Amount:** \$1,760,254.58
Contingency: \$210,000 **Undedicated Funds:** \$359,373
- 6) **State Procurement Agency:** STREAM **User Agency:** Environment and Conservation
Location: Chickasaw State Park
Project Title: ADA Rehabilitations
SBC Project No: 126/021-02-2012
Designer: Ross Witt **Contractor:** Keystone Construction
Construction Completion %: 62% **Targeted Substantial Completion:** 5/5/2014
- Change Order No.** 1 **Comment: Hidden Conditions/Codes**
Change Order Amount: \$49,697.02 Repair of unforeseen water & termite damage
Change Order Percentage: 14.29
Cumulative Percentage: 14.29
- Approved Project Funding** **After This Change Order**
Original Bid Target: \$451,800
Base Contract Amount: \$347,500 **Revised Contract Amount:** \$397,197.02
Contingency: \$45,180 **Remaining Contingency:**

- **Report of Projects Below Major Maintenance Threshold** 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*)

- 1) **State Procurement Agency:** Tennessee Board of Regents
User Agency: Tennessee Technological University
Location: Cookeville
Project Title: Derryberry Hall Lobby and Corridor Updates
Project Description: Update finishes in main entrance foyer, lobby and corridors on the second floor including walls, floors, ceilings, lighting, HVAC units, doors & millwork.
SBC Project No. 166/011-03-2014
Total Project Budget: \$460,000
Source of Funding: Plant Funds (Non-Auxiliary)

- 2) **State Procurement Agency:** Tennessee Board of Regents
User Agency: University of Memphis
Location: Lambuth Campus
Project Title: Boiler Replacements
Project Description: Replace heating boilers in Wilder Student Union and Varnell Jones facility, and steam air handler in the Chapel
SBC Project No. 166/007-05-2014
Total Project Budget: \$268,000
Source of Funding: Plant Funds (Non-Auxiliary)

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

- 1) **Bidder:** Williams Restoration & Waterproofing
Project Location: UT Knoxville
Project Title: Dabney Buehler Hall Courtyard Plaza Waterproofing
SBC No. 540/009-17-2012
Bid date: March 20, 2014
Designer: Architects Weeks Ambrose McDonald
Comment: Bidder failed to include labor cost in bid

- 2) **Bidder:** Del Air Mechanical Contractors Inc
Project Location: Walter State Community College
Project Title: College Center HVAC Corrections
SBC No. 166/023-01-2013
Bid date: April 9, 2014
Designer: Mechanical Design Services (in association with Red Chair Architects)
Comment: Math error – five categories of work were not included in the total cost because of an apparent spreadsheet formula error

Comptroller Wilson expressed his concern over allowing bidders to withdraw their bids without forfeiture of their bid bonds. Peter Heimbach stated that he understood the Comptroller's concerns, but that both situations met the criteria of a true clerical error in accordance with the SBC Policy.

- **Report of Proprietary Product Procurement**

- 1) **Project Title:** Fire Alarm and Entrance Upgrades (Citizens Plaza SOB)
SBC No. 529/076-01-2013
Comment: The current system is an Edwards System so a more seamless transition from the older system to the new would lessen the impact on the building occupants by not needing to replace all passive fire alarm devices. A significant cost savings can be realized by the reuse of approximately 90% of the existing passive devices that have recently been replaced under other building renovations. Multiple vendors are available to provide competition in bidding the Edwards Fire Alarm System.

- **Report of Designer Additional Services** (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)

- 1) **Project:** Carter House State Historic Site (Master Plan Study)
SBC No. 160/008-01-2006
Designer: Scott Wilson Architect
Amount: \$77,820
Explanation: The agency was in need of establishing a clear direction for developing the site and adjacent properties.
- 2) **Project:** TN School for the Blind – Geothermal HVAC Replacement
SBC No. 168/005-01-2012
Designer: Kline Swinney Associates
Amount: \$48,000
Explanation: To ensure a compliant installation of the geothermal loop piping.
- 3) **Project:** Fall Creek Falls State Park – Village Green Buildings Renovations
SBC No. 126/036-06-2012
Designer: Upland Design Group
Amount: \$10,872
Explanation: To adequately and accurately locate building structural, MP&E components throughout the facilities of Phase 1.
- 4) **Project:** Fall Creek Falls State Park – Village Green Buildings Renovations
SBC No. 126/036-06-2012
Designer: Upland Design Group
Amount: \$13,770
Explanation: To adequately and accurately locate buildings, grades, trees, drainage features for proper design of the building and grounds drainage and esthetic features.

Other Business

There being no further business, the meeting adjourned at 11:23 a.m.

* * * * *

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State