

MINUTES
STATE BUILDING COMMISSION
October 11, 2012

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. Secretary of State Tre Hargett called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

11:05 a.m.	Tennessee Board of Regents	Chancellor John Morgan
11:30 a.m.	University of Tennessee	Dr. Joe DiPietro
11:44 a.m.	Tennessee Wildlife Resources Agency	
11:45 a.m.	Department of Education	Commissioner Kevin Huffman
11:46 a.m.	Tennessee Historical Commission	Director Martha Akins
11:50 a.m.	Department of Children's Services	Assistant Commissioner Albert Dawson
11:51 a.m.	Tennessee State Veterans Homes board	Commissioner Many-Bears Grinder
11:52 a.m.	Department of Correction	Director Tom Robinson
11:53 a.m.	Department of General Services	Executive Director Peter Heimbach
11:57 a.m.	State Building Commission	Assistant State Architect Alan Robertson

STATE BUILDING COMMISSION MEMBERS PRESENT

Beth Harwell, Speaker of the House of Representatives
Tre Hargett, Secretary of State
Mark Emkes, Commissioner, Department of Finance and Administration
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Vice-Chairman Ron Ramsey, Lieutenant Governor
Justin Wilson, Comptroller of the Treasury

OTHERS PRESENT

Alan Robertson, Assistant State Architect	Charles Peccolo, University of Tennessee
Georgia Martin, Office of the State Architect	Howard Symons, Department of General Services
Joy Harris, Treasurer's Office	Doug Freeman, Department of General Services
Jonathan Rummel, Secretary of State's Office	Rich Cardwell, Office of the State Architect
Bruce Davis, Legislative Budget Office	Cindy Liddell, Comptroller's Office
Scott Gilmer, House Speaker's Office	Diane Uhler, Tennessee Board of Regents
Genie Whitesell, Attorney General's Office	John Carr, Department of Finance and Administration
Janie Porter, Attorney General's Office	Tami Robison, Department of General Services
David Gregory, Tennessee Board of Regents	Phil Hyde, Department of General Services
George Criss, University of Tennessee	

Don Johnson, Department of General Services
Steve Berry, Department of General Services
Crystal Collins, THEC
Mike Morrow, Department of Finance and
Administration
Lisa Namie, Fleming Associates Architects
Maurice Mudd, University of Memphis
Tony Poteet, University of Memphis
Kelly Headden, Barber McMurry
Doug McCarty, McCarty Holsaple McCarty
Kent McLaughlin, Gilbert McLaughlin Casella
Architects
Robbi Stivers, University of Tennessee
Mark Gregory, FSI
Rebecca Conrad, ANFA Architects
Bill Nixon, ANFA Architects
Jonathan Stephens, TSEA
John Jaxel, PB

Deborah Boshears-Davis, Department of Education
Bill Finney, Department of General Services
Kevin McDowell, Jones Lang LaSalle
Doug Freeman, Department of General Services
Sonny Fletcher, Department of General Services
Greg Steck, Department of General Services
Carole Burgess, Department of General Services
Jay Hosay, Messer Construction
Cathy Higgins, Legislative Budget Analysis
Jacqueline Felland, State and Local Finance
Steve Cates, Department of General Services
Dale Smith, Department of Children's Services
Peter Gnoenendgh, University of Memphis
Scott Fleming, Fleming Associates Architects
Mark Gwyn, TBI
Edward Jones, TBI
Marcos Makonow, Department of General Services
Howard Symons, Department of General Services

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Meacham Apartment Foundation Repair

Project Description: Repair foundation and improve drainage

SBC Number: 166/003-07-2012

Total Project Budget: \$400,000.00

Source of Funding: \$400,000.00 Plant (Auxiliary-Housing) (A)

Comment: Movement and settlement issues have become apparent over the last few months. A regional structural engineer and a geo-tech engineer have analyzed the situations and will assist in the completion of the project.

Minutes: 10/11/2012 SBC Approved a project budget, scope, and source(s) of funding

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Haynes Turner Building Renovations

Project Description: System and interior updates

SBC Number: 166/009-06-2012

Total Project Budget: \$380,000.00

Source of Funding: \$380,000.00 Plant (Non-Auxiliary) (A)

Comment: Updates are to accommodate Facilities staff, relocating carpentry shop.

Minutes: 10/11/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with 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, source(s) of funding and Total Project Budget from \$50,900,000 to \$51,000,000

Project Title: University Center Replacement

Project Description: Construct new facility

SBC Number: 166/007-08-2002

Revised Project Budget: \$51,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$30,340,000.00	0.00	\$30,340,000.00	TSSBA (Student Fees)	(O)
	20,560,000.00	100,000.00	20,660,000.00	Plant (Auxiliary, student fees)	(A)
Original Project Budget:	\$50,900,000.00				
Change in Funding:		\$100,000.00			
Revised Project Budget:			\$51,000,000.00		

Comment: The additional funds are needed to meet the designer's estimate for installing chiller, cooling tower, and pumps. A new mechanical engineer was selected May 2012 for completing the mechanical work so the building can be taken off the central plant distribution system.

Previous Action:

11/14/2002	SBC	Approved project & select designer (Fisher Arnold/Haizlip Firm)
11/14/2004	SBC	Revised scope and funding
02/09/2006	SBC	Changed designer name (Haizlip Studio)
05/11/2006	SBC	Selected CM/GC (Inman Construction)
11/09/2006	SBC	Revised funding
10/22/2007	SBC	Revised funding
04/12/2012	SBC	Approved designer for mechanical
05/23/2012	SBC	Selected designer for mechanical (Allen & Hoshall)

Minutes: 10/11/2012 SBC Approved a revision in project budget, source(s) of funding and Total Project Budget from \$50,900,000 to \$51,000,000

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: Research Facilities Improvements

Project Description: Renovations to accommodate research needs

SBC Number: 166/007-13-2012

Total Project Budget: \$1,145,000.00

Source of Funding: \$ 995,000.00 Plant (Non-Auxiliary) (A)
\$ 150,000.00 Federal grants (F)

Comment: Project was disclosed in the FY 12/13 budget cycle for \$1,000,000. Improvements for research will be done in both Manning Hall for Physics and in Engineering Technology for Biomechanical Engineering. This project will make improvements, modifications, equipment installations, etc. to building spaces and systems to accommodate research needs.

Minutes: 10/11/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

TENNESSEE BOARD OF REGENTS

Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

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

Project Title: Jimmy Naifeh Center Student Services and Learning Resource Center Bldg–Tipton Co.

Project Description: Construct a new facility with renovation of the existing space for relocated functions, and includes additional parking, landscaping, and an additional access road

SBC Number: 166/017-01-2008

Total Project Budget: \$16,600,000.00

Current Project Funding: \$13,807,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 450,000.00	\$ 0.00	\$ 450,000.00	07/08	CurrFunds-CapOutlay (A)
	9,000,000.00	0.00	9,000,000.00	10/11	CurrFunds-CapOutlay (A)
	1,300,000.00	57,000.00	1,357,000.00		Plant (Non-Auxiliary) (A)
	3,000,000.00	0.00	3,000,000.00		Gifts (O)
Original Project Funding:	<u>\$13,750,000.00</u>				
Change in Funding:		\$57,000.00			
Revised Project Funding:			\$13,807,000.00		

Comment: The additional funds will allow the addition of a fountain to the project.

Previous Action:

02/14/2008	SBC	Approved project & designer (Habiterria/McGehee Nicholson Burke)
01/13/2011	SBC	Revised scope and funding
01/24/2011	ESC	Changed designer name (McGehee Nicholson Burke Archs)
11/10/2011	SBC	Approved EDP
05/10/2012	SBC	Revised scope and funding

Minutes: 10/11/2012 SBC Approved a revision in project scope and funding

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: Blount County Campus Fitness Trail

Project Description: Provide a lighted walking trail at the Blount County campus

SBC Number: 166/032-07-2012

Total Project Budget: \$430,000.00

Source of Funding: \$430,000.00 Student Fees (0)

Comment: Project was disclosed in the FY 11/12 budget cycle for \$430,000.

Minutes: 10/11/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval to issue a Request for Proposals for a Construction Manager/General Contractor and approval of the Early Design Phase as presented by Askew Nixon Ferguson Architects, Inc

Project Title: Community Health Facility

Project Description: Construct a new facility

SBC Number: 166/007-07-2007

Total Project Budget: \$60,000,000.00

Current Project Funding: \$ 3,253,484.00
(if not fully funded)

Source of Funding:

\$ 850,000.00	07/08	CurrFundsCapImprov (A)
\$ 303,484.00		Federal Funds (HRSA) (F)
\$2,100,000.00		Gifts (O)

Comment: New facility is for the School of Audiology and Speech Pathology and the Loewenberg School of Nursing.

Previous Action:

07/12/2007	SBC	Approved project
08/16/2007	ESC	Selected designer (Askew Nixon Ferguson Architects, Inc.)
11/12/2009	SBC	Revised funding
05/10/2012	SBC	Revised funding

Minutes: 10/11/2012 SBC During the presentation, Commissioner Emkes asked if the nursing students were being placed in jobs. He said he wanted to make sure that they weren't building buildings and educating people and not helping them find jobs. David Gregory responded that they would get those figures to him. Chancellor Morgan commented that this project has been around for many years and has allowed the University to consolidate several buildings. Treasurer Lillard stated that the area's major hospital systems have supported these programs and he supported getting the figures as Commissioner Emkes requested. The Commission approved the Early Design Phase as presented and issuing an RFP for CMGC.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in scope and approval of the Early Design Phase as presented by Fleming Associates Architects

Project Title: New Student Housing

Project Description: Construct a new facility

SBC Number: 166/007-13-2011

Total Project Budget: \$53,000,000.00

Source of Funding: \$51,000,000.00 TSSBA (rent) (A)
\$ 2,000,000.00 Plant (Auxiliary-Housing) (A)

Comment: New facility will have at least 804 beds and 16,000 sf of offices for the Department of Residence Life and Dining Services.

Previous Action: 10/13/2011 SBC Approved project and issuance of RFP for CM/GC
11/21/2011 ESC Select designer (Fleming Associates Architects)
08/09/2012 SBC Award CM/GC (Rentenbach Constructors Incorporated)

Minutes: 10/11/2012 SBC Following the presentation, Commissioner Emkes asked if the State automatically insists on LEED certification on its buildings. Alan Robertson responded that they do not insist on LEED certification, but rather that the State's sustainable design guidelines be considered and implicated on all of its projects. He said the State continues to achieve LEED certification on some of its projects, and those are done on a case by case basis. Commissioner Emkes stated that, if we are going to set an example as a State, we should revisit that issue to insist on LEED certification. Mr. Robertson responded there is a point where you reach a threshold and there is a premium cost to get to the next level. Secretary Hargett questioned the number of beds and on what number the THEC proforma was run, and was told the "lower" number. After further discussion, the Commission approved a revision in scope and the Early Design Phase as presented.

Bid Activity Report

- 1) Northeast State Community College, Blountville
(Pierce Building Atrium Renovation)
SBC Project No. 166/038-02-2008
Bid date: 10-03-2012
SBC Action: Referred to the Subcommittee with authority to act

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: Demolition of Four Buildings

Project Description: This project will demolish Beale, Goodman, Hyde, and Randolph buildings at the Health Science Center in Memphis.

SBC Number: 540/013-02-2012

Total Project Budget: \$4,000,000.00

Source of Funding: \$4,000,000.00 12/13 Current Funds Capital Improv (A)

Comment: This is a FY 2012/2013 line-item project.

Minutes: 10/11/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakly County, Tennessee

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

Project Title: Fine Arts Building Renovation and Addition

Project Description: This project will provide an addition to and renovate the Fine Arts Building. It will contain a 150 seat theatre and support space, office, rehearsal, and studio spaces. This project will also provide space in Fine Arts for the visual arts program, currently housed in Gooch Hall, and upgrade the HVAC system.

SBC Number: 540/011-01-2006

Revised Project Budget: \$15,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$ 0.00	\$ 500,000.00	06-07	Current Funds Capital Improv	(A)
	12,400,000.00	0.00	12,400,000.00	2006	GO Bonds Capital Improv	(A)
	1,000,000.00	0.00	1,000,000.00	2009	GO Bonds Capital Improv	(A)
	1,000,000.00	600,000.00	1,600,000.00		Plant Funds-Non-Auxiliary	(A)
Original Project Budget:	\$14,900,000.00					
Change in Funding:		\$600,000.00				
Revised Project Budget:			\$15,500,000.00			

Comment: Increase in funding is to provide additional equipment for audio and video production.

Previous Action: 06/08/2006 SBC Approved project
07/20/2006 ESC Selected designer (Askew Nixon Ferguson / Pickering Firm, JV)
09/10/2009 SBC Approved revision in source of funding
10/14/2010 SBC Approved revision in funding to award contract

Minutes: 10/11/2012 SBC Approved a revision in project budget and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by McCarty Holsaple McCarty / Barber McMurry, a joint venture

Project Title: University Center

Project Description: Replacement of existing University Center with a new facility better suited to serve students in today's environment

SBC Number: 540/009-22-2008

Revised Estimated Cost: \$160,000,000.00

Source of Funding:

\$ 15,000,000.00	Plant Funds-Auxiliary	(A)
\$145,000,000.00	TSSBA	(A)

Comment: Parts of the existing complex date back to original construction in the 1950s and an expansion constructed in the 1970s. The project will be constructed in two phases. The first phase will require razing Aconda Court, Temple Court, 812 and 900 Volunteer Boulevard; and new construction will fill in this area west of the existing University Center. The second phase will raze the existing University Center and complete the construction on the existing site.

Previous Action:

09/11/2008	SBC	Approved project/designer (McCarty Holsaple McCarty/Barber McMurry)
11/10/2010	SBC	Approved issuing RFP for CMGC
03/10/2011	SBC	Approved award to Rentenbach
07/14/2011	SBC	Revised total project budget; scope; allocation of funding

Minutes: 10/11/2012 SBC Approved the Early Design Phase as presented

TENNESSEE WILDLIFE AND RESOURCES AGENCY

Region 1, Dover, Stewart County, Tennessee

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

Project Title: Pumping Station Replacement

Project Description: Demolish and replace existing pumping station used to flood and drain the fields for hunting at Barkley Wildlife Management Area

SBC Number: 220/017-01-2012

Total Project Budget: \$850,000.00

Source of Funding: \$637,500.00 12/13 Federal Funds (F)
\$212,500.00 12/13 TWRA Operating Funds (A)

Comment: Pump system utilizes water from the Cumberland River to flood surrounding area for duck hunting and reversed to drain water for spring planting season. This system is needed to provide quality duck hunting and water fowl habitat. Demolition of the existing structure will be done using TWRA labor.

Minutes: 10/11/2012 SBC At the agency's request, the project was referred to the Executive Subcommittee, with authority to act.

DEPARTMENT OF EDUCATION

Tennessee School for Deaf, Knoxville, Knox County, Tennessee

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

Project Title: Maintenance Access Road

Project Description: Provide an access road for commercial vehicles to route traffic away from the main campus areas, and will include utility connections related to system deficiencies and failures determined by Infrastructure Study. Project to include all relate work

SBC Number: 168/007-03-2007

Total Project Budget: \$3,000,000.00

Source of Funding:

\$ 50,000.00	07/08	Current Funds Capital Improv	(A)
2,200,000.00	2007	GO Bonds Capital Improv	(A)
250,000.00	10/11	Education Operating Funds	(R)
500,000.00	07/08	Current Funds Capital Improv	(R)

Comment: This change is to add additional work to facilitate the modification and installation of infrastructure under and in conjunction with the road project.

Previous Action:

07/12/2007	SBC	Approved project; referred designer to SC
08/16/2007	SBC	Designer selected (George Ewart)
03/10/2011	SBC	Revised Funding

Minutes:

10/11/2012	SBC	Approved a revision in scope, with work to be accomplished within existing project funding
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TENNESSEE HISTORICAL COMMISSION

Sabine Hill Historical Site, Elizabethton, Carter County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding, utilizing Best Value Option 1 delivery method for construction and proceeding with process to select a designer

Project Title: Historic House Restoration

Project Description: Restoration and repairs including interior, exterior, structural, electrical and environmental surveying. Project will also include land reclamation and site improvements.

SBC Number: 160/006-01-2012

Total Project Budget: \$1,100,000.00

Source of Funding: \$1,100,000.00 12/13 Current Funds Capital Maint (A)

Comment: This FY 12/13 line-item project consists of restoring the historical integrity of Sabine Hill which was built in 1818 and has been vacant and in deteriorating condition. Interior restoration includes woodwork, floor repairs, plastering, and painting. Exterior restoration includes structural repairs, new roof, gutters, window/door replacement, masonry repairs, landscape reclamation, and site improvements. Once restored, the home will serve to educate the public on early Tennessee history.

Minutes: 10/11/2012 SBC Approved a project budget, scope, source(s) of funding, utilizing Best Value Option 1 delivery method for construction and proceeding with process to select a designer

DEPARTMENT OF CHILDREN'S SERVICES

Woodland Hills Youth Development Center, Nashville, 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: Maintenance Building Repairs

Project Description: Roof replacement, exterior repairs, demolition and electrical / mechanical upgrades to Maintenance Building #1

SBC Number: 144/002-02-2012

Total Project Budget: \$390,000.00

Source of Funding:

\$190,000.00	12/13	Current Funds Capital Maint	(A)
\$200,000.00	2004	GO Bonds Capital Maint	(R/A)

Comment: This FY 12/13 line-item project consists of performing much needed repairs and upgrades to Maintenance Building #1 at the facility. Work includes replacing the existing 40+ year old roof, replacing original single pane glazing with insulated windows, re-finishing the building exterior, and upgrading outdated electrical and mechanical equipment. Also included, is demolishing two poorly constructed additions based on a structural engineer's recommendations. The demolition will be performed with Department of Correction labor.

Minutes: 10/11/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Cleveland, Bradley County, Tennessee

Requested Action: Approval to fully plan the project, budget, scope, and source(s) of funding, accept gift-in-place construction, to issue an RFP for Construction Manager / General Contractor, and proceeding with process to select a designer

Project Title: TN Veterans Home - Cleveland

Project Description: Intermediate and skilled care nursing facility/community living center for the veterans of Tennessee

SBC Number: 680/001-01-2012

Total Project Budget: \$31,400,000.00

Current Project Funding: \$ 1,590,000.00
(if not fully funded)

Source of Funding:	\$ 60,000.00	Gift-in-Place	(O)
	1,020,000.00	Bradley County	(O)
	510,000.00	City of Cleveland	(O)

Comment: The project funding sources include a \$510,000 from a private donor, being routed through Bradley County. There is an MOU in place regarding the use of the local government funds.

Minutes: 10/11/2012 SBC Approved full planning the project, budget, scope, and source(s) of funding, accept gift-in-place construction, issuing RFP for Construction Manager / General Contractor, and proceeding with process to select a designer

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Clarksville, Montgomery County, Tennessee

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

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)	(0)
	\$ 110,000.00	11/12	Gift-in-Place	(0)

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

Minutes: 10/11/2012 SBC Approved contract award to Hardaway Construction for CMGC

DEPARTMENT OF CORRECTION

West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

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

Project Title: Water/Wastewater Treatment Plant Upgrades

Project Description: Upgrade existing water treatment plant and well water supply system

SBC Number: 142/022-01-2009

Total Project Budget: \$1,050,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,000,000.00	\$ 0	\$1,000,000.00	09/10	CFCM (Sent Act)	(A)
	0	50,000.00	50,000.00	08/09	CFCM (Sent Act)	(R)
Original Project Budget:	<u>\$1,000,000.00</u>					
Change in Funding:		\$50,000.00				
Revised Project Budget:			\$1,050,000.00			

Comment: The bid was under target for the base project (treatment plant equipment upgrade) and Alternate #1 (2nd filter console replacement - \$15,000). The Agency requests additional monies to fully fund Alternate #2 (lightning protection system - \$78,000).

Previous Action: 09/10/2009 SBC Approved project & designer (SSR-Ellers)
02/22/2011 ESC Changed designer name (Smith Seckman Reid)

Minutes: 10/11/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF CORRECTION

Turney Center Industrial Complex, Only, Hickman County, Tennessee

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

Project Title: Warehouse/Freezer Renovation

Project Description: Renovation of warehouse space to program space, relocate and replace walk-in freezers and coolers

SBC Number: 142/005-02-2012

Total Project Budget: \$1,100,000.00

Source of Funding: \$1,100,000.00 12/13 Curr Funds CapMaint (Sent Act) (A)

Comment: This is a FY 12/13 line-item. The project shall facilitate a more efficient and cost effective warehouse operation by replacing original equipment including coolers and freezers installed in 1971.

Minutes: 10/11/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF GENERAL SERVICES

Tennessee Law Enforcement Training Academy, Donelson, Davidson County, Tennessee

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

Project Title: Generator Installation

Project Description: Install new generator to provide emergency power for the campus

SBC Number: 700/002-01-2012

Total Project Budget: \$550,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$400,000.00	\$ 0	\$400,000.00	12/13	CurrFunds CapImprov	(A)
	0	95,500.03	95,500.03	03/04	CurrFunds CapOutlay	(R)
	<u>0</u>	<u>54,499.97</u>	<u>54,499.97</u>	05/06	CurrFunds CapOutlay	(R)
Original Project Budget:	\$400,000.00					
Change in Funding:		150,000.00				
Revised Project Budget:			\$550,000.00			

Comment: This is an increase in funding to meet the designer's detailed estimate. The original building construction date is 1966. The designer discovered conditions and code compliance issues not anticipated in the original scope. Modifications to the original scope include adding an external switch gear as master power-disconnect to comply with code and life safety; relocating/replacing Nashville Electric Service (NES) transformer to allow connection of switch gear; realignment of underground power cable system of six 4-inch copper power cables in conduit and other related electrical system work.

Previous Action: 07/02/2012 SBC Approved project
 07/23/2012 ESC Selected designer (SSOE Inc.)

Minutes: 10/11/2012 SBC Approved a revision in scope, project budget and source of funding

DEPARTMENT OF GENERAL SERVICES

Regional Consolidated Facility, Jackson, Madison County, Tennessee

Requested Action: Approval to preplan a project budget, scope, and source(s) of funding, proceeding with process to select a designer, and to issue an RFP for Construction Manager / General Contractor

Project Title: New TBI Regional Consolidated Facility

Project Description: Preplanning for new Tennessee Bureau of Investigation (TBI) to include forensic lab, agent offices and administration. Project will include acquisition of property and requirement to engage forensic lab expertise.

SBC Number: 500/004-01-2012

Total Project Budget: \$22,000,000.00

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

Source of Funding: \$ 500,000.00 12/13 DGS/OpFunds/PrePlan (A)

Comment: Preplanning through Design Development Phase, documents will provide a high confidence cost estimate for the project. The new Jackson facility is central to the service region and will replace the current Memphis lab which has been declared "non-conforming" by the Association of Crime Laboratory Directors (ASCLD) Lab Board, due to deficiencies of the Memphis lab HVAC, electrical and humidity control systems.

Minutes: 10/11/2012 SBC Agency **deferred** a request for preplanning a project budget, scope, and source(s) of funding, issuing an RFP for CMGC, and proceeding with process to select a designer

DEPARTMENT OF GENERAL SERVICES

North Data Center, Nashville, Davidson County, Tennessee

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

Project Title: Systems Update – Phase 3

Project Description: Interior space modifications, renovate interior finishes, fire suppression and sprinkler systems, security system upgrades, and modifications to mechanical and electrical systems.

SBC Number: 529/031-01-2011

Total Project Budget: \$8,800,000.00

Source of Funding:	148,363.48	2000	FRF-G O Bonds Cap Maint	(R)
	779,322.54	2001	FRF-G O Bonds Cap Maint	(R)
	517,537.56	2001	FRF-G O Bonds Cap Maint	(R)
	40,125.95	2004	FRF-G O Bonds Cap Maint	(R)
	13,144.43	2005	FRF-G O Bonds Cap Maint	(R)
	1,601,506.04	2006	FRF-G O Bonds Cap Maint	(R)
	200,000.00	11/12	FRF-CurrFunds-CapMaint	(A)
	200,000.00	11/12	OIR Operating	(A)
	2,200,000.00	2011	FRF GO Bonds-CapMaint	(A)
	1,200,000.00		FRF Reserves	(A)
	800,000.00	12/13	OIR Operating	(A)
	1,100,000.00	12/13	FRF Operating (501.03)	(A)

Comment: Due to the complexity of the systems update project, and in consideration of the variety of technical trades required to execute the work, construction time constraints, as well as the fact that the North Data Center must remain operational during construction; project delivery will benefit by utilizing the CM/GC Value Type-One alternative delivery method to secure a General Contractor.

Previous Action:

09/08/2011	SBC	Approved project
09/29/2011	ESC	Selected designer (3D Engineering)
04/12/2012	SBC	Approved fully plan add'l scope; revised TPB
07/12/2012	SBC	Revised funding
08/20/2012	SBC	Approved CMGC delivery method

Minutes: 10/11/2012 SBC Approved contract award to The Parent Company for CMGC

DEPARTMENT OF GENERAL SERVICES

Andrew Johnson and Davy Crockett Towers, 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 Johnson and Davy Crockett Towers (Assoc)

Project Description: Andrew Johnson and Davy Crockett T3 sub project and related work with updated interior finishes restroom and lobbies

SBC Number: 460/000-02-2012-02 (T3)
529/000-07-2012 (Assoc)

Current Project Funding: \$71,500,000.00 (T3) and \$9,200,000.00 (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)

529/000-07-2012	\$4,000,000.00	12/13	FRF CurrFund Cap Improv	(A)
	2,720,000.00	12/13	FRF CurrFund Cap Improv	(A)
	2,480,000.00		FRF Reserves	(A)

Comment: This is an approval of a single award for two (2) FY 12/13 line-items. Funds are provided for building renovations and modifications, systems replacements, office relocations and related work to consolidate state offices within state owned buildings when and where practical.

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

Minutes: 10/11/2012 SBC Approved contract award to EMJ Construction for D/B for Phase 1 pre-construction services

DEPARTMENT OF GENERAL SERVICES

Middlebrook & Pellissippi – Knoxville, Knox 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)

Project Description: Knoxville T3 Sub-project and related work for Middlebrook & Pellissippi locations

SBC Number: 460/000-02-2012-03 (T3)

Current Project Funding: \$71,500,000.00

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)

Comment: This is for approval of award of a FY 12/13 line-item. Funds are provided for building renovations and modifications, systems replacements, office relocations and related work to consolidate state offices within state owned buildings when and where practical.

Previous Action: 02/09/2012 SBC Approved project & issued RFP for Design/Build (T3)
07/12/2012 SBC Approved additional funding; revised Total Project Budget & issuing RFP for Design/Build (T3)

Minutes: 10/11/2012 SBC Approved contract award to Rentenbach Constructors for Phase 1 pre-construction services

DEPARTMENT OF GENERAL SERVICES

National Civil Rights Museum, Memphis, Shelby County, Tennessee

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

Project Title: Maintenance Grant

Project Description: Annual maintenance grant to the NCRM

SBC Number: 160/020-01-2009

Total Project Budget: \$1,200,000.00

Source of Funding:	<u>Original</u>		<u>Change</u>		<u>Revised</u>		
	\$300,000.00	\$	0.00	\$	300,000.00	09/10	CurrFunds-CapMaint (A)
	300,000.00		0.00		300,000.00	10/11	CurrFunds-CapMaint (A)
	300,000.00		0.00		300,000.00	11/12	CurrFunds-CapMaint (A)
	0.00		300,000.00		300,000.00	12/13	CurrFunds-CapMaint (A)

Original Project Budget: \$900,000.00

Change in Funding: \$300,000.00

Revised Project Budget: \$1,200,000.00

Comment: This adds FY 12/13 line-item funding to an existing maintenance grant.

Previous Action: 07/09/2009 SBC Approved grant
 08/19/2010 SBC Revised funding
 09/08/2011 SBC Revised funding

Minutes: 10/11/2012 SBC Approved a revision in project budget and source of funding

DEPARTMENT OF FINANCE AND ADMINISTRATION

Statewide

Requested Action: Approval to award a contract to the best evaluated proposer

Project Title: Premise Wiring Installation

Project Description: To procure statewide services from a selected low-voltage wiring contractor for the installation and maintenance of telecommunication wiring statewide

SBC Number: 529/000-12-2010

Total Project Budget: \$18,000,000.00

Source of Funding: \$18,000,000.00 Various Agency & Project Funds (A)

Comment: Contract is for a three (3) year term with two (2) one-year extensions from November 1, 2012 through October 31, 2015.

Previous Action: 10/14/2010 SBC Approved issuance of RFP

Minutes: 10/11/2012 SBC Approved contract award to INC Group

Bid Activity Report

- 1) Andrew Johnson / Davy Crockett Towers
(Chiller Replacement)
SBC Project No. 460/001-02-2011
Bid date: 09/27/2012
SBC Action: Referred to ESC with authority to act

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on September 18, 2012.

Selection of Designers for projects approved by the State Building Commission as recommended by the State Procurement Agency

- 1) **Clover Bottom Developmental Center**
(Harold Jordan Center Renovation)
Total Project Budget: \$1,000,000.00
SBC Project No. 344/003-01-2012
Designer: **KENNON ARCHITECTS**

- 2) **Department of General Services**
(West TN Architectural Consultant)
SBC Project No. 529/000-08-2012
Designer: **ASKEW HARGRAVES HARCOURT**

Acknowledgement of Report Items

- **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)

- **Report of Sole Source Procurement**
 - 1) **Project Title:** Chiller Replacement – Davy Crockett Tower
SBC Project No. 460/001-02-2011
Comment: The energy management system in the Davy Crockett Tower is a new system by Alerton. This chiller replacement project includes controls for the chilled water pumps, condenser water pumps, cooling tower fans and valves, and economizer heat exchanger valves. These controls should be by Alerton to avoid compatibility issues.

- **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*)

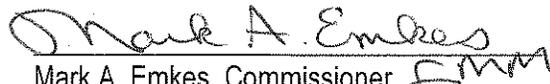
1)	State Procurement Agency: STREAM Location: Bicentennial Mall Project Title: Fountain Repair SBC Project No: 126/124-01-2010 Designer: Hethcoat & Davis Construction Completion %: 80%	User Agency: Environment & Conservation Contractor: Cunningham Construction Targeted Substantial Completion: 9/29/2012
	Change Order No. 4 Change Order Amount: \$3,979.82 Change Order Percentage: .61 Cumulative Percentage: 10.06	Comment: Code Issues The addition of two stainless steel waterproof enclosures/switches and the installation of 31 quick disconnect couplings at each of the fountain heads addresses code/safety issues.
	<u>Approved Project Funding</u> Bid Target: \$650,000.00 Base Contract Amount: \$649,750.00 Contingency: \$ 80,000.00	<u>After This Change Order</u> Revised Contract Amount: \$715,140.77 Remaining Contingency: \$ 14,609.23
2)	State Procurement Agency: TN Board of Regents Location: Murfreesboro Project Title: Parking and Transportation Improvements SBC Project No: 166/009-01-2003 Designer: Lose & Associates Construction Completion %: 99%	User Agency: Middle Tennessee State University Contractor: Rock City Construction Co Targeted Substantial Completion: 06/01/2012
	Change Order No. 15 Change Order Amount: -\$8,455.00 Change Order Percentage: -0.17 Cumulative Percentage: 16.46	Comment: Hidden Conditions Reconciliation of a unit price base quantity allowance for unsuitable soils from 10,000CY to 9,777.5CY actual, at \$38/CY.
	<u>Approved Project Funding</u> Bid Target: \$17,755,500.00 Base Contract Amount: \$ 4,975,000.00 Contingency: \$ 1,544,500.00	<u>After This Change Order</u> Revised Contract Amount: \$5,793,979.75 Remaining Contingency: \$ 476,918.51

3)	State Procurement Agency:	University of Tennessee	User Agency:	UTKnoxville
	Location:	Knoxville		
	Project Title:	Libraries Improvements, Phase 1		
	SBC Project No:	540/009-22-2010		
	Designer:	McCarty Holsaple	Contractor:	K&F Construction Inc
		McCarty		
	Construction Completion %:	54%	Targeted Substantial Completion:	10/25/2012
	Change Order No.	1	Comment: Hidden Conditions	
	Change Order Amount:	\$320,695.46	Hidden conditions under existing floor required extensive electrical revisions and installation of power/data floor boxes, plus other misc. work.	
	Change Order Percentage:	25%		
	Cumulative Percentage:	25%		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Bid Target:	\$3,375,000.00		
	Base Contract Amount:	\$1,305,000.00	Revised Contract Amount:	\$1,625,695.46
	Contingency:	\$ 235,000.00	Remaining Contingency:	\$ 235,000.00

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The meeting adjourned at 11:58 a.m.

Approved:


Mark A. Emkes, Commissioner *fmm*
Department of Finance and Administration