

**MINUTES**  
**STATE BUILDING COMMISSION**  
November 9, 2017

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The State Building Commission met this day at 11:00 a.m. in Nashville Room of the Tennessee Tower, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

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

ORGANIZATION

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

PRESENTER

Commissioner Bob Martineau  
Deputy Commissioner John Hull  
Executive Director Dick Tracy  
State Architect Ann McGauran

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

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

**Project Title:** Old Inn Renovation & Upgrade

**Project Description:** Renovation of the old wing of the facility including the addition of Geothermal ground source for the HVAC system. Project includes energy management improvements and kitchen upgrades.

**SBC Number:** 126/036-05-2012

**Total Project Budget:** \$ 619,115.60

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 460,000.00	\$ 0.00	\$460,000.00	03/04	CurrFunds-CapImp	(R)
	121,566.43	(121,566.43)	0.00	07/08	CurrFunds-CapMaint (ADA)	(R)
	218,433.57	(218,433.57)	0.00	08/09	CurrFunds-CapMaint (ADA)	(R)
	6,700,000.00	(6,700,000.00)	0.00	2012	GO Bonds-CapImp	(A)
	860,000.00	(700,844.40)	159,115.60	12/13	CurrFunds-CapImp	(A)
	1,900,000.00	(1,900,000.00)	0.00		Clean Energy Grant	(O)
<b>Original Project Budget:</b>	<b>\$10,260,000.00</b>					
<b>Change in Funding:</b>		<b>\$(9,640,844.40)</b>				
<b>Revised Project Budget:</b>			<b>\$619,115.60</b>			

**Comment:** The Agency has requested to cancel this project since they have reevaluated their hospitality strategy and is bringing forward a replacement inn project.

**Previous Action:**

08/20/2012	SBC	Approved project
09/24/2012	ESC	Selected designer (Blankenship & Partners)
08/08/2013	SBC	Revised scope/funding; using GM/GC
10/10/2013	SBC	Approved award to PBG Builders as CM/GC
07/10/2014	SBC	Approved a revision in project budget and source(s) of funding

**Minutes:** 11/09/2017 SBC Commissioner Martineau presented the item and explained that the project was a partial renovation of about half of the inn. During the design phase of the project, it was discovered that more work was needed and that the inn should be completely rebuilt. The following project is to rebuild the inn.

Lieutenant Governor McNally stated that he, Representative Sexton, Senator Bailey, and Senator Bowling had toured the facility. The Lieutenant Governor stated that he understood that the administration would work with the county to ensure that the tax base was not disrupted by the inn project and appreciated the Administration's commitment to the county.

Continued . . .

Commissioner Martineau thanked the members for taking the time to look at the facility. Commissioner Martineau stated that he and Commissioner Martin have discussed how to work with the county to recognize the short term impact of the project on the tax base.

Treasurer Lillard stated that he understood Senator Bowling was also concerned about the employees and he appreciated that the administration has been working with the employees who will be impacted by the project.

The Commission approved the cancellation of the project.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

**Requested Action:** Approval of a project, budget, scope, funding, source(s) of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

**Project Title:** Fall Creek Falls Inn Replacement

**Project Description:** Demolish existing inn, construct new inn to include guestrooms, conference and meeting space, restaurant, and all required related work.

**SBC Number:** 126/036-01-2017

**Total Project Budget:** \$29,400,000.00

**Current Project Funding:** \$17,208,100.00  
(if not fully funded)

**Source of Funding:** \$17,208,100.00    16/17    CurrFunds-CapImp    (A)

**Comment:** The current funding for this project is a portion of a FY 16/17 line-item in the capital budget (Statewide Hospitality Concessionaire Agreement).

Project description has been slightly modified from the 16/17 line item to more specifically detail the work to be performed. Cabin, villa renovations, and golf course pro shop maintenance will be addressed through Agency operations and will be less than \$100,000.

Construction Manager/General Contractor is being requested to obtain services of a Contractor who has specialized experience and construction methods within the hospitality industry including motel renovations and restaurant construction.

The structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

**Minutes:** 11/09/2017    SBC    Approved project, budget, scope, funding, source of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in funding

Project Title: Statewide Interior Renovation Upgrades Phase II

Project Description: Interior renovations to bring spaces in-line with Alternative Workspace Solutions (AWS) standards including AWS office furnishings, associated data, and all required related work.

SBC Number: 529/000-09-2017

Total Project Budget: \$15,830,000.00

Current Project Funding: \$ 5,700,500.00  
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 5,280,000.00	\$420,500.00	\$5,700,500.00	17/18	17/18 FRF CurrFunds-CapImp	(A)
Original Project Budget:	\$ 5,280,000.00					
Change in Funding:		\$420,500.00				
Revised Project Budget:			\$5,700,500.00			

Comment: Additional funding is being requested to complete this portion of a FY 17/18 line-item in the capital budget.

This work is to be performed for the relocation of DOHR into approximately 25,000SF on floors 16 and 17 of the TN Tower in Davidson County. The project will include minimal construction in support of the moveable equipment reconfiguration.

Previous Action: 09/14/2017 SBC Approved project and to select a designer  
09/28/2017 ESC Approved designer selection (Johnson & Associates Arch)

Minutes: 11/09/2017 SBC Approved revision in funding.

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

**Project Title:** TCAT Improvements

**Project Description:** Provide equipment and program expansion and improvements at TCATs statewide as associated with the TCAT Master Plan.

**SBC Number:** 166/000-04-2013

**Total Project Budget:** \$84,884,921.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 9,570,000.00	\$ 0.00	\$9,570,000.00	15/16	CurrFunds-CapImp	(A)
	18,800,000.00	0.00	18,800,000.00	2015	GOBonds-CapImp	(A)
	3,930,000.00	0.00	3,930,000.00		Plant (Non-Auxiliary)	(A)
	51,300,000.00	0.00	51,300,000.00	17/18	CurrFunds-CapImp	(A)
	0.00	1,284,921.00	1,284,921.00		ECD Grant (CDBG)	(O)
<b>Original Project Budget:</b>	<b>\$ 83,600,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,284,921.00</b>				
<b>Revised Project Budget:</b>			<b>\$84,884,921.00</b>			

**Comment:** This adds funding from a grant awarded to Overton County that has been redirected to TBR for the facility at TCAT Livingston. The facility has been identified in the master plan and in this phase of the project.

**Previous Action:**

07/11/2013	SBC	Approved fully planning a project
07/30/2013	ESC	Selected two designers: West TN – Braganza Design Group East TN – Hefferlin + Kronenberg
03/12/2015	SBC	Revised scope & funding and to select middle TN designer
04/20/2015	ESC	Middle TN designer selected (Johnson Johnson Crabtree Arch)
07/09/2015	SBC	Revised funding
05/12/2016	SBC	Approved master plan
01/12/2017	SBC	Approved EDP
07/13/2017	SBC	Revised budget and funding

**Minutes:** 11/09/2017 SBC Approved revision in project budget, funding, and sources of funding.

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, source(s) of funding, and proceeding with the process to select an additional consultant

**Project Title:** Statewide Consultants

**Project Description:** System-wide professional services with consultants for Architecture (2 - Middle and East), Engineering (Middle), Geotechnical, *Architecture (statewide)*, and Interior Design. Funding will be allocated from appropriate sources for specific services.

**SBC Number:** 166/000-03-2017

**Total Project Budget:** \$900,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$750,000.00	\$100,000.00	\$850,000.00		Plant Funds (Non-Auxiliary) (A)
	50,000.00	0.00	50,000.00	05/06	CurrFunds-CapMaint (R)
<b>Original Project Budget:</b>	<u>\$800,000.00</u>				
<b>Change in Funding:</b>		<b>\$100,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$900,000.00</b>		

**Comment:** Additional funds and additional designer are needed for statewide architectural services to focus on the unique needs at TCATs statewide.

**Previous Action:**

07/13/2017	SBC	Approved project and process to select 5 consultants
07/27/2017	ESC	Selected 4 consultants
09/28/2017	ESC	Selected Geotechnical consultant

**Minutes:** 11/09/2017 SBC Approved revision in project budget, funding, sources of funding, and proceeding with the process to select an additional consultant.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:** University Bookstore Improvements

**Project Description:** Renovate building at 328 College Street to house the bookstore and university offices.

**SBC Number:** 166/003-12-2017

**Total Project Budget:** \$1,925,000.00

**Source of Funding:** \$1,925,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a FY 17/18 disclosed project, disclosed for \$2,500,000 for Jenkins & Wynn property improvements.

**Minutes:** 11/09/2017 SBC Approved project, budget, scope, funding, and source of funding, and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding in order to award a contract

**Project Title:** Getwell Entry Gate

**Project Description:** Install entry gate at the Getwell entry to the Park Avenue campus.

**SBC Number:** 166/007-02-2017

**Total Project Budget:** \$225,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$180,000.00	\$45,000.00	\$225,000.00	Plant Funds (Non-Auxiliary) (A)
<b>Original Project Budget:</b>	<b>\$180,000.00</b>			
<b>Change in Funding:</b>		<b>\$45,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$225,000.00</b>	

**Comment:** Four bids were received on October 4<sup>th</sup> with Barnes & Brower, Inc. submitting the low bid. Additional funds are for base bid plus 2 alternates. There will be no additional designer fees.

**Previous Action:** 05/11/2017 SBC Approved project  
05/22/2017 ESC Selected designer (Design Shop)

**Minutes:** 11/09/2017 SBC Approved revision in project budget, funding, and source of 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, scope, funding, and source(s) of funding

**Project Title:** Strawberry Plains Science Labs

**Project Description:** Complete the 3rd floor renovation of the Strawberry Plains facility, including three science labs, prep rooms, and offices. Renovate first floor for offices and storage and make water intrusion repairs. *Update building systems in the administration office area.*

**SBC Number:** 166/032-01-2016

**Total Project Budget:** \$2,060,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,950,000.00	\$110,000.00	\$2,060,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<u>\$1,950,000.00</u>			
<b>Change in Funding:</b>		\$110,000.00		
<b>Revised Project Budget:</b>			\$2,060,000.00	

**Comment:** Additional funding will make HVAC and electrical corrections in the administration office area. This funding will complete the project. This project was originally disclosed for \$3,500,000 in the FY 15/16 capital budget.

**Previous Action:**

06/09/2016	SBC	Approved project
10/24/2016	ESC	Selected designer (Community Tectonics Architects, Inc.)
09/14/2017	SBC	Revision in scope, budget, funding

**Minutes:** 11/09/2017 SBC Approved revision in project budget, scope, funding, and source of funding.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) TCAT Oneida, Oneida  
(Oneida Building Stabilization and Corrections)  
SBC Project No. 166/078-01-2016  
Bid date: 11-01-2017  
Target: \$166,000  
MACC: \$182,600  
SBC Action: Referred to Executive Subcommittee 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 October 12, 2017.

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:** Knoxville Campus  
**Location:** Knoxville, Tennessee  
**Project Title:** Boathouse Improvements  
**SBC Project No:** 540/009-09-2015  
**Designer:** Lindsay & Maples Arch **Contractor:** P & W Construction Company, LLC  
**Construction Completion %:** 95% **Targeted Substantial Completion:** 11/05/2017  
**Change Order No.** 2 **Comment: Hidden Conditions / Added Scope**  
**Change Order Amount:** \$27,648 This change order provides work to address hidden conditions to replace conduit serving ceiling fans that was discovered during demolition that did not meet current codes, and steel reinforcing to existing roof needed after discovery during demolition. Also included is an owner's request to provide new lighting and ceiling finishes for the lobby area to match existing within the building.  
**Change Order Percentage:** 3.15%  
**Cumulative Percentage:** 11.48%

Approved Project Funding

Original Bid Target: \$1,172,130  
Base Contract Amount: \$876,400  
Contingency: \$117,213

After This Change Order

Revised Contract Amount: \$977,029  
Remaining Undedicated Funds: \$1,671,000

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Austin Peay State University  
**Location:** Clarksville, Tennessee  
**Project Title:** Drane Street Steam & Condensate Line Replacement  
**SBC Project No:** 166/003-06-2016  
**Designer:** Kurzynske & Associates **Contractor:** Anderson Piping Co., Inc.  
**Construction Completion %:** 70% **Targeted Substantial Completion:** 11/16/2017  
**Change Order No.** 2 **Comment: Hidden Conditions**  
**Change Order Amount:** \$25,084 This change order provides for additional fittings, replacement of a steam trap and a gate valve on an existing steam line.  
**Change Order Percentage:** 8.85%  
**Cumulative Percentage:** 8.85%

Approved Project Funding

Original Bid Target: \$283,400  
Base Contract Amount: \$283,400  
Contingency: \$15,100

After This Change Order

Revised Contract Amount: \$308,484  
Remaining Undedicated Funds: \$16

3) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Cookeville Higher Education Campus Roof Repair  
**SBC Project No:** 166/011-04-2016  
**Designer:** Richard Rinks & Assoc. **Contractor:** Porter Roofing Contractors, Inc.  
**Construction Completion %:** 89% **Targeted Substantial Completion:** 08/12/2017  
**Change Order No.** 4 **Comment: Added Scope**  
**Change Order Amount:** \$129,180.43 This change order provides for additional EPDM roofing application over an area where two existing sections of metal roofing are currently leaking. Funding is available within this project budget to accommodate.  
**Change Order Percentage:** 42.29%  
**Cumulative Percentage:** 47.10%

**Approved Project Funding**

**Original Bid Target:** \$600,000  
**Base Contract Amount:** \$305,483  
**Contingency:** \$60,000

**After This Change Order**

**Revised Contract Amount:** \$449,372.44  
**Remaining Undedicated Funds:** \$150,627.56

4) **State Procurement Agency:** STREAM **User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** 665 Mainstream Interior Renovation  
**SBC Project No:** 529/012-01-2012  
**Designer:** TMPartners Architects **Contractor:** Dowdle Construction  
**Construction Completion %:** 99% **Targeted Substantial Completion:** 09/30/2017  
**Change Order No.** 4 **Comment: Hidden Conditions/Codes/Unavoidable Delays**  
**Change Order Amount:** \$2,703.85 This change order accommodates the need to provide wall furring at a restroom in order to maintain appropriate ADA clearances around a water closet. Also included is an additional exit sign that was required by the SFM.  
**Change Order Percentage:** 0.6%  
**Cumulative Percentage:** 11.86%

**Approved Project Funding**

**Original Bid Target:** \$454,269.29  
**Base Contract Amount:** \$399,562.00  
**Contingency:** \$32,558.91

**After This Change Order**

**Revised Contract Amount:** \$446,972.93  
**Remaining Undedicated Funds:** \$350,482.52

- **Projects Approved Under Delegated Authority** which are not in excess of the \$500,000 threshold for major maintenance, and are not funded in whole or part by bond proceeds or residual proceeds from bond funding (in accordance with Item 2.01 of the *SBC By-Laws, Policy & Procedures*)

1) **State Procurement Agency:** University of Tennessee  
**User Agency:** UT Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Music Center Chiller Replacement  
**Project Description:** This project will replace the Music Center chiller.  
**SBC Project No.** 540/009-13-2017  
**Total Project Budget:** \$300,000  
**Source of Funding:** Plant Funds (Non-Aux)

- 2) **State Procurement Agency:** University of Tennessee  
**User Agency:** UT Martin  
**Location:** Martin, Tennessee  
**Project Title:** Track Overlay and Repair  
**Project Description:** This project will provide an asphalt overlay of the existing running track at the University of Tennessee Martin.  
**SBC Project No.** 540/011-05-2017  
**Total Project Budget:** \$220,000  
**Source of Funding:** \$115,000 – Plant Funds (Non-Aux)  
\$105,000 – Plant Funds (Aux-Athletics)
- 3) **State Procurement Agency:** STREAM  
**User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Legislative Plaza Fountains  
**Project Description:** Repair the lining and pumps on the two fountains on Legislative Plaza and all required related work.  
**SBC Project No.** 529/045-01-2017  
**Total Project Budget:** \$490,000  
**Source of Funding:** 17/18 FRF CFCM MP
- 4) **State Procurement Agency:** STREAM  
**User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Citizens Plaza Roof Replacement  
**Project Description:** Replacement of damaged roof membrane, insulation, flashing, blocking and all required work.  
**SBC Project No.** 529/076-01-2017  
**Total Project Budget:** \$400,000  
**Source of Funding:** \$ 25,000 – 17/18 FRF Op Funds (501.03)  
\$375,000 – Insurance Proceeds
- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** STREAM  
**Project:** New State Museum  
**SBC No.** 529/050-01-2015  
**Designer:** Everton Oglesby Architect, PLLC  
**Amount:** \$21,500  
**Explanation:** This ASR provides for owner requested changes to the current design for audio/visual, low voltage, and security systems.

### Report of Items Submitted to the SBC

- **Annual Report of 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

There being no further business, the meeting adjourned at 11:15 a.m.

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Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State