

MINUTES
STATE BUILDING COMMISSION
November 15, 2012

The State Building Commission met this day at 10:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present. Treasurer David Lillard called the meeting to order at 10:02 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

Tennessee Board of Regents
University of Tennessee
Department of Intellectual & Developmental Disabilities
Department of Education
Tennessee State Veterans Homes board
Department of General Services
State Building Commission

Chancellor John Morgan
Charles Peccolo
Assistant Commissioner Lance Iverson
Deputy Commissioner Kathleen Airhart
Commissioner Many-Bears Grinder
Executive Director Peter Heimbach
Assistant State Architect Alan Robertson

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
Mark Emkes, Commissioner, Department of Finance and Administration
David Lillard, State Treasurer
Justin Wilson, Comptroller of the Treasury

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Tre Hargett, Secretary of State

OTHERS PRESENT

Alan Robertson, Assistant State Architect
Georgia Martin, Office of the State Architect
Joy Harris, Treasurer's Office
Jonathan Rummel, Secretary of State's Office
Bruce Davis, Legislative Budget Office
Scott Gilmer, House Speaker's Office
Genie Whitesell, Attorney General's Office
Janie Porter, Attorney General's Office
David Gregory, Tennessee Board of Regents
George Criss, University of Tennessee
Doug Freeman, Department of General Services
Cindy Liddell, Comptroller's Office
Diane Uhler, Tennessee Board of Regents

John Carr, Department of Finance and Administration
Tami Robison, Department of General Services
Steve Berry, Department of General Services
Crystal Collins, THEC
Mike Morrow, Department of Finance and Administration
Robbi Stivers, University of Tennessee
Deborah Boshears-Davis, Department of Education
Bill Finney, Department of General Services
Steve Cates, Department of General Services
Lanny Cope, Cope Architecture

Brian McDonald, Architects Weeks Ambrose
McDonald
Phillip McEwen, Department of Children's Services
Eddie Rhodman, Department of Children's Services
Kent Brummett, Department of Intellectual &
Developmental Disabilities
Jack Potter, Hart Freeland Roberts
Beth Hargis, Hart Freeland Roberts
Lane Lyle, Lyle Cook Martin Architects
Russell Riebeling, Maynard Select
Chloe Shafer, Department of General Services
Heather Iverson, Department of General Services
Lynelle Jensen, Department of General Services
Jay Hosay, Messer Construction
Joe Miller, Department of General Services
Mark Cherpack, Department of Finance and
Administration
Luke Koontz, Department of General Services
Ron Colter, Department of General Services
Clint Camp, Department of General Services
Adam Kleinheider, Lt Governor Ramsey's Office
Ron Deal

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding
Project Title: Maynard Mathematics and Computer Science Building
Project Description: Construct a new facility for classrooms, laboratories, and IT server room
SBC Number: 166/003-01-2011

Revised Project Budget: \$7,870,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$7,700,000.00	\$170,000.00	\$7,870,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$7,700,000.00			
Change in Funding:		\$170,000.00		
Revised Project Budget:			\$7,870,000.00	

Comment: Three bids were received on September 26, 2012 and project was awarded to The Parent Company, Inc. at \$6,750,000 for base bid. Additional funds are needed to provide adequate contingency at 5.71%.

Previous Action: 04/14/2011 SBC Approved project at \$5,700,000
06/22/2011 SBC Selected designer (Rufus Johnson Associates)
11/10/2011 SBC Revised scope & funding of \$1,000,000 to add IT Server Room, and use of Best Value delivery method
05/10/2012 SBC Referred EDP to Subcommittee with authority to act
05/23/2012 ESC Approved Early Design Phase
08/20/2012 SBC Revised funding by \$1,000,000 for value engineering and to redesign project to allow it to be rebid

Minutes: 11/15/2012 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in source(s) of funding for a cancelled project

Project Title: Hankal Hall Renovation

Project Description: Renovate facility

SBC Number: 166/001-02-2007

Total Project Budget: \$70,732.70

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 35,040.70	0.00	\$35,040.70		Plant (Non Auxiliary)	(A)
	35,692.00	(35,692.00)	0.00	94/95	Current Funds-Capital Maint	(A)
	0.00	35,692.00	35,692.00	93/94	Current Funds-Capital Maint	(A)
Original Project Budget:	<u>\$70,732.70</u>					
Change in Funding:		\$0.00	\$70,732.70			
Revised Project Budget:						

Comment: When funds were taken out of this project at the July SBC meeting, an error was made in the funding year of the Current Funds. The funding years is 93/94 instead of 94/95. The funds were being added to the following project, Hankal Hall Upgrades (166/001-02-2012), so it also needs adjusted.

Previous Action: 07/12/2007 SBC Approved project
 08/16/2007 ESC Selected designer (McFarlin Huitt Parvini, Inc.)
 09/14/2009 SBC Revised scope and funding
 07/12/2012 SBC Cancelled project

Minutes: 11/15/2012 SBC Approved a revision in source of funding for a cancelled project

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Hankal Hall Upgrades

Project Description: Renovate facility

SBC Number: 166/001-02-2012

Revised Project Budget: \$2,647,267.30

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	3,721.29	(3,731.29)	0.00	94/95	CurrFunds-CapMaint	(R)
	0.00	3,731.29	3,721.29	93/94	CurrFunds-CapMaint	(R)
	143,546.01	0.00	143,546.01	2000	GO Bonds-CapMaint	(R)
	1,000,000.00	(1,000,000.00)	0.00		Federal Grant (Title III)	(F)
	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)
Original Project Budget:	\$3,647,267.30					
Change in Funding:	(\$1,000,000.00)					
Revised Project Budget:	\$2,647,267.30					

Comment: Error in funding year of Current Funds is corrected from 94/95 to 93/94. The federal grant was used for operational expenses prior to expiring and is no longer available for the project. Remaining funds will allow the first phase of the project to proceed.

Previous Action: 07/12/2012 SBC Approved project
 07/23/2012 ESC Selected designer (McFarlin Huitt Parvini)

Minutes: 11/15/2012 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 revision in project budget and source(s) of funding in order to award a contract

Project Title: Residence Halls Mechanical Upgrades

Project Description: Renovate Pinkerton/M.S. Cooper Residence Halls

SBC Number: 166/011-03-2011

Revised Project Budget: \$3,550,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$3,250,000.00	\$300,000.00	\$3,550,000.00	Plant (Auxiliary-Housing) (A)
Original Project Budget:	\$3,250,000.00			
Change in Funding:		\$300,000.00		
Revised Project Budget:			\$3,550,000.00	

Comment: Four bids were received on October 10, 2012 with J. Cumby Construction, Inc. as the low bidder. Additional funds are needed to award the base construction bid and three alternates at \$2,957,025.

Previous Action: 09/08/2011 SBC Approved project
10/24/2011 ESC Selected designer (Maffett Loftis Engineering)
05/10/2012 SBC Revised funding

Minutes: 11/15/2012 SBC Approved a revision in project budget and source(s) of funding in order to award a contract

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in project budget, source(s) of funding, and to contract with mechanical consultant, SSR Eilers, Inc and the CM/GC, Flintco, Inc

Project Title: West Hall Student Housing Replacement

Project Description: Demolition and construction of housing facility

SBC Number: 166/007-06-2006

Revised Project Budget: \$26,750,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	24,850,000.00	0.00	24,850,000.00	TSSBA (rent)	(A)
	1,000,000.00	900,000.00	1,900,000.00	Plant (Auxiliary, housing)	(A)
Original Project Budget:	\$25,850,000.00				
Change in Funding:		\$900,000.00	\$26,750,000.00		
Revised Project Budget:					

Comment: No funds left in the LGIP (Local Government Interest Pool) account as the funds were spent locally. Additional funds are needed to install appropriate HVAC equipment and ductwork to provide dehumidified fresh air into residence hall rooms in the two buildings. The mechanical consultant, SSR Eilers, Inc., will provide design services for this portion of the project.

Previous Action:

- 08/10/2006 SBC Approved project & designer (jv Atkins Buchner Price Arch, PLLC/Habiterria Arch)
- 03/08/2007 SBC Approved issuance of RFP
- 07/12/2007 SBC Approved Selection of CM/GC (Flintco, Incorporated)
- 12/13/2007 SBC Revised budget and approved EDP

Minutes: 11/15/2012 SBC Approved a revision in project budget, source(s) of funding, and to contract with mechanical consultant, SSR Eilers, Inc and the CM/GC, Flintco, Inc. Comptroller Wilson stated that approving this action did not prejudice the State's claims against the other parties, and Chancellor Morgan replied that that was his understanding. Treasurer Lillard added that the Board of Regents should make sure to cover this with architects & contractors in the future to prevent this situation from happening again.

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

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

Project Title: Johnson City Downtown Center Renovation

Project Description: Renovate facility for use as a teaching site in downtown Johnson City

SBC Number: 166/038-01-2012

Revised Project Budget: \$1,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	1,000,000.00	250,000.00	1,250,000.00	Gifts	(O)
	0.00	250,000.00	250,000.00	Plant (Non-Auxiliary)	(A)

Original Project Budget: \$1,000,000.00

Change in Funding: \$500,000.00 \$1,500,000.00

Revised Project Budget:

Comment: The Johnson City Development Authority is providing partial funding to open a teaching site in Johnson City. The additional funding is to meet the designer's estimate for exterior repairs after flooding in the area. The scope will include storm drainage and parking deck repairs.

Previous Action: 06/14/2012 SBC Approved project
6/25/2012 ESC Select Designer (Shaw & Shanks Architects, PC)

Minutes: 11/15/2012 SBC Approved a revision in project scope, budget, and source of funding

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Roof Replacements and Exterior Repairs

Project Description: Replace roofs and make exterior repairs on several buildings

SBC Number: 166/032-01-2010

Total Project Budget: \$1,420,000.00

Source of Funding: \$ 290,000.00 ARRA funds (F)
1,130,000.00 2011 State funds (A)

Comment: Additional scope is needed to re-roof a section of the Student Recreation Center and make other roofing repairs. The \$290,000 ARRA funds were spent by the federal deadline. Work will be accomplished within the existing funding.

Previous Action: 03/11/2010 SBC Approved project
03/22/2010 ESC Selected designer (Barber McMurry Architects, Inc.)
11/01/2010 ESC Revise source of funding

Minutes: 11/15/2012 SBC Approved a revision in scope

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Middle Tennessee State University, Murfreesboro
(Several Buildings System Replacements)
SBC Project No. 166/009-05-2002
Bid date: 11-7-2012
SBC Action: No action required

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Presentation and approval of the Early Design Phase as presented by Cope Associates and Weeks Ambrose McDonald, a joint venture

Project Title: Residence Hall

Project Description: This project will provide a new residence hall for approximately 700 students. This facility will include approximately 5,000 gsf of campus dining space.

SBC Number: 540/009-29-2007

Revised Estimated Cost: \$59,000,000.00

Source of Funding: \$18,000,000.00 Plant Funds-Auxiliary-Housing (A)
\$41,000,000.00 TSSBA (A)

Comment: Early design presentation

Previous Action: 09/13/2007 SBC Approved project & designer (Cope Associates / Weeks-Ambrose-McDonald, jv)
02/09/2012 SBC Approved revision in funding and source issue RFP to CM/GC
03/08/2012 SBC Referred to ESC with authority to act
03/19/2012 ESC Approved award to Blaine Construction for CMGC

Minutes: 11/15/2012 SBC Approved the Early Design Phase as presented

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Arlington Developmental Center, Arlington, Shelby County, Tennessee

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

Project Title: Service Complex Interior Updates

Project Description: Interior renovations and upgrades to the mechanical, electrical, and fire protection systems for code compliance

SBC Number: 344/017-01-2012

Total Project Budget: \$1,000,000.00

Source of Funding:

\$ 200,000.00	12/13	Current Funds Capital Maint	(A)
800,000.00	2012	GO Bonds Capital Maint	(A)

Comment: This is a FY 12/13 line-item project consisting of interior renovations and systems upgrades to the three service complex buildings at the facility. Interior updates will include painting, window repair, door hardware, ceiling tile replacement and related work. System upgrades include HVAC equipment replacement and duct wrap abatement, sprinkler system/fire alarm code upgrades, and related electrical upgrades. This facility maintains the 500 acre property and off-site residential group homes.

Minutes: 11/15/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Statewide

Requested Action: Approval of a utility grant

Project Title: Intermediate Care Facilities/MR Homes

Project Description: Constructing multiple four bedroom ADA Compliant group homes

SBC Number: 346/000-05-2005

Total Project Budget: \$56,580,000.00

Source of Funding:

\$ 520,000.00	05/06	Current Funds Capital Improv	(A)
960,000.00	06/07	Current Funds Capital Improv	(A)
18,000,000.00	2006	G.O. Bonds Cap Improv	(A)
29,700,000.00	2008	G.O. Bonds Cap Improv	(A)
7,400,000.00	2009	G.O. Bonds Cap Improv	(A)

Comment: The Glen Hills Utility District grant amount of \$65,000 will fund a waterline upgrade to allow the utility district to serve the home located at 645 Rambo Road, Greeneville, with adequate pressures for the required fire protection/sprinkler system.

Previous Action:

07/14/2005	SBC	Approved project & designer (Clark-Dixon Assoc.)
06/08/2006	SBC	Revised EPC; allocate funds
06/12/2008	SBC	Revised scope
11/13/2008	SBC	Approved utility grants
01/08/2009	SBC	Revised scope/funding; select designers
06/11/2009	SBC	Referred to SC with authority
06/22/2009	ESC	Discussion; deferred action
07/09/2009	SBC	Referred to SC with authority
07/20/2009	ESC	Approved bid modification
09/10/2009	SBC	Revised source of funding
12/09/2010	SBC	Approved Alt Del Method
02/10/2011	SBC	Revised scope

Minutes: 11/15/2012 SBC Referred approval of utility grant to ESC with authority to act

DEPARTMENT OF EDUCATION

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

Requested Action: Approval to cancel the project

Project Title: Emergency Notification System

Project Description: Remove existing systems and replace with a unified expanded system with call back and emergency notification capabilities.

SBC Number: 168/005-01-2010

Total Project Budget: \$12,023.46

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$200,000.00	(\$187,976.54)	\$12,023.46	10/11	CurrFunds CapMaint	(A)
Original Project Budget:	\$200,000.00					
Change in Funding:		(\$187,976.54)				
Revised Project Budget:			\$12,023.46			

Comment: This project is being cancelled and re-scoped as a new project. A broader infrastructure upgrade is required to accomplish the project goals.

Previous Action: 08/19/2010 SBC Approved project
08/31/2010 ESC Selected designer (Win Engineering)

Minutes: 11/15/2012 SBC Approved cancellation of project

DEPARTMENT OF EDUCATION

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

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

Project Title: Tech Infrastructure and Emergency Notification System Upgrades

Project Description: Upgrade existing cabling & network structure and provide an emergency notification system

SBC Number: 168/005-04-2012

Total Project Budget: \$1,250,000.00

Source of Funding:	\$ 187,976.54	10/11	Current Funds Capital Maint	(R)
	608,996.29	08/09	Current Funds Capital Maint	(R)
	369,083.88	07/08	Current Funds Capital Maint	(R)
	83,943.29	06/07	Current Funds Capital Maint	(R)

Comment: This project is the Department's top priority and is a life safety issue. Project will provide for a uniform campus wide notification system to help ensure TSB student safety in an environment with a much higher proportion of students with disabilities and special medical needs than an average student population. The current system, vintage 1952, relying on 2-way radios and cell phones will be upgraded to function for usual communications such as class change, and will have the capacity to receive and disseminate information necessary for the safety of all on campus, including dispatching on site medical assistance and outside medical services if required.

Minutes: 11/15/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF EDUCATION

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

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

Project Title: Asbestos Removal and Flooring Upgrades

Project Description: Abate asbestos and other hazardous materials in the building flooring materials and will provide for flooring upgrades to building 1A and 1B. Project to include all related work.

SBC Number: 168/005-02-2012

Total Project Budget: \$340,000.00

Source of Funding: \$340,000.00 12/13 Current Funds Capital Maint (A)

Comment: Designer of record (Lyle Cook Martin) has recommended bidding project as a Best Value Option 1 due to construction constraints completing the work during the summer months when school children are not on campus. A contractor with a high level of competence is required in order to coordinate, stage/relocate contents and complete the work prior to school beginning in August 2013.

Previous Action: 07/12/2012 SBC Report threshold project
07/23/2012 ESC Selected designer (Lyle Cook Martin)

Minutes: 11/15/2012 SBC Approved using BV1 delivery method

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Clarksville, Montgomery County, Tennessee

Requested Action: Presentation and approval of the Early Design Phase

Project Title: Tennessee Veterans Homes - Clarksville

Project Description: Provide full planning for at least a 96-bed intermediate and skilled care nursing home for veterans of Tennessee, including all related work

SBC Number: 680/000-01-2011

Total Project Budget: \$22,674,000.00

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

Source of Funding:

\$1,390,000.00	11/12	Local (City & County)	(O)
\$ 110,000.00	11/12	Gift-in-Place	(O)

Comment: Beneficial factors considered with this method included: receiving advice from the GC during the design phase, higher than normal confidence in GC to perform at a fair and reasonable price, fast-track construction possibilities, owner utilization of cost/benefit decisions early, and valuable GC input regarding use of alternates.

Previous Action:

04/14/2011	SBC	Referred to ESC with authority to act
02/21/2012	SBC	Approved full planning
03/02/2012	ESC	Selected designer (Hart Freeland Roberts)
06/14/2012	SBC	Approved issuing RFP for CMGC
10/11/2012	SBC	Approved contract award to Hardaway Construction for CMGC
10/26/2012	ESC	Approved gift of property

Minutes: 11/15/2012 SBC Approved the Early Design Phase as presented. Commissioner Emkes asked if this will be the first VA home in Tennessee with the individual units, and when did the VA move in that direction and why. Jack Potter, Hart Freeland Roberts, responded "yes", that the VA adopted this housing design in June 2011 which calls for individual rooms and small groups eating together allowing for less of an institutional atmosphere. Comptroller Wilson stated that the VA is changing everything and advised that since they were only approving the design phase and not construction, to make sure they stay in contact with the VA all the way through the project.

DEPARTMENT OF GENERAL SERVICES
on behalf of
DEPARTMENT OF SAFETY

Driver License Express Station, Nashville, Davidson County, Tennessee

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

Project Title: Driver's License Station Renovation – Tennessee Tower

Project Description: Various interior updates to common spaces, restrooms, finish and fixtures to Nashville Express drivers license station.

SBC Number: 502/079-01-2012

Total Project Budget: \$110,000.00

Source of Funding: \$110,000.00 FRF Reserves (A/R)

Comment: This is a FY 12/13 line-item to update and modernize the interior of the station. Work to include renovation of restrooms, updates in finishes including carpet, paint and updating fixtures.

Minutes: 11/15/2012 SBC Approved a project budget, scope, source(s) of funding and utilizing the JOC to perform the work

DEPARTMENT OF GENERAL SERVICES
on behalf of
SECRETARY OF STATE

Library and Archives, Nashville, Davidson County, Tennessee

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

Project Title: New Library and Archives Building

Project Description: A new Library and Archives building to reside on a site at the Bicentennial Mall in conformance with recommendations made in the Bicentennial Mall master plan completed in 1998.

SBC Number: 529/043-01-2005

Total Project Budget: \$76,000,000.00

Current Project Funding:
(if not fully funded) \$ 2,150,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	0.00	\$300,000.00	\$300,000.00	05/06	CurrFunds CapImprov	(A)
	300,000.00	184,729.02	484,729.02	06/07	CurrFunds Capmprov	(A)
	464,000.00	(464,000.00)	0.00	07/08	CurrFunds CapImprov	(A)
	1,300,000.00	0.00	1,300,000.00		Secy State OpFunds	(A)
	<u>0.00</u>	<u>65,270.98</u>	<u>65,270.98</u>	12/13	DGS OpFunds/Preplan	(A)
Original Project Budget:	\$2,064,000.00					
Change in Funding:		\$86,000.00				
Revised Project Budget:			\$2,150,000.00			

Comment: Project was initially approved and carried to Design Development phase in 2006. Project funding was removed in 2009 to close the budget year and the project was over-encumbered by \$20,729.02. The additional funding is to close the gap and fund work to revise the budget to current costs.

Previous Action:

10/24/2005	ESC	Approved planning & designer (Tuck-Hinton/Thomas-Miller, jv)
08/10/2006	SBC	Revised planning funds
12/14/2006	SBC	Revised EPC; approved conceptual design
06/14/2006	SBC	Revised planning funds
09/13/2007	SBC	Revised planning funds; approved revised design
02/25/2008	ESC	Presentation regarding sole source
03/13/2008	SBC	Approved sole source contract
07/10/2008	SBC	Revised planning funds
09/10/2009	SBC	Revised planning funds

Minutes: 11/15/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF GENERAL SERVICES

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

Requested Action: Approval to award a contract to the successful Design/Build team for Phase 1 pre-construction services

Project Title: Office Consolidation Project (T3) / Andrew Jackson State Office Building (Assoc)

Project Description: Andrew Jackson T3 sub project and associated project work including updated interior finishes, restroom and replacement of existing fire alarm system.

SBC Number: 460/000-02-2012-02 (T3)
529/073-01-2012 (Assoc)

Current Project Funding: \$71,500,000.00 (T3) and \$7,990,000.00 (Assoc)

Source of Funding:

460/000-02-2012	\$ 800,000.00		FRF-Operating Funds	(A)
	950,000.00		FRF Reserves	(R)
	69,500,000.00	12/13	FRF CurrFund Cap Improv	(A)
	250,000.00	12/13	Treasury Operating Funds	(A)

529/073-01-2012	\$6,740,000.00	12/13	FRF CurrFund Cap Improv	(A)
	1,000,000.00	2012	FRF G O Bonds Cap Maint	(A)
	250,000.00	12/13	FRF CurrFund Capt Maint	(A)

Comment: This is an approval of a single award for two (2) FY 12/13 line-items to update and modernize the interior of the building. This is an award of a single Design- Build Contract for both projects.

Previous Action: 02/09/2012 SBC Approved preplanning& issued RFP for ADM (T3)
07/12/2012 SBC Approved addtl funding; rev TPB, RFP for DB (T3 & Assoc)
07/12/2012 SBC Approved project & issued RFP for D/B (Assoc)

Minutes: 11/15/2012 SBC Approved award to Hardaway Construction for Phase 1 pre-construction services. In response to questions, Commissioner Cates stated that they are looking at what was recommended in the facilities assessments with the design/build team and incorporating as many improvements into the associated project list as they can. In order to fund these improvements, they will cancel some non-critical projects so they don't have to go back into buildings that have already been renovated.

DEPARTMENT OF GENERAL SERVICES

Blount Mansion Association, Knoxville, Knox County, Tennessee

Requested Action: Approval of a grant

Project Title: Blount Mansion grant

Project Description: Grant to the Blount Mansion Association for capital renovations and upgrades to Blount Mansion

SBC Number: 529/000-11-2012

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 12/13 Current Funds Capital Improv (A)

Comment: This is a line-item in the 12/13 capital budget. Blount Mansion is a Register National Historic landmark. The house dates from the late 1700's with east and west wings added by 1790. Work includes significant exterior repairs/restoration, interior restoration and historic structures research and reports by architectural and landscape specialists.

Minutes: 11/15/2012 SBC Approved a grant to Blount Mansion Association

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to amend the contract

Project Title: Capital Improvements Master Plan

Project Description: Development of a comprehensive statewide capital improvements master plan that encompasses the need for State facilities and programs throughout Tennessee and provide oversight of implementation of the master plan

SBC Number: 460/000-01-2011

Total Project Budget: \$4,500,000.00

Source of Funding:	\$ 500,000.00	11/12	Current Funds Capital Improv	(A)
	500,000.00	11/12	FRF Reserves (501.01)	(A)
	2,344,000.00		FRF Reserves	(A)
	170,000.00		FRF Reserves	(A)
	986,000.00	12/13	DGS Operating Funds	(A)

Comment: Amendment recognizes that Jones Lang LaSalle (JLL) may receive commissions from third parties in procuring and processing leases for the State.

Previous Action:

09/08/2011	SBC	Approved project
12/19/2011	ESC	Deferred protest
12/29/2011	ESC	Discussion of protest status
01/23/2012	ESC	Approved award to Jones Lang LaSalle
06/14/2012	SBC	Approved amending contract; revised scope & funding

Minutes: 11/15/2012 SBC Referred to ESC with authority to act

Bid Activity Report

1) East Tennessee Veteran's Cemetery

(Committal Chapel Modifications)
SBC Project No. 682/000-02-2011
Bid date: 10/31/12
SBC Action: No action required

2) Department of Corrections - Statewide

(Water Storage Tank Repairs)
SBC Project No. 140/001-01-2010
Bid date: 11/01/12
SBC Action: Referred to ESC with authority to act

3) William R. Snodgrass Tennessee Tower

(Second Floor Shell Space)
SBC Project No. 529/079-01-2012
Bid date: 11/13/12
SBC Action: No action required

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on October 11, 2012.

Acknowledgement of Reporting Items

- **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:	Clement Hall Foundation Repair		
	SBC Project No:	166/003-20-2010		
	Designer:	Kaatz Binkley Jones Morris	Contractor:	Bolton Companies dba Ram Jack of Tennessee
	Construction Completion %:	97%	Targeted Substantial Completion:	09/26/2012
	Change Order No.	4	Comment: Hidden Conditions	
	Change Order Amount:	\$43,451.18		Unit price quantity increase for mold & mildew abatement (+\$57k) and reimburse costs of Owner repair of Contractor damage (-\$14k)
	Change Order Percentage:	5.90		
	Cumulative Percentage:	14.67		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$737,000.00		
	Base Contract Amount:	\$737,000.00	Revised Contract Amount:	\$845,147.41
	Contingency:	\$108,147.41	Remaining Contingency:	\$0

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

1)	Bidder:	Advanced Mechanical Contractors, Inc.
	Project Location:	Capitol Complex
	Project Title:	Chiller Replacement
	SBC No.	460/001-02-2011
	Bid date:	September 27, 2012
	Designer:	Smith Seckman Reid
	Comment:	The Bid Error Review Panel determined that the contractor's error was an "unintentional omission" and he was allowed to withdraw his bid without forfeiture of his bid security.

- Report of Sole Source Procurement

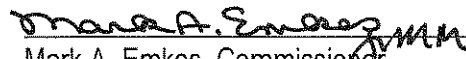
- 1) **Project Title:** Turney Center – Sewage Lift Station Upgrades
SBC No. 142/005-01-2012
Comment: The factory built pump rotating assemblies being re-built are currently manufactured by Smith & Loveless, Inc. To ensure compatibility with the existing design of the lift station, it is requested that Smith & Loveless be specified and utilized to minimize modifications to the components in the field by on-site construction personnel.

- 2) **Project Title:** Turney Center – Sewage Lift Station Upgrades
SBC No. 142/005-01-2012
Comment: The factory built sewage grinder being reconditioned is manufactured by JWC Environmental, LLC. To ensure compatibility with the existing sewage grinder, the replacement grinder cartridge as manufactured by JWC Environmental, is being requested to be specified and utilized to minimize modifications to the existing sewage grinder in the field by on-site construction personnel.

* * * * *

There being no further business, the meeting adjourned at 10:38 a.m.

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration