

MINUTES

STATE BUILDING COMMISSION

November 14, 2013

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present. Lieutenant Governor Ramsey called the meeting to order at 11:07 a.m. and requested action on the following matters as presented by Interim State Architect Alan Robertson.

Department of Environment and Conservation
Department of Correction
Department of General Services
Tennessee Board of Regents
University of Tennessee
State Building Commission

Commissioner Bob Martineau
Deputy Commissioner Chuck Taylor
Executive Director Peter Heimbach
Chancellor John Morgan
Dr. Joe DiPietro
Interim State Architect Alan Robertson

STATE BUILDING COMMISSION MEMBERS PRESENT

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

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Larry Martin, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Alan Robertson, Interim State Architect
Georgia Martin, Office of the State Architect
Courtney Holliday, Treasurer's Office
Melinda Parton, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Bruce Davis, Legislative Budget Office
Jordan Young, Governor Ramsey's Office
Hayden Pendergrass, House Speaker's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Ted Hayden, Office of the State Architect
Jason Hartman, Dept of Finance and Administration
John Carr, Dept of Finance and Administration
Mike Morrow, Dept of Finance and Administration

Diane Uhler, Tennessee Board of Regents
Dick Tracy, Tennessee Board of Regents
David Gregory, Tennessee Board of Regents
Steven Gentile, THEC
Robbi Stivers, University of Tennessee
Butch Peccolo, University of Tennessee
Tom Robinson, Department of Correction
David Benton, Department of Environment and
Conservation
Marcos Makohon, Department of General Services
Matt Ingham, Department of General Services
Cindy Liddell, Comptroller's Office
Kim Adkins, Capitol Strategy Group
Wayne Lowman, Maynard Select

Bob Davis, Maynard Select
Mark Cherpack, Dept of Finance and Administration
Ted Lewis, Pellissippi State Community College
Whitney North, Studio Four Design
Kevin Diegel, Studio Four Design
Felenceo Hill, Department of Finance and
Administration
Bob Qualey, Department of General Services

Gwen Sanders, Department of General Services
Steve Westerman, Department of Correction
Lauren Ridenaur, Department of Finance and
Administration
Russell Marty, Governor's Office
Jay Harrison, Department of General Services
Steve Kazay, Turner Construction
Chris Henning, Turner Construction

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

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

Project Title: Engineering Consultant (Mechanical Electrical Plumbing)

Project Description: Provide professional engineering services to the agency.

SBC Number: 126/000-04-2013

Total Project Budget: \$100,000.00

Source of Funding: \$100,000.00 13/14 CurrFunds-MajorMaint (A)

Comment: The agreement for the current consultant will expire on October 31, 2013 and a new consultant will be selected. The contract term will be from date of execution to October 31, 2014, with four one year options for a maximum of five years.

Minutes: 11/14/2013 SBC Approved project, budget, scope, source(s) of funding and proceeding with process to select a designer.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding and to extend the contract for an additional 12 months

Project Title: Architectural Consultant

Project Description: Provide professional architectural services to the department.

SBC Number: 126/000-02-2011

Total Project Budget: \$200,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$100,000.00	\$ 0	\$100,000.00	10/11	CurrFunds-MajorMaint	(A)
	0	100,000.00	100,000.00	13/14	CurrFunds-MajorMaint	(A)
Original Project Budget:	\$100,000.00					
Change in Funding:		\$100,000.00				
Revised Project Budget:			\$200,000.00			

Comment: The agreement for the current consultant will be amended to extend the contract to include November 1, 2013 through October 31, 2014. The consultant was selected utilizing the competitive designer selection process in September 2010. This will be the fourth year of the contract with a maximum of five years.

Previous Action: 08/19/2010 SBC Approved project
08/31/2010 ESC Selected designer (Lose & Associates)

Minutes: 11/14/2013 SBC Referred to ESC with authority to act.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

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

Project Title: Fisherman Cabins Improvements

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

SBC Number: 126/036-01-2008

Total Project Budget: \$1,380,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,200,000.00	\$ 0	\$1,200,000.00	10/11	CurrFunds-CapMaint	(A)
	200,000.00	(20,000.00)	180,000.00		Clean Energy Grant	(O/A)
Original Project Budget:	\$1,400,000.00					
Change in Funding:		\$(20,000.00)				
Revised Project Budget:			\$1,380,000.00			

Comment: The designer estimates put the cost for the geothermal system at the Fisherman's Cabin project to be lower than budgeted. TDEC has approved the transfer of clean energy funds to the landside cabins project (126/036-03-2012) contingent upon SBC approval.

Previous Action: 10/09/2008 SBC Approved planning & designer (ArchiStructures Inc)
 10/08/2009 SBC Cancelled design contract referred replacement to ESC
 10/19/2009 ESC Approved designer replacement (Benefield Richters)

Minutes: 11/14/2013 SBC Approved revision in project budget and source(s) of funding.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

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

Project Title: Upgrade Landside Cabins

Project Description: Upgrade landside cabins to include exterior refurbishment, new appliances, windows, doors, HVAC systems, electrical systems, and upgrading kitchen and bathrooms.

SBC Number: 126/036-03-2012

Total Project Budget: \$910,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$690,000.00	\$ 0	\$690,000.00	12/13	CurrFunds-CapMaint	(A)
	200,000.00	20,000.00	220,000.00		Clean Energy Grant Funds	(A/O)
Original Project Budget:	\$890,000.00					
Change in Funding:		\$20,000.00				
Revised Project Budget:			\$910,000.00			

Comment: Designer estimates put the cost for the geothermal system at the landside cabin project to be higher than budgeted. TDEC has approved transfer of funds from the clean energy project number 126/036-01-2008 (Fisherman's Cabin project) contingent upon SBC approval.

Previous Action: 07/12/2012 SBC Approved project
 07/23/2012 ESC Selected designer (Michael Brady Inc.)
 04/11/2013 SBC Revised scope & funding

Minutes: 11/14/2013 SBC Approved revision in project budget and source(s) of funding.

DEPARTMENT OF CORRECTION

Statewide

Requested Action: Approval of a project, budget, scope, source(s) of funding utilizing agency resources for design and/or construction

Project Title: ADA & Shower Upgrades

Project Description: Replacement of shower stall materials in 128 shower units in all four Guild institutions statewide. Work will also include construction of twelve additional ADA showers; two in each of the medium custody housing units at six institutions.

SBC Number: 140/001-11-2013

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 13/14 CurrFunds-CapMaint/Sent Act (A)

Comment: This is a FY 13/14 line-item in the capital budget. The facilities showers will require upgrading by the installation of shower stall materials and the project includes the construction of twelve new ADA compliant shower stalls at various institutions. The project will be completed utilizing agency resources for design and construction

Guilds

Bledsoe County Correctional Complex – Site 2
Northwest Correctional Complex – Site 2
Charles Bass Correctional Complex – Site 1
Morgan County Correctional Complex

Institutions

Riverbend Maximum Security Institution
Lois M. DeBerry Special Needs
Northwest Correctional Complex
Northeast Correctional Complex – Site 1
South Central Correctional Facility
Turney Center Industrial Complex – Site 1

Minutes: 11/14/2013 SBC Approved project, budget, scope, source(s) of funding utilizing agency resources for design and/or construction.

DEPARTMENT OF CORRECTION

Statewide

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

Project Title: Consultants

Project Description: Provide Architectural, Engineering #1, Engineering #2 and Environmental consultants to TDOC central office.

SBC Number: 140/001-02-2011

Total Project Budget: \$1,543,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 375,000.00	\$ 0	\$ 375,000.00	11/12	CurrFunds-MajorMaint	(A)
	450,000.00	0	450,000.00	12/13	CurrFunds-MajorMaint	(A)
	8,000.00	0	8,000.00	12/13	DGS OpFunds/Preplan	(A)
	450,000.00	0	450,000.00	13/14	CurrFunds-MajorMaint	(A)
	0	260,000.00	260,000.00	11/12	CurrFunds CapImprov	(R)
Original Project Budget:	<u>\$1,283,000.00</u>					
Change in Funding:		\$260,000.00				
Revised Project Budget:			\$1,543,000.00			

Comment: Additional funding is to provide Environmental Consulting services for the Morgan County site sewer study. This will be the third year of the contract with a maximum of five years.

Previous Action: 10/13/2011 SBC Approved project
08//20/2012 SBC Revised funding; extended contract
04/11/2013 SBC Revised funding
07/11/2013 SBC Revised funding

Minutes: 11/14/2013 SBC Approved revision in project budget and source(s) of funding.

DEPARTMENT OF CORRECTION

Tennessee Correction Academy, Tullahoma, Coffee County, Tennessee

Requested Action: Approval of a revision in scope, with work to be accomplished within current project funding

Project Title: Reroof Various Buildings

Project Description: Work shall include roofing of Horton, Farrar, McAlister and Rye Dormitories and the central warehouse. Hampton Building will be added to the scope.

SBC Number: 140/009-01-2010

Total Project Budget: \$1,300,000.00

Source of Funding: \$1,300,000.00 10/11 CurrFunds-CapMaint/Sent Act (A)

Comment: The request for additional scope is to include the Hampton Building taking advantage of favorable bidding climate. The roof on Hampton was installed in 1996 and the shingle warranty expired in 2006.

Previous Action: 09/09/2010 SBC Approved project
04/23/2012 ESC Selected designer (M. Shanks Architects)

Minutes: 11/14/2013 SBC Approved revision in scope, with work to be accomplished within current project funding.

DEPARTMENT OF CORRECTION

Statewide

Requested Action: Approval to utilize Construction Manager/General Contractor alternative delivery method for construction

Project Title: Upgrade Fire Alarm Systems: Phase II

Project Description: Facilitate the upgrading of the fire alarm systems at all TDOC facilities. The preplanning work includes the investigation of existing systems in order to determine the required scope of work to upgrade the systems for code compliance. Phase II will implement upgrades to fire alarm and kitchen hood systems to meet current fire codes.

SBC Number: 140/001-01-2012

Total Project Budget: \$7,220,000.00

Source of Funding:	\$ 220,000.00	11/12	CurrFunds-CapMaint/Sent Act	(A)
	7,000,000.00	13/14	CurrFunds-CapMaint/Sent Act	(A)

Comment: A CM/GC is being requested due to the work being a critical component and the need for uniform solutions to many TDOC institutions throughout the state. Firms with experience managing a complex project at multiple sites will be sought.

Previous Action: 01/12/2012 SBC Approved preplanning
04/23/2012 ESC Selected designer (WIN Engineering)
08/08/2013 SBC Approved allocation of funding

Minutes: 11/14/2013 SBC Approved using CM/GC alternative delivery method for construction.

DEPARTMENT OF CORRECTION

Statewide

Requested Action: Approval to utilize Construction Manager/General Contractor alternative delivery method for construction

Project Title: Upgrades of Sallyports/Traps/Locking Systems

Project Description: Replacement of vehicle sallyport gates and or mechanisms at Turney Center Industrial Complex (TCIX), Northeast Correctional Complex (NECX), Northwest Correctional Complex (NWCX), Charles Bass (CBCX), and Tennessee Prison for Women (TPFW) and Mark L. Luttrell (MLLC). Pedestrian trap gates shall be replaced at TCIX, NECX and other various institutions.

SBC Number: 140/001-02-2012

Total Project Budget: \$5,000,000.00

Source of Funding: \$2,700,000.00 11/12 CurrFunds-CapMaint/Sent Act (A)
2,300,000.00 13/14 CurrFunds-CapMaint/Sent Act (A)

Comment: A CM/GC is being requested due to the work being a critical component and the need for consistent management and construction execution to many TDOC institutions throughout the state. Firms with experience managing a complex project at multiple sites will be sought.

Previous Action: 01/12/2012 SBC Approved project
04/23/2012 ESC Selected designer (Evans Taylor Foster Childress)
08/08/2013 SBC Revised scope & funding

Minutes: 11/14/2013 SBC Approved using CM/GC alternative delivery method for construction.

DEPARTMENT OF CORRECTION

Statewide

Requested Action: Approval to utilize Construction Manager/General Contractor alternative delivery method for construction

Project Title: Upgrade Emergency Power Systems

Project Description: Expansion of emergency power to support heating systems and kitchen services at the Northwest Correctional Complex and Northeast Correctional Complex.

SBC Number: 140/001-03-2012

Total Project Budget: \$5,000,000.00

Source of Funding: \$5,000,000.00 11/12 CurrFunds-CapMaint/Sent Act (A)

Comment: CM/GC is being requested due to the work being a critical component and will allow the systematic release of bid packages regionally to maximize value and involvement of smaller subcontractors and suppliers. Firms with experience managing a complex project at multiple sites will be sought.

Previous Action: 01/12/2012 SBC Approved project
04/23/2012 ESC Selected designer (Neville Engineering)
08/08/2013 SBC Revised scope

Minutes: 11/14/2013 SBC Approved using CM/GC alternative delivery method for construction.

DEPARTMENT OF GENERAL SERVICES

West Tennessee Regional Health Office, Jackson, Madison County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Elevator Modernization

Project Description: Modernization of two elevators to include relay systems and finishes.

SBC Number: 408/005-01-2012

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$260,000.00	\$(260,000.00)	\$0.00	FRF Reserves (A/R)
Original Project Budget:	<u>\$260,000.00</u>			
Change in Funding:		\$(260,000.00)		
Revised Project Budget:			\$0.00	

Comment: This project is being cancelled. The funds will be added to a new project for statewide elevator modernizations (529/000-15-2013).

Previous Action: 06/14/2012 SBC Approved project & issued RFP for D/B
07/12/2012 SBC D/B rescinded per 460/000-02-2012 action
09/24/2012 ESC Selected designer (TLM Associates)

Minutes: 11/14/2013 SBC Approved cancellation of project.

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: Tennessee Tower Cafeteria

Project Description: A gift-in-place construction for the build-out of the cafeteria space in Tennessee Tower.

SBC Number: 529/079-02-2013

Total Project Budget: \$1,670,000.00

Source of Funding: \$1,670,000.00 Gift-in-Place (0)

Comment: Renovation of the existing kitchen to provide an updated food service area that reflects the design intent of the recently updated common space finishes of the building.

The State contract is with Tennessee Business Enterprises (TBE) which contracts with individual Blind Vendors who will contract with third party vendors for food services.

Minutes: 11/14/2013 SBC Approved acceptance of gift-in-place construction with plans and specs to be approved by State Architect.

DEPARTMENT OF GENERAL SERVICES

Citizens Plaza State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: Citizens Plaza Cafeteria

Project Description: A gift-in-place construction for the build-out of the cafeteria space in Citizens Plaza.

SBC Number: 529/076-02-2013

Total Project Budget: \$190,000.00

Source of Funding: \$190,000.00 Gift-in-Place (0)

Comment: Renovation of the existing kitchen to provide an updated food service area that reflects the design intent of the recently updated common space finishes of the building.

The State contract is with Tennessee Business Enterprises (TBE) which contracts with individual Blind Vendors who will contract with third party vendors for food services.

Minutes: 11/14/2013 SBC Approved acceptance of gift-in-place construction with plans and specs to be approved by State Architect.

DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: State Building Audio/Video Infrastructure Upgrades

Project Description: Provides for planning and implementation of AV installations for shared conference areas in state office buildings.

SBC Number: 529/000-09-2013

Total Project Budget: \$9,100,000.00

Source of Funding: \$9,100,000.00 13/14 FRF CurrFunds-CapImprov (A)

Comment: This is a FY 13/14 line-item in the capital budget. This project will serve to establish standards for AV technologies relating to the use of conferencing areas in the State office buildings. It will also address the transfer and use of existing AV equipment currently being used by agencies that may be relocated to State-owned facilities. Project design, including equipment specifications, will be handled by OIR's in house design team. The affected buildings include: Tennessee Tower, Andrew Jackson, Citizens Plaza, Andrew Johnson, Davy Crockett, 665 Mainstream, 220 French Landing, Middlebrook Pike.

Minutes: 11/14/2013 SBC Approved project, budget, scope and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, budget, scope, source(s) of funding, proceeding with process to select a designer, and to utilize Best Value alternative delivery method for construction

Project Title: Cupola Restoration

Project Description: Phase 1 of the restoration of the cupola including restoration or replacement of ornamental iron.

SBC Number: 529/005-02-2013

Total Project Budget: \$1,050,000.00

Current Project Funding: \$ 700,000.00
(if not fully funded)

Source of Funding: \$ 700,000.00 13/14 FRF CurrFunds-CapMaint (A)

Comment: This is a FY 13/14 line-item. The \$700K is for Phase 1 exterior renovations, Phase 2 will be requested for interior repairs. A Best Value Option is being requested due to the work being historic property. Firms with experience restoring historic buildings will be sought. Work to be done in compliance with the historic structures report on the capitol. This project was approved by Capital Commission May 2012

The structure is over 50 years old and the Tennessee Historical Commission requests to review the design drawings of this alteration, prior to issuing for construction, to insure that it is being done in accordance with the provisions of the *Secretary of the Interior's Standards for Treatment of Historic Properties*.

Minutes: 11/14/2013 SBC Approved project, budget, scope, source(s) of funding, proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction.

DEPARTMENT OF GENERAL SERVICES

Clover Bottom Mansion, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, budget, scope, source(s) of funding, proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction

Project Title: Repairs and Landscaping

Project Description: Repairs and preservation of various historically significant structures such as two dwelling houses, carriage house, barn and other buildings. Funds will also address landscaping repairs and modifications to the grounds including walking trails and a meadow.

SBC Number: 529/019-01-2013

Total Project Budget: \$980,000.00

Source of Funding: \$980,000.00 13/14 FRF CurrFunds-CapMaint (A)

Comment: This is a FY 13/14 line-item in the capital budget. Best Value is being requested due to the work being historic property. Firms with experience repairing historic buildings will be sought.

The structure is over 50 years old and the Tennessee Historical Commission request to review the design drawings of this alteration, prior to issuing for construction, to insure that it is being done in accordance with the provisions of the *Secretary of the Interior's Standards for Treatment of Historic Properties*.

Minutes: 11/14/2013 SBC Approved project, budget, scope, source(s) of funding, proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction.

Bid Activity Report

1) Panther Creek State Park

(ADA Rehabilitation)

SBC Project No. 126/072-02-2012

Bid date: 10/15/13

SBC Action: Referred to ESC with authority to act

2) Barkley Wildlife Management Area – Region 1 West

(Pumping Station Replacement)

SBC Project No. 220/017-01-2012

Bid date: 10/23/13

SBC Action: Referred to ESC with authority to act

3) Cumberland Mountain State Park

(Campsite Electrical Upgrade)

SBC Project No. 126/030-01-2012

Bid date: 10/23/13

SBC Action: No action required

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval to utilize Construction Manager/General Contractor alternative delivery method for construction

Project Title: Fine Arts Improvement

Project Description: Renovations and expansion for the Fine Arts program to provide a creative and improved functional environment.

SBC Number: 166/003-05-2013

Total Project Budget: \$20,260,000.00

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

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

Comment: Project is TBR's #4 priority on the Capital Outlay List. The CM/GC delivery method was approved as appropriate use by the State Architect on 10/18/2013.

Previous Action: 07/11/2013 SBC Approved full planning of project
07/30/2013 ESC Selected designer (Street Dixon Rick Architecture)

Minutes: 11/14/2013 SBC Approved utilizing CM/GC alternative delivery method for construction.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, 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: Manning Hall Research Upgrades

Project Description: Manning Hall upgrades for physics research in Nano electronics includes interior upgrades, fume hoods, and utility service for research equipment.

SBC Number: 166/007-11-2013

Total Project Budget: \$360,000.00

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

Comment: Project was **disclosed** in the FY 13/14 budget cycle for \$1,500,000 as part of the Research Facilities Upgrades project. Other requests may be brought forward as separate projects.

Minutes: 11/14/2013 SBC Approved project, budget, scope, source(s) of funding and proceeding with process to select a designer.

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: Warf & Ellington Residence Hall Upgrade

Project Description: Renovate and upgrade Warf/Ellington Residence Hall. Project includes replacing mechanical, electrical, and plumbing systems and making interior and exterior renovations.

SBC Number: 166/011-01-2013

Revised Project Budget: \$4,380,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>		
	\$3,400,000.00	\$ 0.00	\$3,400,000.00	TSSBA (rent)	(A)
	100,000.00	880,000.00	980,000.00	Plant (Auxiliary-Housing)	(A)
Original Project Budget:	\$3,500,000.00				
Change in Funding:		\$880,000.00			
Revised Project Budget:			\$4,380,000.00		

Comment: Nine bids for construction were received on October 16, 2013 with all bids being over target and the designer's estimate. The low bid was submitted by J. A. Sergio & Sons, Inc. in the amount of \$3,645,487, which includes the base bid plus three alternates. There will be no additional designer fees for this work.

Previous Action: 02/14/2013 SBC Approved project
04/22/2013 ESC Selected designer (Maffett Loftis Engineering)

Minutes: 11/14/2013 SBC Approved revision in project budget and source(s) of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

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

Project Title: New Nursing Building Construction

Project Description: Construct a new nursing building

SBC Number: 166/019-01-2011

Total Project Budget: \$10,588,235.00

Source of Funding: \$ 9,000,000.00 10/11 CurrFundsCapImprov (A)
\$ 1,588,235.00 Gifts (O)

Comment: Project will construct a new 36,000 sf building. Eight proposals were received on 10/22/2013 for evaluation on 11/5/2013.

Previous Action: 01/13/2011 SBC Approved project
01/24/2011 ESC Selected designer (TLM Associates, Inc.)
11/10/2011 SBC Approved use of Alternative Delivery Method
09/12/2013 SBC Cancel BV and use CM/GC; approved EDP

Minutes: 11/14/2013 SBC Approved award of contract to Hoar Construction as CM/GC

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

Requested Action: Approval to utilize Construction Manager/General Contractor alternative delivery method for construction

Project Title: Health Sciences Building

Project Description: Construct new facilities for Health Sciences and renovate vacated areas.

SBC Number: 166/019-01-2013

Total Project Budget: \$16,580,000.00

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

Source of Funding: \$ 980,000.00 Gifts (O)
20,000.00 Plant (Non-Auxiliary) (A)

Comment: Project is TBR's #5 priority on the Capital Outlay List. The CM/GC delivery method was approved as appropriate use by the State Architect on 10/22/2013.

Previous Action: 07/11/2013 SBC Approved full planning of project
07/30/2013 ESC Selected designer (Fleming/Associates/Architects)

Minutes: 11/14/2013 SBC Approved utilizing CM/GC alternative delivery method for construction.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Strawberry Plains Renovations

Project Description: Renovate East Campus for regional technical training facility.

SBC Number: 166/032-05-2013

Total Project Budget: \$1,600,000.00

Source of Funding: \$1,600,000.00 Plant (Non-Auxiliary) (A)

Comment: This project was **disclosed** in the FY 13/14 budget cycle for \$5,700,000. This phase of the project will renovate a portion of the first floor of the facility for Mechanical/ Electrical Engineering, and the Knoxville TCAT welding program.

Minutes: 11/14/2013 SBC Approved project, budget, scope, source(s) of funding and proceeding with process to select a designer.

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

Requested Action: Approval to utilize Construction Manager/General Contractor alternative delivery method for construction

Project Title: Humanities Building

Project Description: Construct new Humanities Building and expand supporting facilities in the Maintenance Building and Information Technologies section of the "W" Building.

SBC Number: 166/025-01-2012

Total Project Budget: \$29,280,000.00

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

Source of Funding: \$ 1,500,000.00 Plant (Non-Auxiliary) (A)

Comment: Project is TBR's #1 priority on the Capital Outlay List. The CM/GC delivery method was approved as appropriate use by the State Architect on 10/18/2013.

Previous Action: 05/10/2012 SBC Approved full planning of project
05/23/2012 ESC Selected designer (Moody Nolan Inc)

Minutes: 11/14/2013 SBC Approved utilizing CM/GC alternative delivery method for construction.

Bid Activity Report

- 1) **Tennessee Technological University, Cookeville**
(Steam Plant Conversion)
SBC Project No. 166/011-04-2013
Bid date: 10-30-2013
SBC Action: No action required

- 2) **Tennessee Technological University, Cookeville**
(Hooper Eblen Center Scoreboard Replacement)
SBC Project No. 166/011-05-2012
Bid date: 10-30-2013
SBC Action: No action required

- 3) **Northeast State Community College, Blountville**
(Johnson City Downtown Center Renovation)
SBC Project No. 166/038-01-2012
Bid date: 11-06-2013
SBC Action: No action required

UNIVERSITY OF TENNESSEE

University of Tennessee

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

Project Title: Accessibility Improvements

Project Description: Provide for ongoing Accessibility Improvements for the disabled to campus facilities at all UT campuses.

SBC Number: 540/000-01-1997 Chattanooga and Space Institute \$1,671,360.33
 540/000-02-1997 Martin and Memphis \$2,072,194.23
 540/000-03-1997 Knoxville and Agriculture \$8,408,687.21

Total Project Budget: \$12,152,241.77

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$666,000.00	0.00	\$666,000.00	95	GO Bonds-CapMaint	(A)
	2,000,000.00	0.00	2,000,000.00	96	GO Bonds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	97	GO Bonds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	98	GO Bonds-CapMaint	(A)
	995,000.00	0.00	995,000.00	99	GO Bonds-CapMaint	(A)
	5,000.00	0.00	5,000.00	99/00	CurrFunds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	00	GO Bonds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	02/03	CurrFunds-CapMaint	(A)
	500,000.00	0.00	500,000.00		Unallocated	
	1,000,000.00	0.00	1,000,000.00	04/05	CurrFunds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	05/06	CurrFunds-CapMaint	(A)
	1,000,000.00	(51,288.36)	948,711.64	06/07	CurrFunds-CapMaint	(A)
	1,000,000.00	(166,012.79)	833,987.21	07/08	CurrFunds-CapMaint	(A)
	800,000.00	(623,251.31)	176,748.69	08/09	CurrFunds-CapMaint	(A)
	800,000.00	(800,000.00)	0.00	09/10	CurrFunds-CapMaint	(A)
	1,100,000.00	(1,100,000.00)	0.00	10/11	CurrFunds-CapMaint	(A)
	700,000.00	(673,205.77)	26,794.23	11/12	CurrFunds-CapMaint	(A)
Original Project Budget:	\$15,566,000.00					
Change in Funding:		(3,413,758.23)				
Revised Project Budget:			\$12,152,241.77			

Comment: The project balances will be transferred to the FY 12-13 project for ADA purposes.

Previous Action: 01/09/1997 SBC Approved project & designer (Planning Associates; The Horrell Group; Cope & Associates)

1997-2011 SBC Approved revision in funding (multiple years)

Minutes: 11/14/2013 SBC Approved revision in project budget and sources of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee

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

Project Title: Accessibility Improvements

Project Description: Provide for ongoing Accessibility Improvements for the disabled to campus facilities at all UT campuses.

SBC Number:	540/000-01-2012	Chattanooga and Space Institute	\$ 914,539.67
	540/000-02-2012	Martin and Memphis	\$2,173,205.77
	540/000-03-2012	Knoxville and Agriculture	\$1,926,012.79

Total Project Budget: \$5,013,758.23

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$21,011.59	\$0.00	\$21,011.59	98/99	CurrFunds-CapMaint	(R)
	14,764.51	0.00	14,764.51	99/00	CurrFunds-CapMaint	(R)
	97,132.78	0.00	97,132.78	00/01	CurrFunds-CapMaint	(R)
	34,818.13	0.00	34,818.13	01/02	CurrFunds-CapMaint	(R)
	91,124.11	0.00	91,124.11	02/03	CurrFunds-CapMaint	(R)
	117,344.72	0.00	117,344.72	04/05	CurrFunds-CapMaint	(R)
	23,804.16	51,288.36	75,092.52	05/06	CurrFunds-CapMaint	(R)
	0.00	166,012.79	166,012.79	06/07	CurrFunds-CapMaint	(R)
	0.00	623,251.31	623,251.31	07/08	CurrFunds-CapMaint	(R)
	0.00	800,000.00	800,000.00	08/09	CurrFunds-CapMaint	(R)
	0.00	1,100,000.00	1,100,000.00	09/10	CurrFunds-CapMaint	(R)
	0.00	673,205.77	673,205.77	11/12	CurrFunds-CapMaint	(R)
	400,000.00	0.00	400,000.00	12/13	CurrFunds-CapMaint	(A)
	0.00	800,000.00	800,000.00	13/14	CurrFunds-CapMaint	(A)

Original Project Budget: \$800,000.00

Change in Funding: \$4,213,758.23

Revised Project Budget: \$5,013,758.23

Comment: This is a FY 13-14 line-item project. The residual balances from the previous project are being combined with the FY 12-13 line-item project.

Previous Action: 07/12/2012 SBC Approved project

Minutes: 11/14/2013 SBC Approved revision in scope, project budget and source(s) and proceeding with process to select designers.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Ayres Hall Renovation

Project Description: This project will provide for the renovation of Ayres Hall. It will upgrade the instructional, research, and faculty office spaces to accommodate present-day needs of the Department of Mathematics and other units which use the facility for general instructional purposes. Building systems will be replaced and the architecturally-significant and historic building characteristics will be appropriately restored.

SBC Number: 540/009-06-2006

Total Project Budget: \$23,000,000.00

Source of Funding: \$20,000,000.00 2006 GO Bonds-CapImprov (A)
\$ 3,000,000.00 06/07 CurrFunds-CapImprov (A)

Comment: Best Value One Alternative Delivery Method is being recommended for the North Slope Improvements portion of the project due to its complexity. This work was scheduled later to coordinate with the University Center project development. The improvements are estimated to cost approximately \$1,800,000. Complex aspects and evaluation criteria relate to the interface with multiple buildings, infrastructure requirements and the required coordination with the University Center project.

Minutes: 06/08/2006 SBC Approved project
07/20/2006 SBC Designer selected (Ross Fowler / Weeks Ambrose McDonald)
08/14/2008 SBC Approved using Commissioning Agent

Minutes: 11/14/2013 SBC Approved utilizing Best Value alternative delivery method for construction.

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, 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: 920 Madison Avenue Hot Water Improvements

Project Description: This project will replace the water heating system at the 920 Madison Avenue building. The building has experienced heating problems during the last year due to insufficient hot water. The insufficient heating capacity has proven to be intolerable and a new water heating system must be installed.

SBC Number: 540/013-05-2013

Total Project Budget: \$825,000.00

Source of Funding: \$825,000.00 Plant (Non-Auxiliary) (A)

Comment: This is an emergency project to address insufficient heating capacity in the 920 Madison Avenue building. A new water heating system must be installed.

Minutes: 11/14/2013 SBC Approved project, budget, scope, source(s) of funding and proceeding with process to select a designer.

UNIVERSITY OF TENNESSEE

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

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

Project Title: Multidisciplinary Simulation Center – GEB Annex

Project Description: This project will provide a new, approximately 50,000 GSF state of the art simulation center and renovate certain spaces of the existing Humphreys building. The addition will house multidisciplinary patient simulation activities for the Colleges of Medicine, Pharmacy, Dentistry, Nursing, and Allied Health. The project includes demolition of the Feurt Building in order to provide space for the Simulation Center project.

SBC Number: 540/013-03-2012

Total Project Budget: \$24,100,000.00

Source of Funding:	\$ 4,690,000.00	12/13	CurrFunds-CapImprov	(A)
	17,000,000.00	2012	GO Bonds-CapImprov	(A)
	2,410,000.00		Plant (Non-Auxiliary)	(A)

Comment: This was a FY 2012/2013 line-item project. Seven proposals were received for CM/GC on September 24, 2013.

Previous Action: 07/12/2012 SBC Approved project
06/13/2013 SBC Approved utilizing CM/GC and demolishing building
07/30/2013 ESC Selected designer (brg3s)

Minutes: 11/14/2013 SBC Approved award of contract to Flintco Constructive Solutions as CM/GC.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by Studio Four Design

Project Title: Volleyball & Indoor Track Facility

Project Description: This project will provide for a new volleyball and indoor track facilities.

SBC Number: 540/009-29-2010

Total Project Budget: \$18,000,000.00

Current Project Funding: \$ 2,000,000.00
(if not fully funded)

Source of Funding: \$ 2,000,000.00 Plant (Auxiliary-Athletics) (A)

Previous Action: 05/13/2010 SBC Approved full planning project
05/24/2010 ESC Selected designer (Studio Four Design)
10/10/2013 SBC Approved allocating partial funding

Minutes: 11/14/2013 SBC Approved the Early Design Phase as presented by Studio Four Design.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on October 10, 2013.

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:	Univ of Tennessee	User Agency:	Knoxville
	Location:	Knoxville		
	Project Title:	University Center		
	SBC Project No:	540/009-22-2008		
	Designer:	McCarty Holsaple	Contractor:	Rentenbach Constructors Inc
		McCarty/Barber McMurry		
	Construction Completion %:	28%	Targeted Substantial Completion:	8/20/2014
	Change Order No.	4	Comment: Hidden Conditions	
	Change Order Amount:	\$1,026,800	Unforeseen condition for foundation revisions on old	
	Change Order Percentage:	2%	parking garage site and relocate telecom duct bank due	
	Cumulative Percentage:	6%	to road widening.	
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$133,076,000		
	Base Contract Amount:	\$ 53,048,040	Revised Contract Amount:	\$55,986,224
	Contingency:	\$ 6,654,000	Remaining Contingency:	\$ 6,654,000
2)	State Procurement Agency:	Univ of Tennessee	User Agency:	Knoxville
	Location:	Knoxville		
	Project Title:	Old Health Clinic		
	SBC Project No:	540/009-05-2012		
	Designer:	Michael Brady Inc	Contractor:	K&F Construction
	Construction Completion %:	67%	Targeted Substantial Completion:	11/16/2013
	Change Order No.	1	Comment: Hidden Conditions	
	Change Order Amount:	\$134,857.30	Unforeseen condition due to removal of deteriorated roof	
	Change Order Percentage:	12%	deck and installation of a new deck.	
	Cumulative Percentage:	12%		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$1,600,000		
	Base Contract Amount:	\$1,159,500	Revised Contract Amount:	\$1,294,357.30
	Contingency:	\$160,000	Remaining Contingency:	\$160,000.00

3)	State Procurement Agency:	TN Board of Regents	User Agency:	University of Memphis
	Location:	Memphis		
	Project Title:	Research Facilities Improvements		
	SBC Project No:	166/007-13-2012		
	Designer:	Allen & Hoshall	Contractor:	RL Campbell Contracting Co
	Construction Completion %:	59%	Targeted Substantial Completion:	10/20/2013
	Change Order No.	6	Comment:	.Hidden & Omission
	Change Order Amount:	\$6,171.88		Relocate fume hood and add storage ventilation.
	Change Order Percentage:	1.70		
	Cumulative Percentage:	11.46		
			<u>After This Change Order</u>	
	Original Bid Target:	\$915,000.00		
	Base Contract Amount:	\$361,999.00	Revised Contract Amount:	\$403,486.62
	Contingency:	\$85,000.00	Remaining Contingency:	\$85,000.00

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

1)	Project:	West TN Veterans Cemetery (Administration Building Addition)
	SBC No.	682/000-04-2011
	General Contractor:	SMS Contractors
	Subcontractor:	Krag Plumbing
	Replacement Subs:	Structure Construction Inc
	Comment:	Krag Plumbing did not cover a complete scope of work in their proposal.

- **Report of Proprietary Product Procurement**

1)	Project Title:	Office Consolidation – Andrew Johnson
	SBC No.	460/000-02-2012-02
	Comment:	Due to the fact that the Johnson Tower will be occupied by Vital Records, HIV Records, and SHOC divisions of the TN Dept of Health, the design team believes that this can be best achieved by installing the Facility Commander system. This would make this system compatible with other buildings already utilizing it. This system would save the State money on training due to the fact that the security staff is already familiar with the system and there is already a centralized card system in place.

- **Report of the Annual Facilities Assessment** for the National Civil Rights Museum in Memphis (in accordance with the lease agreement between the State and the Lorraine Civil Rights Museum Foundation)

Other Business

1) Discussion of the position of the State Architect and consideration of candidates

Lieutenant Governor Ramsey thanked Alan Robertson for serving a second term as Interim State Architect. He also thanked the Secretary of State for coordinating the process, resulting in seven candidates that were interviewed. Lieutenant Governor Ramsey made a motion to appoint Peter Heimbach as the State Architect for the State of Tennessee, effective December 1, or as soon thereafter as practical. Secretary Hargett seconded the motion and thanked Mr. Robertson for the fine job he has done as Interim. He stated that the previous State Architect, Bob Oglesby, did a good job reaching out to industry members and stressed that the SBC felt it was important to keep a good working relationship with them, and he looked forward to that continuing. Lieutenant Governor Ramsey made a motion, which was clarified by Secretary Hargett, to instruct the Secretary of State Human Resources Director to extend the formal offer, on behalf of the Building Commission, to negotiate terms including salary within the range that was advertised without further approval. The motion was properly seconded and passed without objection.

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There being no further business, the meeting adjourned at 11:34 a.m.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State