

MINUTES
STATE BUILDING COMMISSION
May 10, 2018

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Department of Veterans Services
- University of Tennessee
- Department of General Services
- Tennessee Board of Regents
- State Building Commission

PRESENTER

Commissioner Many-Bears Grinder
President Joe DiPietro
Commissioner Bob Oglesby
Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Kem Hinton, Tuck Hinton Architects

DEPARTMENT OF VETERANS SERVICES

War Memorial Plaza, Nashville, Davidson County, Tennessee

Requested Action: **Approval of Early Design Phase presentation** as presented by Tuck Hinton Architects

Project Title: Gulf War Monuments

Project Description: Construct Gulf (Middle East) War Monuments on War Memorial Plaza

SBC Number: 529/000-03-2016

Total Project Budget: \$190,000.00

Source of Funding: \$156,000.00 16/17 CurrFunds-CapImprov (A)
 \$ 34,000.00 Gift (O)

Previous Action: 08/11/2016 SBC Approved project and to select a designer
 04/24/2017 ESC Approved designer selection (Tuck Hinton Architects, PLLC)

Minutes: 05/10/2018 SBC Commissioner Grinder introduced Kem Hinton with Tuck Hinton Architects. Mr. Hinton presented the design and location of the monuments. Lieutenant Governor McNally asked if the monuments would include the names of those who were killed in the wars. Mr. Hinton replied that names were not currently in the design. Commissioner Grinder stated that it is very difficult to be 100% correct and in order not to inadvertently offend anyone because a name was left off or inappropriately included Veterans Services had decided not to include the names of those who died in the war on the monuments. Also, the purpose of the monument is to honor all those who served not just those who were killed. In the recent wars, because of how personnel were utilized and how they report their 'home address' it was very difficult to determine with complete accuracy those Tennesseans who had made the ultimate sacrifice. Lieutenant Governor McNally stated that he feels strongly that there should be some recognition for those who paid the ultimate sacrifice. Commissioner Grinder stated that they would be happy to meet and discuss this further.

Treasurer Lillard stated that with today's technology there should be an ability to reference a website that would give more detailed information on the War itself, those who served, and what it means to Tennesseans, since the monuments have limited surface space. He asked if the Department had considered providing such a reference on the monument. Commissioner Grinder stated that they will look into adding a reference to a website. Treasurer Lillard asked what the maps would show and Mr. Hinton stated that the maps would show where the operations occurred.

The Commission approved the EDP presentation as presented by Tuck Hinton Architects.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Football/Athletic Training Facility

Project Description: This project will construct a new football/athletic training facility *for the intercollegiate athletic program, located* on the north edge of campus from the McKenzie Arena as sited in the 2012 campus master plan. Programming and a review of the athletic facilities master plan will also be included.

SBC Number: 540/005-04-2016

Total Project Budget: \$20,000,000.00

Current Project Funding: \$15,532,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 1,000,000.00	\$(1,000,000.00)	\$0.00	Plant Funds (Aux-Athletics)	(A)
	0.00	2,532,000.00	2,532,000.00	Gifts	(O)
	0.00	13,000,000.00	13,000,000.00	TSSBA	(A)
Original Project Budget:	\$ 1,000,000.00				
Change in Funding:		\$14,532,000.00			
Revised Project Budget:			\$15,532,000.00		

Comment: This request adds the FY 16/17 **Disclosed** project to the previously approved FY 14/15 **Disclosed** project. Funding will be added as gift funds are received. The scope change clarifies the inclusion of the athletic programs.

Previous Action:

05/12/2016	SBC	Approved preplanning a project budget, scope, funding and source of funding and proceeding with the process to select a designer
02/08/2018	SBC	Approved revision in project scope and issuing an RFQ utilizing University procurement to select a programmer

Minutes: 05/10/2018 SBC Lieutenant Governor McNally asked if there are Plant Funds in the project. President DiPietro replied that the Plant Funds were being removed from this project and replaced with Gifts. He added that the letters certifying the availability of Plant Funds have been sent for all the projects that included Plant Funds as a funding source.

The Commission approved a revision in project budget, scope, and funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Johnson Obear Apartments Utility Connections

Project Description: This project would provide connections from mechanical distribution manhole to both Johnson Obear (1995) phase 1 & 2 main mechanical rooms, add heat exchangers for heating water and domestic hot water; and tertiary pumps for chilled water. Project would also demo the existing stand-alone chillers and boilers.

SBC Number: 540/005-02-2015

Total Project Budget: \$1,650,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,200,000.00	\$450,000.00	\$1,650,000.00	Plant Funds (Aux-Housing) (A)
Original Project Budget:	<u>\$1,200,000.00</u>			
Change in Funding:		\$450,000.00		
Revised Project Budget:			\$1,650,000.00	

Comment: Three bids were received on April 5, 2018. An increase in funding is needed to award a contract to ACME Industrial Piping for the base bid only. There will be no additional designer fees.

Previous Action:

06/11/2015	SBC	Approved a project, budget, scope, source of funding and proceeding with the process to select a designer
08/24/2015	ESC	Approved designer selection (March Adams & Associates, Inc.)
03/08/2018	SBC	Approved a revision in project budget and funding

Minutes: 05/10/2018 SBC Lieutenant Governor McNally asked if this project involves Plant Funds and President DiPietro replied that it involves Plant Funds - Auxiliary Housing, and that the funds were available.

The Commission approved a revision in project budget and funding in order to award a contract

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: West Campus Housing and Garage

Project Description: The project provides for the planning of new housing and parking garage to be built on the west side of campus. The housing will accommodate approximately 600 beds and associated dining facilities. The garage will have approximately 650 parking spaces. The Racquet Center, built in 1976, will be demolished and the existing tennis courts will be renovated as part of this project.

SBC Number: 540/005-01-2014

Total Project Budget: \$83,000,000.00

Source of Funding: \$77,088,000.00 TSSBA (A)
\$ 5,912,000.00 Plant Funds (Aux-Housing/Dining/Parking) (A)

Comment: This request will reallocate funding from Administration/Miscellaneous to the Bid Target. This will cover cost associated with the owner's original scope that was not put in the original bid due to budget constraints. There will be no additional designer fees.

Previous Action:

01/16/2014	SBC	Approved full planning project using CM/GC
06/23/2014	ESC	Approved designer selection (March Adams & Associates - tennis)
08/28/2014	ESC	Approved designer selection (Derthick Henley Wilkerson – housing/ garage)
11/13/2014	SBC	Approved award to Hoar Construction as CM/GC
02/12/2015	SBC	Revised scope, current project funding & Total Project Budget
05/13/2015	SBC	Approved allocation of full funding
12/17/2015	SBC	Approved revision in scope and Early Design Phase as presented
09/08/2016	SBC	Approved revision in project budget, funding and sources of funding

Minutes: 05/10/2018 SBC Approved a revision in project funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: **Approval of a revision in funding and an Early Design Phase** as recommended by the State Architect

Project Title: Beef Cattle Teaching and Demonstration Area

Project Description: This project will develop a beef cattle teaching and demonstration area that will include a classroom, laboratory, handling facilities, beef barn, equipment and fencing, access road, parking area, and tractor-trailer turnaround.

SBC Number: 540/011-01-2017

Total Project Budget: \$1,541,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,500,000.00	\$41,000.00	\$1,541,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	<u>\$1,500,000.00</u>				
Change in Funding:		\$41,000.00			
Revised Project Budget:			\$1,541,000.00		

Comment: This increase covers the cost of equipment.

Previous Action: 06/19/2017 SBC Approved project and to select a designer
 08/21/2017 ESC Approved designer selection (A2H Inc.)

Minutes: 05/10/2018 SBC Approved a revision in funding and an EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICES

Lease Build-Out, Memphis, Shelby County, Tennessee

Requested Action: **Approval to cancel a project**

Project Title: Design Services for Lease Build-Outs

Project Description: Development of construction documents for tenant improvements at seven lease locations in the Memphis area. Services to include Fire Marshall's approval.

SBC Number: 527/000-01-2014

Total Project Budget: \$420,000.00

Current Project Funding: \$ 0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$420,000.00	(\$420,000.00)	\$0.00	14/15	FRF Op Funds	(A)
Original Project Budget:	\$420,000.00					
Change in Funding:		(\$420,000.00)				
Revised Project Budget:			\$0.00			

Comment: The State did not procure the leases at the original locations and subsequently procured the design services via the lease agreements of the new locations.

Previous Action: 12/11/2014 SBC Approved a project and to select a designer
 12/17/2014 ESC Approved designer selection (Fleming Associates Arch)

Minutes: 05/10/2018 SBC Approved cancellation of the project

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposers for Indefinite Delivery Indefinite Quantity Contractors

Project Title: IDIQ Contracts – Tier 1

Project Description: Pools of construction contractors will be qualified to bid on maintenance projects under \$100,000 and Capital Projects up to \$500,000.

SBC Number: 529/000-02-2018 (Middle)
529/000-03-2018 (West)

Comment: For the Middle Tennessee procurement, the State received nine responses on April 17, 2018. The Notice of Intent to award was issued on April 26, 2018 naming the following as the best evaluated proposers:

Burns Services, Inc.
City Construction
Greg Rice DBA G&M Assoc.
J & S
Kerry G. Campbell
Southland
S.M. Lawrence
Rock City
R.L. Alvarez

For the West Tennessee procurement, the State received three responses on April 17, 2018. The Notice of Intent to award was issued on April 26, 2018 naming the following as the best evaluated proposers:

Allen Searcy
R.L. Alvarez
Viktor Hall

No protests were received in the protest period.

Previous Action: 02/08/2018 SBC Referred to ESC with authority to act
02/26/2018 ESC Approved project and to issue a RFQ for IDIQ Contractors

Minutes: 05/10/2018 SBC Approved awarding a contract to the best evaluated proposers for Indefinite Delivery Indefinite Quantity Contractors

DEPARTMENT OF GENERAL SERVICES

Bid Activity Report

1. New Visions Youth Development Center
Recreation Yard Improvements
SBC Project No. 144/004-01-2015-04
Bid Target: \$4,650,250
M.A.C.C. \$4,227,500
Bid date: 05/10/2018
SBC Action Referred to ESC with Authority to Act

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

Project Title: Campus Security Task Force

Project Description: Make upgrades to secure facilities for various campuses across the TBR system.

SBC Number: 166/000-05-2017

Total Project Budget: \$3,907,220.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$3,950,000.00	(\$42,780.00)	\$3,907,220.00	17/18	CurrFunds-CapImp (A)
Original Project Budget:	\$3,950,000.00				
Change in Funding:	(\$42,780.00)				
Revised Project Budget:	\$3,907,220.00				

Comment: Funds are being moved to Walters State's ADA and Mechanical Systems Updates project (166/023-01-2016).

Revised funding by campus listed below:

APSU	\$	85,560	JSCC	\$	42,780
ETSU	\$	213,900	MSCC	\$	42,780
MTSU	\$	213,900	NaSCC	\$	85,560
TSU	\$	2,035,560	NeSCC	\$	85,560
TTU	\$	85,560	PSCC	\$	85,560
UoM	\$	213,900	RSCC	\$	42,780
ChSCC	\$	85,560	STCC	\$	85,560
CISCC	\$	42,780	VSCC	\$	85,560
CoSCC	\$	42,780	WSCC	\$	0
DSCC	\$	42,780	TCATs	\$	288,800

Previous Action: 12/14/2017 SBC Approved a project and use of regional consultant for design and campus resources to perform a portion of the work for TSU

Minutes: 05/10/2018 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee

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

Project Title: ADA and Mechanical Systems Updates

Project Description: Provide improved ADA accessibility and improvements throughout campus.

SBC Number: 166/023-01-2016

Total Project Budget: \$822,780.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$780,000.00	\$0.00	\$780,000.00	16/17	CurrFunds-CapMaint	(A)
	0.00	42,780.00	42,780.00	17/18	CurrFunds-CapImp	(R)
Original Project Budget:	<u>\$780,000.00</u>					
Change in Funding:		\$42,780.00				
Revised Project Budget:			\$822,780.00			

Comment: Funds from the Campus Security Task Force project (166/000-05-2017) will be used to continue changing ADA compliant hardware on campus doors.

Previous Action: 07/14/2016 SBC Approved a project
 09/19/2016 ESC Approved designer selection (Shaw & Shanks Architects)

Minutes: 05/10/2018 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: **Approval to cancel a project**

Project Title: Kimbrough Steam Line Replacement

Project Description: Replace supply and return steam and condensate return lines.

SBC Number: 166/003-02-2017

Total Project Budget: \$ 7,530.06

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$250,000.00	(\$242,469.94)	\$7,530.06	Plant Funds (Non-Aux) (A)
Original Project Budget:	<u>\$250,000.00</u>			
Change in Funding:		(\$242,469.94)		
Revised Project Budget:			\$7,530.06	

Comment: APSU has determined that boiler installations will be in the best interest of the state. APSU will bring forward a separate project for this scope, utilizing the same designer. The designer has been paid through the design development phase for this project.

Previous Action: 04/13/2017 SBC Reported threshold
 05/22/2017 ESC Reported designer selection (HNA Engineering)

Minutes: 05/10/2018 SBC Approved cancellation of the project

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in scope**

Project Title: Health Sciences Facility

Project Description: Construct new facility to house health sciences in Nursing, Occupational Therapy, Physical Therapy, Cardio-respiratory, and Health Management. *Demolish Clement Hall.*

SBC Number: 166/001-02-2016

Total Project Budget: \$38,800,000.00

Source of Funding: \$29,100,000.00 16/17 Current Funds-CapImp (A)
 5,000,000.00 Federal Grant (Title III) (F)
 3,950,000.00 TSSBA (Student Fees) (O)
 750,000.00 Plant Funds (Non-Aux) (A)

Comment: The campus will retain Elliott Hall and demolish Clement Hall. The Tennessee Historical Commission (THC) has determined that this project will adversely affect this State-owned resource.

 THC and TSU have agreed to a mitigation plan that involves documenting the history and architectural features of Clement Hall. TSU's National Register nomination will be updated in order to expand the National Register Historic District.

 Clement Hall has reached the end of its useful life, so the Tennessee Heritage Protection Act does not apply.

Previous Action: 07/14/2016 SBC Approved full planning and use of CM/GC
 10/13/2016 SBC Revised source of funding
 10/24/2016 ESC Approved designer selection (Earl Swensson Associates)
 03/08/2018 SBC Awarded CM/GC (Hoar Construction)

Minutes: 05/10/2018 SBC Approved a revision in scope

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Volpe Library First Floor Expansion

Project Description: Excavate the crawl spaces under A and B wings and convert to assignable space for library operations.

SBC Number: 166/011-03-2016

Total Project Budget: \$1,873,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,060,000.00	\$589,795.00	\$1,649,795.00	Gifts	(O)
	0.00	223,205.00	223,205.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	<u>\$1,060,000.00</u>				
Change in Funding:		\$813,000.00			
Revised Project Budget:			\$1,873,000.00		

Comment: Three bids were received on April 3rd, with Rock City Construction, LLC submitting the low bid. Additional funds are for base bid only. There will be no additional designer fees.

Previous Action:

06/09/2016	SBC	Approved project
08/22/2016	ESC	Approved designer selection (Maffett Loftis Engineering)
03/09/2017	SBC	Approved utilization of BV

Minutes: 05/10/2018 SBC Lieutenant Governor McNally stated that several projects were underestimated when they went out to bid. This project was estimated to cost 43% less than the lowest bid received. It is concerning and the Lt. Governor asked if TBR has any explanation for why the bids came in so much higher than anticipated. Mr. Tracy replied that after reviewing the bid details with the low bidder, TBR determined that the mechanical system on this project is more expensive than what was budgeted initially. Other increases that had impacted projects include labor market increases, especially in Middle Tennessee, and increases in steel, aluminum and concrete costs due to the demand. Mr. Tracy relayed that TBR watches all the bids and some come in under the estimate. He also noted that when the cost is higher than the estimate; the designer does not get an increase in fees.

The Commission approved a revision in project budget and funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

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

Project Title: Nelms Classroom HVAC Updates

Project Description: Update HVAC and associated controls.

SBC Number: 166/019-01-2017

Total Project Budget: \$735,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	17/18	CurrFunds-CapMaint (MP)	(A)
	\$610,000.00	\$ 0.00	\$610,000.00			
	0.00	125,000.00	125,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$610,000.00					
Change in Funding:		\$125,000.00				
Revised Project Budget:			\$735,000.00			

Comment: Five bids were received April 25th with MSB Construction submitting the low bid. Additional funds are for base bid only. There will be no additional designer fees.

Previous Action: 07/13/2017 SBC Approved project
07/27/2017 ESC Approved designer selection (Allen & Hoshall, Inc.)

Minutes: 05/10/2018 SBC Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

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

Project Title: Underground Utility Lines Replacement

Project Description: Repair and replace underground piping and electrical lines.

SBC Number: 166/021-03-2017

Total Project Budget: \$1,271,095.11

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,160,000.00	\$ 0.00	\$1,160,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
	0.00	111,095.11	111,095.11	13/14	CurrFunds-CapMaint	(R)
Original Project Budget:	<u>\$1,160,000.00</u>					
Change in Funding:		\$111,095.11				
Revised Project Budget:			\$1,271,095.11			

Comment: Four bids were received April 4th with S. M. Lawrence Company, Inc. submitting the low bid. Additional funds are for base bid only. There will be no additional designer fees.

Previous Action: 07/13/2017 SBC Approved project
07/27/2017 ESC Approved designer selection (Kurzynske & Associates)

Minutes: 05/10/2018 SBC Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Boiler and Chiller Updates

Project Description: Replace hot and chilled water equipment at the Division Street campus, add a variable speed drive to Chiller #1 at Hardin Valley, and clean contaminated ductwork at Hardin Valley. Upgrade chillers and associated equipment at Hardin Valley.

SBC Number: 166/032-01-2015

Total Project Budget: \$1,245,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 700,000.00	\$ 0.00	\$700,000.00	15/16	CurrFunds-CapMaint	(A)
	520,000.00	0.00	520,000.00	17/18	CurrFunds-CapMaint	(A)
	0.00	25,000.00	25,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,220,000.00					
Change in Funding:		\$25,000.00				
Revised Project Budget:			\$1,245,000.00			

Comment: Five bids were received on April 4, with McMahan Mechanical, Inc. submitting the low bid. Additional funds are for base bid plus alternate one. There will be no additional designer fees.

Previous Action: 07/09/2015 SBC Approved project
07/20/2015 ESC Approved designer selection (Engineering Services Group)
07/13/2017 SBC Approved revision in project budget and funding

Minutes: 05/10/2018 SBC Lieutenant Governor McNally asked if projects that are over/under the estimate to please include a notation in the comment section describing the specific cost issue or issues.

The Commission approved a revision in project budget and funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) **Austin Peay State University, Clarksville**
(Greek Housing Sprinkler Installation)
SBC Project No. 166/003-01-2017
Bid date: 04/18/2018
Bid target: \$157,000
MACC: \$165,000
SBC Action: Referred to ESC with authority to act

- 2) **Middle Tennessee State University, Murfreesboro**
(Peck Hall Improvements)
SBC Project No. 166/009-11-2017
Bid date: 04/25/2018
Bid target: \$645,000
MACC: \$710,000
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 12, 2018.

Report of Items Approved by Office of the State Architect

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

- 1) **State Procurement Agency:** University of Tennessee **User Agency:** UT Knoxville
Location: Knoxville, Tennessee
Project Title: Alpha Gamma Rho
SBC Project No: 540/009-12-2014
Designer: The Lewis Group Architects **Contractor:** Wright Contracting Inc.
Construction Completion %: 79% **Targeted Substantial Completion:** 06/06/2018
Change Order No. 7 **Comment:** **Hidden Conditions/Error/Omission/
Added Scope/Value Added**
Change Order Amount: \$29,614
Change Order Percentage: 1.72%
Cumulative Percentage: 21.44%

This change order provides for a number of hidden conditions such as additional support framing for an existing roof soffit and additional framing for gypsum board finishes, electrical feeder line splices required, a steel relief angle required to carry a new brick veneer at the basement wall area, and modifications to interfaces between the HVAC ductwork and plumbing piping infrastructure. Work includes additional steel required to be welded onto existing leg of relief angles due to designer error and additional steel bracing required to support top of some new CMU wall that was not addressed on the designer documents. This change order also addresses owner added scope for electrical runs for wireless access points that were added after the project bid, and a credit back to the project for a deduct to change the finish of some sunshades and a change from wood paneling to gypsum board wall finish for upper level bedrooms.

Approved Project Funding

Original Bid Target: \$1,904,000
Base Contract Amount: \$1,724,000
Contingency: \$190,000

After This Change Order

Revised Contract Amount: \$2,093,634
Remaining Undedicated Funds: \$182,000

Secretary Hargett asked if the date of approval of the change orders show up in the report items. State Architect McGauran replied that these are not currently shown on the agenda. The approval date is included in the information reviewed with staff and they are items that have been approved since the last agenda was created. Approval dates will be included on future agendas.

- 2) **State Procurement Agency:** University of Tennessee **User Agency:** UT Chattanooga
Location: Chattanooga, Tennessee
Project Title: Retrofit State Buildings
SBC Project No: 540/005-06-2014
Designer: Derthick, Henley & Wilkerson
Construction Completion %: 99%
Change Order No. 5
Change Order Amount: \$142,230
Change Order Percentage: 9.27%
Cumulative Percentage: 12.97%
- Contractor:** Pointe General Contractors
Targeted Substantial Completion: 04/29/2018
Comment: Design Modifications / Cost Efficiencies
This change order provides for an owner requested change to remove existing, inoperable, revolving doors and replace with storefront at both the west and north lobbies.
- Approved Project Funding**
Original Bid Target: \$2,025,000
Base Contract Amount: \$1,535,000
Contingency: \$202,500
- After This Change Order**
Revised Contract Amount: \$1,734,019
Remaining Undedicated Funds: \$147,000
- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Physical Plant Upgrade
SBC Project No: 166/009-09-2010
Designer: IC Thomasson Associates
Construction Completion %: 84%
Change Order No. 3
Change Order Amount: \$19,133.59
Change Order Percentage: 10.06%
Cumulative Percentage: 17.79%
- Contractor:** SM Lawrence Co, Inc.
Targeted Substantial Completion: 03/15/2018
Comment: Hidden Conditions
This change order accommodates the need to replace existing, hidden, condensate line that was found to be damaged and leaking.
- Approved Project Funding**
Original Bid Target: \$220,000
Base Contract Amount: \$190,147
Contingency: \$20,000
- After This Change Order**
Revised Contract Amount: \$223,970.77
Remaining Undedicated Funds: \$36,098.23
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Crossville, Tennessee
Project Title: Forestry Work Center
SBC Project No: 100/010-01-2015-01
Designer: Adams Craft Herz Walker
Construction Completion %: 99%
Change Order No. 4
Change Order Amount: \$3,150.44
Change Order Percentage: .33%
Cumulative Percentage: 10.15%
- Contractor:** Winesett-Hill Constructors
Targeted Substantial Completion: 03/21/2018
Comment: Added Scope
This change order provides additional 100' of fencing to provide for additional security at the site. This change accommodates the owner's request.
- Approved Project Funding**
Original Bid Target: \$938,512
Base Contract Amount: \$938,512
Contingency: \$96,588
- After This Change Order**
Revised Contract Amount: \$1,033,774.30
Remaining Undedicated Funds: \$74,961.55

5) **State Procurement Agency:** STREAM **User Agency:** Dept Environment & Conservation
Location: Lawrenceburg, Tennessee
Project Title: David Crockett State Park Campground Improvements
SBC Project No: 126/033-02-2015
Designer: CTI, Inc. **Contractor:** John T. Hall Construction
Construction Completion %: 80% **Targeted Substantial Completion:** 05/04/2018
Change Order No. 2 **Comment:** Hidden Conditions
Change Order Amount: \$11,775.89 This change order work is required to install isolation valves in order to install the required booster station.
Change Order Percentage: 1.02% Without this work the park system water service would have to be shut down for a period of time which is not acceptable.
Cumulative Percentage: 11.59%
Approved Project Funding After This Change Order
Original Bid Target: \$1,291,400
Base Contract Amount: \$1,150,000 **Revised Contract Amount:** \$1,283,280.82
Contingency: \$129,140 **Remaining Undedicated Funds:** \$151,937.29

- **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) **State Procurement Agency:** University of Tennessee - Knoxville
Project: Golf Team Facility
SBC No. 540/009-16-2016
Designer: Blankenship & Partners
Amount: \$30,000
Explanation: This ASR provides for geotechnical and construction material testing, including the required oversight by the design team.

Initial Approvals of Capital Projects

- REPORT of the following capital project(s) with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 1) **State Procurement Agency:** University of Tennessee
Location: Chattanooga, Tennessee
Project Title: Chiller Replacement – 540 McCallie Avenue
Project Description: This project will replace the chiller required for redundant cooling capacity for 540 McCallie Avenue.
SBC Project No. 540/005-06-2018
Total Project Budget: \$230,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approval of a project utilizing campus resources and university procurement for construction.

- 2) **State Procurement Agency:** University of Tennessee
Location: Martin, Tennessee
Project Title: University Village Water Damage Repair
Project Description: This project will replace the damaged sprinkler head and repair water damages to three suites/floors in the University Village Phase II H Building.
SBC Project No. 540/011-02-2018
Total Project Budget: \$270,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approval of a project utilizing campus resources for design and a contract procured by DGS Central Procurement Office for construction.
- 3) **State Procurement Agency:** University of Tennessee
Location: Martin, Tennessee
Project Title: Crisp Hall Upgrades
Project Description: This project will provide upgrades for a portion of the Computer Services area in the Crisp Hall Building. Upgrades will include furniture, finishes, floor covering, paint, ceiling and lights.
SBC Project No. 540/011-03-2018
Total Project Budget: \$152,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approval of a project utilizing campus resources for design and university procurement for construction.
- 4) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Dunn Center – 201 Athletics Dept. Renovation
Project Description: Renovation of Academic Support Center, 201 Dunn, to include partition relocation, new finishes, lighting, life safety device relocation and all required related work.
SBC Project No. 373/003-03-2018
Total Project Budget: \$100,000
Source of Funding: \$ 20,000 Plant Funds (Non-Aux)
\$ 80,000 Grant (NCAA) (O)
Approval: Approval of a project utilizing an Agency Consultant for design.

Approvals of Revisions to Existing Capital Projects

- REPORT of the following approval of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / University of Memphis
Location: Memphis, Tennessee
Project Title: Lighting Updates
Project Description: Update lighting in the McWherter Library, Administration building, and campus site and 2 parking garages.
SBC Project No. 166/007-08-2017
Total Project Budget: \$4,030,000
Source of Funding: \$3,674,000 2015 GO Bonds-CapMaint (Empower) (A)
\$ 356,000 Plant Funds (Non-Aux) (A)
Approval: Approval to utilize the DGS Value Added Reseller contract for a portion of the work.

Approvals of Acquisitions and Disposals of State Property

- REPORT of the following disposal easement(s) in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee
Transaction Description: Transaction Number 08-04-014
Location: University of Tennessee – Institute of Agriculture
Knox County – up to 4.9 acres +/- 3215 Alcoa Highway, Knoxville, TN
Grantee: Knox County
Estimated Sale Price: Mutual Benefit
Source of Funding: Plant Funds (Non-Aux) (REM Fees) (A)
Approval: Approval of disposal by easement with waiver of advertisement and appraisals.

Other Business

There being no further business, the meeting adjourned at 11:32 a.m.

* * * * *

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State