

MINUTES
STATE BUILDING COMMISSION
September 8, 2016

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 members and Departments present. Secretary of State Tre Hargett called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

Beth Harwell, Speaker of the House of Representatives
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
Vice-Chairman Ron Ramsey, Lieutenant Governor
David Lillard, State Treasurer

ORGANIZATION

- Tennessee Historical Commission
- Department of Veterans Services
- Department of Correction
- University of Tennessee
- Tennessee Board of Regents
- Department of Economic & Community Development
- Department of General Services
- Department of Finance and Administration
- State Building Commission

PRESENTER

Director Patrick McIntyre
Commissioner Many-Bears Grinder
Commissioner Tony Parker
President Joe DiPietro
Interim Chancellor David Gregory
Chief of Staff Ted Townsend
Deputy Commissioner John Hull
State Architect Peter Heimbach
State Architect Peter Heimbach

OTHER PARTICIPANTS

Ben Witt, Ross Witt LLC

TENNESSEE HISTORICAL COMMISSION

Carter House State Historic Site, Franklin, Williamson County, Tennessee

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

Project Title: Carter House Farm Office Restoration

Project Description: Exterior and interior restoration of the existing farm office. Project to include all required related work.

SBC Number: 160/008-01-2016

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Gift in Place (O)

Comment: In an effort to accomplish elements identified in the master plan developed for the site in 2015, the site's managing partner, the Battle of Franklin Trust, will have the work performed.

 The Tennessee Historical requests to look at 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: 09/08/2016 SBC Approved acceptance of gift-in-place construction, with plans and specifications to be approved by the State Architect.

DEPARTMENT OF VETERANS SERVICES

John Sevier State Veterans Cemetery, Knoxville, Knox County, Tennessee

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

Project Title: ETSVC-John Sevier Cemetery Expansion

Project Description: This project will convert undeveloped areas of the cemetery to finished areas for increased allowable interment.

SBC Number: 682/002-01-2016

Total Project Budget: \$2,882,425.00

Current Project Funding: \$ 288,242.00
(if not fully funded)

Source of Funding: \$ 288,242.00 16/17 TDVS Operating Funds (A)

Comment: This project will be 100% Federally-funded. The State will provide startup funding of 10% of the total project cost for planning purposes. The startup costs will be reimbursed from Federal funds upon a successful bid and award of a construction contract. The project is expected to be included in a future capital budget request.

Minutes: 09/08/2016 SBC Approved full planning a project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

DEPARTMENT OF CORRECTION

Statewide, Tennessee

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

Project Title: Sallyports Upgrades Phase III

Project Description: Replacement and upgrade of vehicular sallyports and equipment along with upgrades of pedestrian trap gates, and all required related work.

SBC Number: 140/001-03-2016

Total Project Budget: \$ 2,500,000.00

Source of Funding: \$ 2,500,000.00 16/17 CurrFunds/CapMaint/SentAct (A)

Comment: This is a FY 16/17 line-item in the capital budget. The project will modify current 25 year old sallyports that are beyond their useful life or construct new sallyports to accommodate larger truck traffic at Riverbend Maximum Security Institution and Northeast Correctional Complex. Future phases will be presented as separate projects.

Minutes: 09/08/2016 SBC Approved a project, budget, funding and source of funding, and proceeding with the 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

Project Title: Security Upgrades

Project Description: This project will upgrade and add security cameras and wireless keyless access to various E&G buildings and rooms on campus. This project will also create an emergency operations center in the General Education Building.

SBC Number: 540/013-04-2015

Total Project Budget: \$16,000,000.00

Source of Funding:

\$ 2,000,000.00	15/16	CurrFunds-CapMaint	(A)
\$ 6,000,000.00	2015	GO Bonds-CapMaint	(A)
\$ 8,000,000.00	16/17	CurrFunds-CapMaint	(A)

Comment: Five proposals were received on April 4, 2016. The Notice of Intent to award was sent on July 5, 2016 naming Siemens as the best evaluated proposer. A protest was received on July 12, 2016 and was responded to on August 1, 2016. The protest period expired on August 8, 2016.

Previous Action:

08/13/2015	SBC	Approved a project utilizing a consultant for design
03/10/2016	SBC	Approved utilizing Best Value alternative delivery method
07/14/2016	SBC	Approved revision in funding

Minutes:

09/08/2016	SBC	Approved award of a contract to Siemens.
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UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: West Campus Housing and Garage

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

SBC Number: 540/005-01-2014

Total Project Budget: \$83,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$74,088,000.00	\$3,000,000.00	\$77,088,000.00	TSSBA (A)
	5,912,000.00	0.00	5,912,000.00	Plant (Auxiliary-Housing/ (A) Dining/Parking)
Original Project Budget:	\$80,000,000.00			
Change in Funding:		\$3,000,000.00		
Revised Project Budget:			\$83,000,000.00	

Comment: This request will cover market increases reflected in several trade packages. Concrete and steel were the highest packages.

Previous Action:

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

Minutes: 09/08/2016 SBC Approved revision in project budget, funding and sources of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Lake Avenue Parking Garage

Project Description: This project will provide approximately 900 - 1000 parking spaces in a garage located east and adjacent to the existing Lake Avenue garage. This structure would fully occupy the available footprint, require expanding upon or addition to utilities from KUB, and general upgrade of the existing garage.

SBC Number: 540/009-06-2015

Total Project Budget: \$28,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$21,300,000.00	\$2,200,000.00	\$23,500,000.00	TSSBA	(A)
	1,000,000.00	3,500,000.00	4,500,000.00	Plant Auxiliary-Parking	(A)
Original Project Budget:	<u>\$22,300,000.00</u>				
Change in Funding:		\$5,700,000.00			
Revised Project Budget:			\$28,000,000.00		

Comment: Three bids were received on June 16, 2016. An increase in funding is needed to award a contract to Blaine Construction for the base bid and one alternate. There will be no additional designer fees.

Previous Action:

06/11/2015	SBC	Approved project
08/24/2015	ESC	Selected designer (Design Innovation Architects)
09/10/2015	SBC	Approved utilizing Best Value alternative delivery method

Minutes: 09/08/2016 SBC Approved a revision in project funding and sources of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: Approval of a revision in total project budget from \$40,650,000 to \$52,338,250

Project Title: Fine Arts Classroom Building

Project Description: Construct facility for rehearsal, teaching and public presentation of the performing arts.

SBC Number: 166/005-08-2013

Total Project Budget: \$52,338,250.00

Current Project Funding: \$40,650,000.00
(if not fully funded)

Source of Funding:	\$28,000,000.00	2015	GO Bonds-CapImprov	(A)
	10,162,500.00		Gifts	(O)
	2,487,500.00		Plant (Non-Auxiliary)	(A)

Comment: The change in the Total Project Budget is to recognize both a proposed increase in size of the facility and an increase in the estimated construction cost to allow the designer to proceed.

Previous Action:	10/10/2013	SBC	Approved project
	05/26/2015	SBC	Selected designer (McCarty Holsaple McCarty)
	07/09/2015	SBC	Revised budget and approved utilizing CM/GC
	10/13/2015	SBC	Approved award to Denark Construction as CM/GC

Minutes:	09/08/2016	SBC	Approved revision in total project budget from \$40,650,000 to \$52,338,250.
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TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: Approval of the Early Design Phase as recommended by the State Architect

Project Title: Johnson City Day Center

Project Description: Demolish existing Johnson City Day Center and build a new facility.

SBC Number: 166/005-05-2015

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 Federal Grant (HRSA) (F)

Comment: ETSU has received a grant from Health Resources and Service Administration to rebuild the clinic run by the College of Nursing for the homeless in Johnson City.

Previous Action: 12/17/2015 SBC Approved project
02/22/2016 SBC Selected designer (Reedy & Sykes)

Minutes: 09/08/2016 SBC Approved the Early Design Phase as recommended by the State Architect.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Residence Halls Roof Replacements

Project Description: Replace roofs on three buildings: Pinkerton/M.S. Cooper (1987), Maddux/McCord (1988), and Warf/Ellington (1990).

SBC Number: 166/011-03-2015

Total Project Budget: \$876,500.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$750,000.00	\$126,500.00	\$876,500.00	Plant (Auxiliary-Housing) (A)
Original Project Budget:	\$750,000.00			
Change in Funding:		\$126,500.00		
Revised Project Budget:			\$876,500.00	

Comment: Four bids were received on August 3rd with Turner Roofing Company submitting the low bid. Additional funds are for base bid only. There will be no additional designer fees.

The campus will not do the Cooper/Dunn or the New Hall South roofs.

Previous Action: 02/12/2015 SBC Approved project
03/23/2015 ESC Selected designer (Lyle Cook Martin)

Minutes: 09/08/2016 SBC Approved a revision in scope, project budget, funding, and source of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee **

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

Project Title: Sevier County Campus Addition

Project Description: Construct new building for Allied Health Labs, additional classrooms, and professional entertainment labs. Construct additional buildings or make renovations to accommodate mechanical systems. Renovate areas relocated due to the construction.

SBC Number: 166/023-02-2016

Total Project Budget: \$12,500,000.00

Current Project Funding: \$ 460,000.00
(if not fully funded)

Source of Funding: \$ 460,000.00 Gifts (O)

Comment: Project is part of TBR's #4 priority on the Capital Outlay List. Funding for the project will be requested in the future.

** Work will be done in Sevier County

Minutes: 09/08/2016 SBC Approved full planning a project, budget, scope, funding and source of funding and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by Ross Witt

Project Title: Industrial Readiness Facility

Project Description: Construct new building for industry training and testing, and renovate space in existing facilities for additional classrooms, offices, and support.

SBC Number: 166/033-01-2015

Total Project Budget: \$3,500,000.00

Source of Funding:

\$2,100,000.00	Gifts	(O)
500,000.00	Plant (Non-Auxiliary)	(A)
900,000.00	Federal Grant (US Dept Commerce)	(F)

Comment: This is an FY 2013/2014 disclosed project for \$3,500,000. The facility will provide an effective teaching and learning environment for the local workforce to develop skills in all sectors of advanced manufacturing.

Previous Action:

06/11/2015	SBC	Approved project
07/20/2015	ESC	Selected designer (Ross Witt)

Minutes:

09/08/2016	SBC	Chancellor Gregory commented that the design of the building for developing soft skills for the local workforce was done in conjunction with the business community who also participated in the funding of the project. The Commission approved the Early Design Phase as presented by Ross Witt.
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TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Tennessee State University, Nashville
(Residence Hall Roof Replacements)
SBC Project No. 166/001-04-2016
Bid date: 08-17-2016
Bid target: \$400,000
MACC: \$440,000
SBC Action: No action required

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Nissan Supplier Park, Smyrna, Rutherford County, Tennessee

Requested Action: **Approval of a grant amendment**

Project Title: Economic Development Plant Infrastructure - Nissan

Project Description: Grant to the Industrial Development Board of Rutherford County for development and associated upgrades of Nissan Supplier Park. Infrastructure and all related work.

SBC Number: 170/004-01-2015

Total Project Budget: \$35,000,000.00

Source of Funding: \$35,000,000.00 2015 GO Bonds CapImprov (A)

Comment: Funding within the grant is being adjusted to cover increased roadway costs.

Previous Action: 09/10/2015 SBC Approved grant

Minutes: 09/08/2016 SBC Approved grant amendment

DEPARTMENT OF GENERAL SERVICES

R.S. Gass State Laboratory, Nashville, Davidson 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: RS Gass State Laboratory Exterior Envelope Repairs

Project Description: Building envelope repairs including waterproofing, window repairs, drainage modifications, and all required related work.

SBC Number: 406/003-02-2016

Total Project Budget: \$1,920,000.00

Source of Funding: \$1,920,000.00 16/17 FRF CurrFunds-CapMaint (A/R)

Comment: This project is a FY 16/17 line-item in the capital budget.

The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Minutes: 09/08/2016 SBC Approved a project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

Agricenter International Arena, Memphis, Shelby County, Tennessee

Requested Action: **Approval of a grant**

Project Title: Agricenter International Arena - Grant

Project Description: Grant to provide capital support to be used for improvements for Agricenter International's Show Place Arena.

SBC Number: 460/000-07-2016

Total Project Budget: \$2,000,000.00

Source of Funding: \$2,000,000.00 16/17 CurrFunds-CapImprov (A)

Comment: This grant is a FY 16/17 line-item in the capital budget.

Minutes: 09/08/2016 SBC Approved grant.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in scope

Project Title: Statewide Arc Flash Studies

Project Description: *Study of FRF facilities to identify and report arc flash potential related to electrical devices. Project may provide minor repairs related to the study.*

SBC Number: 529/000-05-2015

Total Project Budget: \$740,000.00

Source of Funding: \$740,000.00 15/16 FRF CurrFunds-CapMaint (A/R)

Comment: The revised scope clarifies that the project is primarily a study. Minor associated repairs may be performed in accordance with the recommendations in the study. The change in scope necessitates re-soliciting for a designer.

Previous Action: 09/10/2015 SBC Approved project
09/21/2015 ESC Selected designer (I C Thomasson Associates)

Minutes: 09/08/2016 SBC Approved a revision in scope.

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson 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: Cupola Restoration

Project Description: Complete restoration of the Cupola including restoration or replacement of ornamental iron, interior and exterior stone repairs, painting of access structure, life safety tie-off installation, interior and exterior lighting and all related work.

SBC Number: 529/005-02-2013

Total Project Budget: \$2,529,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$700,000.00	\$0.00	\$700,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	350,000.00	0.00	350,000.00	14/15	FRF CurrFunds-CapMaint	(A/R)
	900,000.00	579,000.00	1,479,000.00		FRF Reserves	(R)
Original Project Budget:	\$1,950,000.00					
Change in Funding:		\$579,000.00				
Revised Project Budget:			\$2,529,000.00			

Comment: Two bids were received on August 11, 2016. An increase in funding is needed to award a contract to Rock City Construction. There will be no additional designer fees.

Previous Action:

11/14/2013	SBC	Approved project using Best Value
12/16/2013	ESC	Designer selected (Centric Architecture)
01/08/2015	SBC	Report designer additional services
06/11/2015	SBC	Revised scope and funding

Minutes: 09/08/2016 SBC Approved a revision in project budget, funding and sources of funding in order to award a contract.

DEPARTMENT OF GENERAL SERVICES

Rachel Jackson State Office Bldg., Nashville, Davidson County, Tennessee

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

Project Title: Rachel Jackson Bldg., Interior Renovations (Planning)

Project Description: Interior renovation and mechanical, electrical, and plumbing system upgrades and all required related work.

SBC Number: 529/013-02-2016

Total Project Budget: \$11,340,000.00

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

Source of Funding: \$ 1,000,000.00 16/17 FRF CurrFunds-CapMaint (A)

Comment: This project is a FY 16/17 line-item in the capital budget. The remaining project funding will be requested in a future capital budget request.

Minutes: 09/08/2016 SBC Approved full planning a project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

R.S. Gass Complex, Nashville, Davidson County, Tennessee

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

Project Title: R.S. Gass Lab Paving & Site Repairs

Project Description: Repair, maintenance, seal coat, restriping and all related work at the R.S. Gass Complex.

SBC Number: 529/020-01-2014

Total Project Budget: \$1,490,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$690,000.00	\$0.00	\$690,000.00	14/15	FRF CurrFunds-CapMaint	(A/R)
	210,000.00	0.00	210,000.00	14/15	FRF OperFunds (501.02)	(A)
	165,000.00	0.00	165,000.00	15/16	FRF OperFunds (501.02)	(A)
	0.00	425,000.00	425,000.00		FRF Reserves	(R)
Original Project Budget:	\$1,065,000.00					
Change in Funding:		\$425,000.00				
Revised Project Budget:			\$1,490,000.00			

Comment: Unforeseen unsuitable soil was found. An increase in funding is needed for subgrade remediation to achieve stable subgrade for pavement.

Previous Action:

07/10/2014	SBC	Approved project
08/04/2014	ESC	Selected designer (Hethcoat & Davis)
04/09/2015	SBC	Revised funding
10/13/2015	SBC	Revised funding to award contract

Minutes: 09/08/2016 SBC Approved a revision in project budget, funding and sources of funding.

DEPARTMENT OF GENERAL SERVICES

Library and Archives Building, Nashville, Davidson 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: Library and Archives Bldg. Elevator Backup Power

Project Description: Install backup power to the existing elevators and all required related work.

SBC Number: 529/043-01-2016

Total Project Budget: \$424,600.00

Source of Funding: \$424,600.00 16/17 FRF CurrFunds-CapImp (A)

Comment: This project is a FY 16/17 line-item in the capital budget.

Minutes: 09/08/2016 SBC Approved a project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

Tennessee Performing Arts Center, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision to a grant**

Project Title: TPAC Annual Maintenance Grant

Project Description: Grant to provide maintenance assistance.

SBC Number: 529/075-03-2016

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 16/17 CurrFunds-CapMaint (A)

Comment: Attachment A is being corrected.

Previous Action: 07/14/2016 SBC Approval of grant

Minutes: 09/08/2016 SBC Approved a revision to the grant.

DEPARTMENT OF GENERAL SERVICES

Citizens Plaza Building, Nashville, Davidson County, Tennessee

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

Project Title: Citizens Plaza Cafeteria

Project Description: This includes 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:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$190,000.00	(\$190,000.00)	\$0.00	Gift in Place	(0)
Original Project Budget:	<u>\$190,000.00</u>				
Change in Funding:		(\$190,000.00)			
Revised Project Budget:			\$0.00		

Comment: This project is being canceled at the request of Tennessee Business Enterprises.

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

Minutes: 09/08/2016 SBC Approved cancellation of project.

DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass Tennessee Tower, Nashville, Davidson 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: Tennessee Tower Garage Structural Repairs

Project Description: Renovations and structural repairs to the existing garage. Project will also include sealing and striping of garage floor and all required related work.

SBC Number: 529/079-02-2016

Total Project Budget: \$1,410,000.00

Source of Funding: \$1,410,000.00 16/17 FRF CurrFunds-CapMaint (A)

Comment: This project is a FY 16/17 line-item in the capital budget.

Minutes: 09/08/2016 SBC Approved a project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: Tennessee Tower – 13th Floor Renovation

Project Description: Renovation of the office area on the 13th floor including: standard finishes, necessary mechanical and electrical system modifications, and all required related work.

SBC Number: 529/079-03-2016

Total Project Budget: \$202,000.00

Source of Funding: \$100,000.00 16/17 FRF Operating Fund (501.03) (A)
\$102,000.00 16/17 TDVS Operating Fund (A)

Comment: This project will allow for renovation to the Veteran's Services office suite on the 13th floor of the building to accommodate additional employees.

The use of the Agency Consultant is requested as design services are limited to construction documents and construction administration. The Job Order Contract is requested as the delivery method in order to expedite the project to minimize the hoteling duration as a result of moving personnel out of leased space. The anticipated construction cost is \$132,000.00.

Minutes: 09/08/2016 SBC Approved a project, budget, scope, funding and sources of funding, utilizing the Agency Consultant for design and the Job Order Contract to perform the work.

DEPARTMENT OF FINANCE & ADMINISTRATION

Doe Mountain Rec. Authority, Mountain City, Johnson County, Tennessee

Requested Action: **Approval of a grant**

Project Title: Doe Mountain Rec. Authority - Grant

Project Description: Grant for the Doe Mountain Recreation Authority.

SBC Number: 460/000-08-2016

Total Project Budget: \$100,000.00

Source of Funding: \$100,000.00 16/17 CurrFunds-CapImprov (A)

Comment: This grant is a FY 16/17 line-item in the capital budget. Grant funds will be awarded through a direct appropriations letter issued by the Office of the State Architect.

Minutes: 09/08/2016 SBC Approved a grant.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on August 11, 2016.

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: TN Board of Regents User Agency: Middle Tennessee State University
Location: Murfreesboro
Project Title: Underground Electrical Update
SBC Project No: 166/009-04-2004
Designer: Leidos Engineering Contractor: S & W Contracting
Construction Completion %: 91% Targeted Substantial Completion: 03/16/2016
Change Order No. 7 Comment: Cost Efficiencies
Change Order Amount: (30,000.00) This change order provides for a credit back to the
Change Order Percentage: (4.32%) project due to the campus not wanting to utilize the
Cumulative Percentage: 24.39 landscaping allowance for planting in the middle of
summer.
Approved Project Funding After This Change Order
Original Bid Target: \$1,811,085.00
Base Contract Amount: \$694,720.00 Revised Contract Amount: \$864,147.35
Contingency: \$95,315.09 Remaining Undedicated Funds: \$411,536.95

2) State Procurement Agency: TN Board of Regents User Agency: TCAT Pulaski
Location: Pulaski
Project Title: TCAT MEP & Infrastructure Updates
SBC Project No: 166/000-01-2015
Designer: IC Thomasson Assoc Contractor: Demand Mechanical
Construction Completion %: 87% Targeted Substantial Completion: 10/14/2016
Change Order No. 1 Comment: Omission
Change Order Amount: \$26,084.84 This change order provides for 14 new VAV boxes where
Change Order Percentage: 11.72% the existing VAV boxes were thought to be able to
Cumulative Percentage: 11.72% accommodate retrofitting with new controls, but later
found to be incapable.
Approved Project Funding After This Change Order
Original Bid Target: \$222,626.00
Base Contract Amount: \$222,625.00 Revised Contract Amount: \$248,710.84
Contingency: \$32,000.00 Remaining Undedicated Funds: \$3,915.16

- 3) **State Procurement Agency:** STREAM
User Agency: TN State Veterans Homes Board
Location: Knoxville
Project Title: Knoxville Veterans Home HVAC Upgrades
Project Description: Upgrade the HVAC system to provide adequate heating and cooling in various areas of the building and all required related work.
SBC Project No. 680/002-01-2016
Total Project Budget: \$183,000
Source of Funding: 16/17 Current Funds-Capital Maintenance
- 4) **State Procurement Agency:** STREAM
User Agency: Department of Safety & Homeland Security
Location: THP Communications Building (RS Gass Complex)
Project Title: Roof Replacement
Project Description: Replace existing roof system, insulation, coping and all related work.
SBC Project No. 502/057-01-2016
Total Project Budget: \$250,000
Source of Funding: 16/17 FRF Current Funds-Capital Maintenance
- 5) **State Procurement Agency:** STREAM
User Agency: Department of General Services
Location: James K Polk Building
Project Title: Structural Diligence
Project Description: Consultant to perform investigative service including, but not limited to, structural assessment, vibration analysis, testing and all related activities to determine structural condition of the facility. Report of findings, conclusions, recommendations and potential implementation costs estimates to be included as diligence.
SBC Project No. 529/075-04-2014
Total Project Budget: \$300,000
Source of Funding: 14/15 FRF Current Funds-Capital Maintenance
Further Action: Approval to extend contract an additional 12 months
- 6) **State Procurement Agency:** STREAM
User Agency: Department of General Services
Location: Rachel Jackson State Office Building
Project Title: Exterior Drain and Slab Repair
Project Description: Drainage system and slab repairs at building entrances.
SBC Project No. 529/013-01-2016
Total Project Budget: \$100,000
Source of Funding: 16/17 FRF Current Funds-Capital Maintenance

- **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) **Project:** Mechanical & Electrical Upgrades – State Capitol/Cordell Hull
SBC No. 529/005-01-2005-08
Designer: Centric Architecture
Amount: \$177,294
Explanation: This ASR provides for full time observation services during the excavation of the tunnel connector, which will consist of reviews of ground conditions encountered, as compared with the geologic reports, needs for additional ground supports during excavation, and oversight of the waterproofing installation for tunnel and shaft areas. This specialty, and critical type work deserves this level of oversight.

- 2) **Project:** Multidisciplinary Simulation Center – GEB Annex - UTHSC
SBC No. 540/013-03-2012
Designer: Brg3s, Inc.
Amount: \$5,705
Explanation: This ASR provides for redesign services for several offices and shared office spaces. This is a change in the administration's programming needs.

Report of Items Submitted to the SBC

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2001".
- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)

Other Business

- 1) Upon recommendation by Peter Heimbach, the Commission re-appointed Assistant State Architect Alan Robertson to serve on the Advisory Board for the Metro Nashville District Energy System for a term of two years (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*).

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There being no other business, the meeting adjourned at 11:26 a.m.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State