

MINUTES
STATE BUILDING COMMISSION
May 12, 2016

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

MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
David Lillard, State Treasurer
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Department of Environment & Conservation
- Department of General Services
- Tennessee Board of Regents
- Department of Education
- Department of Correction
- University of Tennessee
- State Building Commission

PRESENTER

Commissioner Bob Martineau
Commissioner Bob Oglesby
Interim Chancellor David Gregory
Assistant Commissioner Joey Hassell
Deputy Commissioner Chuck Taylor
CFO Ron Maples
State Architect Peter Heimbach

OTHER PARTICIPANTS

Curtis Catron, Bullock-Smith & Partners
Marion Fowlkes, Centric Architecture

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide

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

Project Title: Fueling Infrastructure Upgrades & Training Facilities

Project Description: Upgrades of fueling infrastructure and installation of mock infrastructure for training purposes at three state parks.

SBC Number: 126/000-01-2016

Total Project Budget: \$900,000.00

Current Project Funding: \$362,000.00
(if not fully funded)

Source of Funding: \$362,000.00 UST Trust Settlement Operational Fund (R)

Comment: The agency will be upgrading the fueling infrastructure at Montgomery Bell, Fall Creek Falls, and Pickwick State Parks. The upgrade will include the installation of functional and mock facilities that will be used in training of State staff. TDEC has a cathodic system expert on contract that will serve as their consultant on the project and will be paid out of the project.

Minutes: 05/12/2016 SBC Approved a project, budget, scope, funding and source of funding and proceeding with the process to select a designer.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

Requested Action: Approval of a project, budget, scope, funding and source(s) of funding utilizing an Agency Consultant for design

Project Title: Paris Landing Golf Course Turf Replacement

Project Description: Turf replacement for greens and practice putting areas and all related work.

SBC Number: 126/075-01-2016

Total Project Budget: \$300,000.00

Source of Funding: \$157,828.56 03/04 CurrFunds-CapMaint (R)
142,171.44 09/10 CurrFunds-CapMaint (R)

Comment: The use of the Agency Consultant is requested as design services are limited to construction documents and construction administration.

Minutes: 05/12/2016 SBC Approved a project, budget, scope, funding and sources of funding utilizing an Agency Consultant for design.

DEPARTMENT OF GENERAL SERVICES

Ellington Agricultural Center, Nashville, Davidson County, Tennessee

Requested Action: Approval of the Guaranteed Maximum Price (GMP)

Project Title: Agriculture Metrology Laboratory Construction

Project Description: Construct new metrology laboratory to meet the TCA and National Institute of Standards and Technology certification requirements for the state weights and measures program.

SBC Number: 100/000-01-2013

Total Project Budget: \$6,380,000.00

Source of Funding: \$4,980,000.00 13/14 FRF CurrFunds-CapImprov (A)
1,400,000.00 15/16 FRF CurrFunds-CapImprov (A)

Comment: GMP to perform all construction work of the project is \$4,635,000.00.

Previous Action: 08/08/2013 SBC Approved project using CM/GC
08/19/2013 ESC Selected designer (Centric Architecture)
10/10/2013 SBC Approved award to Messer Construction as CM/GC
07/09/2015 SBC Revised funding
08/13/2015 SBC Approved Early Design Phase

Minutes: 05/12/2016 SBC Approved the GMP at \$4,635,000

DEPARTMENT OF GENERAL SERVICES

Bid Activity Report

1) Tennessee Army National Guard

(Field Maintenance Shop General Purpose Bay)

SBC Project No. 361/002-01-2014

Bid Target: \$560,000.00

M.A.C.C. \$616,000.00

Bid date: 4/21/2016

SBC Action: No action required

2) Tennessee Prison for Women / Turney Center Industrial Complex

(Water Management System Upgrade – Phase 1)

SBC Project No. 140/001-08-2013

Bid Target: \$1,100,000.00

M.A.C.C. \$1,210,000.00

Bid date: 4/26/2016

SBC Action: No action required

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Treasurer Lillard stated to Commissioner Oglesby that there are some issues involving the Facilities Revolving Fund that are currently under consideration by the Administration and others. Since making changes to the Facilities Revolving Fund involves interfacing with the State Building Commission and its policies, Treasurer Lillard made a motion to refer to the Executive Subcommittee with authority to act any issues regarding the interpretation and review of the SBC's policy regarding FRF issues. The motion carried.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Physical Plant Upgrades

Project Description: Replace major components and associated accessories of the boiler feed water treatment system in the Central Steam Plant including a new reverse osmosis system.

SBC Number: 166/009-09-2010

Total Project Budget: \$4,045,620.65

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>			
	\$1,450,000.00	0.00	\$1,450,000.00	2011	GO Bonds-CapMaint	(A)
	853,900.00	0.00	853,900.00	2010	State Funds	(O)
	240,000.00	0.00	240,000.00	11/12	Current Funds-CapMaint	(O)
	810,000.00	0.00	810,000.00	13/14	Current Funds-CapMaint	(A)
	114,362.40	0.00	114,362.40	04/05	Current Funds-CapMaint	(R)
	50,000.00	0.00	50,000.00	05/06	Current Funds-CapMaint	(R)
	18,000.00	0.00	18,000.00	06/07	Current Funds-CapMaint	(R)
	10,000.00	0.00	10,000.00	07/08	Current Funds-CapMaint	(R)
	30,463.08	0.00	30,463.08		Plant (Non-Auxiliary)	(A)
	0.00	248,895.17	248,895.17	2014	GO. Bonds-CapMaint	(R)
	0.00	220,000.00	220,000.00	14/15	Current Funds-CapMaint	(R)
Original Project Budget:	\$3,576,725.48					
Change in Funding:		\$468,895.17				
Revised Project Budget:			\$4,045,620.65			

Comment: Additional funds are needed due to a break/leak in the 25-year old steam line. This is the final phase of a multi-phased project.

Previous Action:

07/08/2010	SBC	Approved project
07/23/2010	ESC	Selected designer (IC Thomasson Associates)
07/14/2011	SBC	Revised funding
07/11/2013	SBC	Revised funding
04/16/2014	ESC	Revised budget

Minutes: 05/12/2016 SBC Approved a revision in project budget, funding and sources of funding.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Land Bridge and Parking Garage

Project Description: Construct land bridge across Walker Avenue, the Norfolk Southern Railway, and Southern Avenue. Construction parking garage and make site improvements at Alumni Mall and Echles Mall. Demolish Printing Services building on Southern Avenue.

SBC Number: 166/007-03-2016

Total Project Budget: \$36,600,000.00

Source of Funding:	\$18,600,000.00	TSSBA (Parking)	(0)
	17,000,000.00	TSSBA (Student Fees)	(0)
	25,000.00	Plant Funds (Auxiliary/Parking)	(0)
	25,000.00	Plant Funds (Student Fees)	(0)
	950,000.00	Gifts	(0)

Comment: This is for two FY 2014/2015 disclosed projects. The railroad land bridge was disclosed for \$18,000,000 and the southern parking garage for \$20,000,000. The garage will provide parking for over 1000 cars. The Printing Services building on Southern Avenue will be demolished. This structure is less than 50 years old and does not require review by the Tennessee Historical Commission. The Student fees are existing fees, but the parking fees were increased after the 3/30/16 board approval. TSSBA staff has reviewed the financial information presented on this item and is recommending approval by the TSSBA and inclusion in the financing agreement.

Minutes: 05/12/2016 SBC Approved a project, budget, scope, funding and sources of funding and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval to do a Master Plan update and revision in project budget

Project Title: Master Plan Update

Project Description: Update Master Plan.

SBC Number: 166/012-03-2007

Total Project Budget: \$230,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>	
	\$200,000.00	\$30,000.00	\$230,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$200,000.00			
Change in Funding:		\$30,000.00		
Revised Project Budget:			\$230,000.00	

Comment: Additional funds are needed to update a previously completed master plan by using the previous selected designer. Master plan was completed in 2010.

Previous Action:

11/08/2007	SBC	Approved issuance of RFP
10/08/2009	SBC	Acknowledged funding
10/19/2009	ESC	Selected designer (Dober Lidsky Mathey)
12/09/2010	SBC	Approved master plan

Minutes: 05/12/2016 SBC Approved doing a Master Plan update and revision in project budget.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology Statewide, Various Cities and Counties

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

Project Title: Tennessee College of Applied Technology Improvements

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

SBC Number: 166/000-04-2013

Total Project Budget: \$29,600,000.00

Source of Funding:	\$ 9,570,000.00	15/16	CurrFunds-CapImprov	(A)
	18,800,000.00	2015	GOBonds-CapImprov	(A)
	1,230,000.00		Plant (Non-Auxiliary)	(A)

Comment: Project includes a new Diesel Engine facility at TCAT Nashville, a classroom addition at TCAT Paris, a new Allied Health building at TCAT Dickson, and a new Auto Diesel building at TCAT Crossville.

Previous Action:	07/11/2013	SBC	Approved fully planning a project
	07/30/2013	ESC	Selected two designers: West TN - Braganza Design Group and East TN – Hefferlin + Kronenberg
	03/12/2015	SBC	Revised scope & funding and to select middle TN designer
	04/20/2015	ESC	Middle TN designer selected (Johnson Johnson Crabtree)
	07/09/2015	SBC	Revised funding

Minutes: 05/12/2016 SBC Approved the Early Design Phase as recommended by the State Architect.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Motlow State Community College, Lynchburg
(Exterior Building Repairs)
SBC Project No. 166/021-01-2015
Bid date: 05-04-2016
Bid target: \$220,000
MACC: \$242,000
SBC Action: Referred to ESC with authority to act

- 2) Statewide, TCAT Pulaski
(TCAT MPE and Infrastructure Updates)
SBC Project No. 166/000-01-2015
Bid date: 05-04-2016
Bid target: \$175,000
MACC: \$188,100
SBC Action: No action required

- 3) Austin Peay State University, Clarksville
(Kimbrough Trading Center Renovations)
SBC Project No. 166/003-02-2015
Bid date: 05-04-2016
Bid target: \$668,000
MACC: \$734,000
SBC Action: No action required

DEPARTMENT OF EDUCATION

Tennessee School for the Blind, Nashville, Davidson County, Tennessee

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

Project Title: TSB ADA Sidewalk Repair and Replacement

Project Description: Repair and replace concrete sidewalks, ramps and stairs for ADA compliance and all related work.

SBC Number: 168/005-02-2016

Total Project Budget: \$180,000.00

Source of Funding: \$180,000.00 11/12 CurrFundsCapMaint-ADA Funds (R)

Comment: The work is required to mitigate navigational and trip hazards for the visually impaired due to significant areas of deterioration and changes in elevation to walk, ramps and stairs. Job Order Contract is being requested to address and remedy work in the most expedient manner due to the fact that the work must be performed in the summer when students are not on campus. The use of the Agency Consultant is requested because of the limited design and construction administration needed. The anticipated construction cost is \$171,600.00.

Minutes: 05/12/2016 SBC Approved a project, budget, scope, funding and source of funding utilizing Agency Consultant for design and Job Order Contract to perform the work.

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: Approval of a revision in project budget, funding and source(s) of funding and exercising an option for an additional 24 months

Project Title: Private Management and Operation

Project Description: A private management and operations contract for TDOC and CCA for the operations and management of South Central Correctional Facility.

SBC Number: 142/018-01-2013

Total Project Budget: \$143,168,410.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$84,060,000.00	\$59,108,410.00	\$143,168,410.00	TDOC OpFunds (A)
Original Project Budget:	<u>\$84,060,000.00</u>			
Change in Funding:		\$59,108,410.00		
Revised Project Budget:			\$143,168,410.00	

Comment: The agreement for the current contract will be amended to exercise the option for a two year extension, extending the contract to include July 1, 2016 through June 30, 2018. This is the only option within the original contract. The increase in funding covers the payment out for the two year period.

Previous Action:

02/14/2013	SBC	Referred to ESC with authority to act
03/25/2013	ESC	Approved issuing RFP
05/09/2013	SBC	Referred to ESC with authority to act
05/20/2013	ESC	Agency deferred to next available meeting
06/13/2013	SBC	Approved contract subject to AG confirmation

Minutes: 05/12/2016 SBC Deputy Commissioner Chuck Taylor asked that the matter be referred to the Executive Subcommittee. He said a letter was received from the Fiscal Review Committee recommending approval of the contract amendment, but there were still a few items that needed to be discussed. As requested, the item was referred to the ESC with authority to act.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Football/Athletic Training Facility

Project Description: This project will construct a new football/athletic training facility on the north edge of campus from the McKenzie Arena as sited in the 2012 campus master plan.

SBC Number: 540/005-04-2016

Total Project Budget: \$18,500,000.00

Current Project Funding: \$ 1,000,000.00
(if not fully funded)

Source of Funding: \$ 1,000,000.00 Plant (Auxiliary-Athletics) (A)

Comment: This is a FY 2014-2015 disclosed project. This request is for planning of this project.

Minutes: 05/12/2016 SBC Approved preplanning a project budget, scope, funding and source of funding and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval for a revision in project budget, funding and sources of funding

Project Title: Retrofit State Buildings

Project Description: The scope of this renovation project will provide interior and exterior construction including roof replacement of the James A. Mapp Building (1992), and temporarily occupy the Chattanooga State Office Building (1973) for surge space use.

SBC Number: 540/005-06-2014

Total Project Budget: \$5,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,000,000.00	\$ 0.00	\$2,000,000.00	Plant (Non-Auxiliary)	(A)
	<u>2,000,000.00</u>	<u>1,500,000.00</u>	<u>3,500,000.00</u>	TSSBA	(A)

Original Project Budget: \$4,000,000.00

Change in Funding: \$1,500,000.00

Revised Project Budget: \$5,500,000.00

Comment: This increase will provide smart classrooms for the Occupational and Physical Therapy Departments in the James A. Mapp Building. TSSBA staff has reviewed the financial information presented on this item and is recommending approval by the TSSBA and inclusion in the financing agreement.

Previous Action:

07/10/2014	SBC	Approved project utilizing Best Value
08/04/2014	ESC	Selected designer (Derthick Henley & Wilkerson)
10/13/2015	SBC	Approved a revision in scope

Minutes: 05/12/2016 SBC Approved a revision in project budget, funding and sources of funding.

UNIVERSITY OF TENNESSEE

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

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

Project Title: Demolition of Madison Avenue Buildings

Project Description: This project will demolish the following buildings located at 955 (1951), 959 (1950), and 969 (1968) Madison Avenue.

SBC Number: 540/013-02-2016

Total Project Budget: \$4,360,000.00

Source of Funding: \$4,360,000.00 Plant (Non-Auxiliary) (A)

Comment: This is a FY 2014-2015 disclosed project. The Tennessee Historical Commission has determined that the demolition or disposal of the 959 Madison Avenue property does adversely affect this State-owned resource and the THC encourages consultation with their office to explore alternatives that would avoid, minimize or mitigate the adverse effect. Mitigating activities to adequately document the facility prior to demolition are being conducted. The other properties located at 955 and 969 Madison Avenue will not adversely affect the State-owned resource and no further action is necessary.

Minutes: 05/12/2016 SBC Approved a project, budget, scope, funding and source of funding and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

Statewide

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

Project Title: Professional Consultants

Project Description: Provides for system-wide architectural, civil, electrical, environmental, landscape, mechanical and structural professional services.

SBC Number:

540/001-04-2015	UTIA	\$	65,000.00
540/005-06-2015	UTC	\$	185,000.00
540/009-10-2015	UTK	\$	1,500,000.00
540/011-06-2015	UTM	\$	50,000.00
540/013-03-2015	UTHSC	\$	320,000.00

Total Project Budget: \$2,120,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,060,000.00	\$60,000.00	\$2,120,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$2,060,000.00			
Change in Funding:		\$60,000.00		
Revised Project Budget:			\$2,120,000.00	

Comment: This increase will provide for additional environmental and mechanical consulting at the Health Science Center.

Previous Action: 07/09/2015 SBC Approved project and to select designers

Minutes: 05/12/2016 SBC Approved a revision in project budget, funding and source of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Tom Black Track Additions

Project Description: This project will construct a new Team Building and add a Press Box to the existing bleachers.

SBC Number: 540/009-06-2016

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 Plant (Auxiliary-Athletics) (A)

Comment: This Special Opportunity disclosed project was approved by THEC on April 22, 2016.

Minutes: 05/12/2016 SBC Approved a project, budget, scope, funding and source of funding and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to award a contract for a bid above the subproject MACC

Project Title: Fire Safety Upgrades – Ph I

Project Description: This project will provide fire safety upgrades to multiple buildings including Ferris Hall, Perkins Hall, Nielsen Physics, Dabney/Buehler, Austin Peay, College of Nursing, Jessie Harris, and Earth and Planetary Sciences.

SBC Number: 540/009-11-2015

Total Project Budget: \$3,800,000.00

Source of Funding: \$ 800,000.00 15/16 CurrFunds-CapMaint (A)
\$3,000,000.00 2015 GO Bonds-CapMaint (A)

Comment: This request will increase the Jessie Harris Building subproject by \$29,700.00 to award of the base bid and one alternate. Funding will be provided from a reduction of the subsequent subprojects. No total project funding changes are anticipated.

Previous Action: 09/10/2015 SBC Approved project and to select a designer

Minutes: 05/12/2016 SBC Approved award of a contract for a bid above the subproject MACC.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of an update to the Master Plan as approved by THEC and presented by Bullock, Smith & Partners, Inc.**

Project Title: Campus Master Plan Update

Project Description: This project will provide an update to the Campus Master Plan for the University of Tennessee, Knoxville.

SBC Number: 540/009-01-2015

Total Project Budget: \$265,000.00

Source of Funding: \$265,000.00 Plant (Non-Auxiliary) (A)

Comment: With the approval of the State Building Commission, the University selected Bullock, Smith & Partners, Inc. to update a Long Range Master Plan for the University of Tennessee - Knoxville. The Master Plan was last updated in 2011.

Previous Action: 02/12/2015 SBC Approved project utilizing previously selected designer

Minutes: 05/12/2016 SBC Approved an update to the Master Plan as approved by THEC and presented by Bullock, Smith & Partners, Inc.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: Approval of a revision to the Master Plan as approved by THEC and presented by Centric Architecture

Project Title: Campus Master Plan Revision

Project Description: This project will provide a revision to the Campus Master Plan for the University of Tennessee at Martin.

SBC Number: 540/011-01-2015

Total Project Budget: \$130,000.00

Source of Funding: \$130,000.00 Plant (Non-Auxiliary) (A)

Comment: With the approval of the State Building Commission, the University selected Centric Architecture to develop a Long Range Master Plan for the University of Tennessee - Martin. The Master Plan was last updated in 2010.

Previous Action: 02/12/2015 SBC Approved project utilizing previously selected designer

Minutes: 05/12/2016 SBC Approved a revision to the Master Plan as approved by THEC and presented by Centric Architecture.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on April 18, 2016.

SBC Policy & Procedures

- 1) Approved a revision to the Agreement Between Owner and Designer (SBC-6), its Terms and Conditions (SBC-6a) and its Supplement (SBC-6s).

Report of Items Approved by Office of the State Architect

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

- 1)

State Procurement Agency:	University of Tennessee	User Agency:	UT Chattanooga
Location:	Chattanooga		
Project Title:	Retrofit State Buildings – Mapp Building		
SBC Project No:	540/005-06-2014		
Designer:	DHW Architects	Contractor:	Helton Construction
Construction Completion %:	100%	Targeted Substantial Completion:	January 7, 2016
Change Order No.	3	Comment:	Codes & Design Modifications
Change Order Amount:	\$19,373.00		Fire marshal required additional fire ratings and the final equipment layouts required modifications to connecting systems.
Change Order Percentage:	.91%		
Cumulative Percentage:	24.45%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$3,300,000	Revised Contract Amount:	\$2,638,356
Base Contract Amount:	\$2,120,000	Remaining Undedicated Funds:	\$610,000
Contingency:	\$330,000		

- 2)

State Procurement Agency:	TN Board of Regents	User Agency:	Columbia State Community College
Location:	Franklin		
Project Title:	Williamson County Center Relocation		
SBC Project No:	166/015-01-2012		
Designer:	Bauer Askew Arch	Contractor:	Hoar Construction
Construction Completion %:	97%	Targeted Substantial Completion:	3/15/2016
Change Order No.	18	Comment:	Added Scope
Change Order Amount:	\$1,377,039.70		This change order provides for the access road to the new campus which is partly being funded through gifts from the developer.
Change Order Percentage:	4.33%		
Cumulative Percentage:	8.74%		
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$31,931,500.00	Revised Contract Amount:	\$34,608,681.59
Base Contract Amount:	\$31,827,170.67	Remaining Undedicated Funds:	\$711,318.41
Contingency:	\$1,068,500.00		

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville
Project Title: New Farm Buildings
SBC Project No: 166/001-02-2014
Designer: Adkisson & Associates
Construction Completion %: 94%
Change Order No. 7
Change Order Amount: 0.00
Change Order Percentage: 0%
Cumulative Percentage: 33.57%
- Contractor:** KCS Construction
Targeted Substantial Completion: 04/25/2016
Comment: Unavoidable Delays
This change order provides for time extension only of 30 days, due to university separately coordinating its own low voltage contractor and failing to get the work done in a timely fashion, therefore affecting this project.
- Approved Project Funding**
Original Bid Target: \$1,000,000
Base Contract Amount: \$949,999
Contingency: \$50,000
- After This Change Order**
Revised Contract Amount: \$1,268,900.78
Remaining Undedicated Funds: \$35,548.81
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** Volunteer State Community College
Location: Gallatin
Project Title: Humanities Building
SBC Project No: 166/025-01-2012
Designer: Moody Nolan
Construction Completion %: 62%
Change Order No. 8
Change Order Amount: \$665,895.59
Change Order Percentage: 2.59%
Cumulative Percentage: 3.10%
- Contractor:** Messer Construction
Targeted Substantial Completion: 12/4/2016
Comment: Value Added
This change order is being approved and reported due to it being over the \$500,000 threshold. The work provides an expansion of an existing parking lot to accommodate the Tennessee Promise student increase.
- Approved Project Funding**
Original Bid Target: \$25,368,000.00
Base Contract Amount: \$25,735,689.30
Contingency: \$1,698,526.27
- After This Change Order**
Revised Contract Amount: \$26,533,147.57
Remaining Undedicated Funds: \$423,378.70
- 5) **State Procurement Agency:** STREAM **User Agency:** General Services
Location: WR Snodgrass Tennessee Tower
Project Title: 27th Floor Renovation
SBC Project No: 529/079-01-2015
Designer: Goodwyn Mills Cawood
Construction Completion %: 95%
Change Order No. 1
Change Order Amount: (\$9,607.75)
Change Order Percentage: 16.31%
Cumulative Percentage: 16.31%
- Contractor:** SM Lawrence
Targeted Substantial Completion: 4/22/2016
Comment: Cost Efficiencies
This is a deductive change order providing project savings through self- performed work.
- Approved Project Funding**
Original Bid Target: \$58,893.80
Base Contract Amount: \$58,893.00
Contingency: \$0.00
- After This Change Order**
Revised Contract Amount: \$49,286.05
Remaining Undedicated Funds: \$87,478.50

- **Projects Approved Under Delegated Authority** 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: University of Memphis
Location: Memphis
Project Title: 242 Deloach Restoration
Project Description: Replace interior finishes and components following flood inside of rental home. Remediate mold and removed asbestos.
SBC Project No. 166/007-02-2016
Total Project Budget: \$180,000
Source of Funding: Plant Funds (Auxiliary-Housing & Insurance Proceeds)

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)

- 1) **Project:** Cordell Hull / Central Services Building
SBC No. 529/005-01-2005
Designer: Centric Architecture
Amount: \$429,600
Explanation: Extensive low voltage design services including IT network and storage for LIS, A/V systems, security systems and structured cable networking.

- 2) **Project:** UTK Support Services Complex
SBC No. 540/009-14-1999
Designer: Cope Associates / CH2M Hill
Amount: \$103,438.53
Explanation: These services address foundation redesign after excavation revealed unforeseen conditions, release of multiple bid packages, value engineering services that were owner initiated in order to bring estimate below bid target (initially AT bid target), and an additional structural survey needed for an existing building.

- 3) **Project:** UTK University Center
SBC No. 540/009-22-2008
Designer: McCarty Holsaple McCarty / Barber McMurry, joint venture
Amount: \$6,732.00
Explanation: Change in foundation and slab design due to unforeseen soils conditions.

- **Sole Source / Proprietary Procurement**

- 1) **Project Title:** UTK Lake Avenue Parking Garage
SBC No. 540/009-06-2015
Type: Sole Source
Comment: T2 has provided UTK's parking management solutions since 1999 with almost \$1 million total investment. Consolidation of technical support and customer services to one vendor will help minimize ongoing costs for both systems. UTK procured T2 on an open, competitive basis and has established their system as a campus-wide standard.

- 2) **Project Title:** Paris Landing Golf Course Turf Replacement – Paris Landing State Park
SBC No. 126/075-01-2016
Type: Sole Source
Comment: Champion Bermuda Grass has provided turf at other golf courses at State Parks under a sole source agreement with TDEC under their purchasing authority. Additionally, the grass at Henry Horton was installed with this same premise. The use of a single type of turf minimizes ongoing maintenance costs.

Other Business

Peter Heimbach reported that the Tennessee Supreme Court Building had officially been placed on the National Register of Historic Places. The Commission thanked him for the report.

There being no other business, the meeting adjourned at 11:30 a.m.

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Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State