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  
  Director Patrick McIntyre  
- Department of Veterans Services  
  Commissioner Many-Bears Grinder  
- Department of Correction  
  Commissioner Tony Parker  
- University of Tennessee  
  President Joe DiPietro  
- Tennessee Board of Regents  
  Interim Chancellor David Gregory  
- Department of Economic & Community Development  
  Chief of Staff Ted Townsend  
- Department of General Services  
  Deputy Commissioner John Hull  
- Department of Finance and Administration  
  State Architect Peter Heimbach  
- State Building Commission  
  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 internment.

**SBC Number:** 682/002-01-2016

**Total Project Budget:** $2,882,425.00

**Current Project Funding:** $288,242.00

*Current Project Funding: (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.
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.
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:

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TSSBA (A)
Plant (Auxiliary-Housing/Dining/Parking) (A)

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, 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:

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Original Project Budget: $22,300,000.00
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.
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

Source of Funding:

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<td>GO Bonds-CapImprov</td>
<td>(A)</td>
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<td>10,162,500.00</td>
<td></td>
<td>Gifts</td>
<td>(O)</td>
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<td>2,487,500.00</td>
<td></td>
<td>Plant (Non-Auxiliary)</td>
<td>(A)</td>
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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:

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<tr>
<th>Date</th>
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<th>Action Description</th>
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<tr>
<td>10/10/2013</td>
<td>SBC</td>
<td>Approved project</td>
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<tr>
<td>05/26/2015</td>
<td>SBC</td>
<td>Selected designer (McCarty Holsaple McCarty)</td>
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<tr>
<td>07/09/2015</td>
<td>SBC</td>
<td>Revised budget and approved utilizing CM/GC</td>
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<tr>
<td>10/13/2015</td>
<td>SBC</td>
<td>Approved award to Denark Construction as CM/GC</td>
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</table>

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


SBC Number: 166/011-03-2015

Total Project Budget: $876,500.00

Source of Funding:

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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

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.
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
**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
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.
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 Curfunds-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:

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13/14 FRF CurrFunds-CapMaint (A)
14/15 FRF CurrFunds-CapMaint (A/R)
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:**

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**FRF CurrFunds-CapMaint (A/R)**

14/15 FRF OperFunds (501.02) (A)

14/15 FRF OperFunds (501.02) (A)

15/16 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.
R.S. Gass Complex, 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 and utilizing Best Value alternative delivery method

Project Title: TDEC Field Office Envelope Repair

Project Description: Replacement of the existing roofing system, exterior brick veneer and all required related work.

SBC Number: 529/020-01-2016

Total Project Budget: $1,965,000.00

Source of Funding: $1,170,000.00 16/17 FRF CurrFunds-CapMaint (A/R) $ 795,000.00 FRF Reserves

Comment: This project is a combination of an FY 16/17 line-item in the capital budget (TDEC Field Office Roof Replacement) and additional work funded by FRF reserves. The EPDM roof is 16 years old, has an expired warranty, is at the end of its useful life and will be funded out of the line item. The brick veneer repairs will be funded out of FRF reserves.

Best Value is being requested to obtain the services of a qualified general contractor with experience in coordinating and repairing complicated envelope issues for an occupied building.

Minutes: 09/08/2016 SBC Approved a project, budget, scope, funding and sources of funding and proceeding with the process to select a designer and utilizing Best Value alternative delivery method.
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.
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:**

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**Original Project Budget:** $190,000.00  
**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:**

<table>
<thead>
<tr>
<th>Amount</th>
<th>FY 16/17</th>
<th>Description</th>
<th>Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>$100,000.00</td>
<td>16/17</td>
<td>CurrFunds-CapImprov</td>
<td>A</td>
</tr>
</tbody>
</table>

**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:**

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/08/2016</td>
<td>SBC</td>
<td>Approved a grant.</td>
</tr>
</tbody>
</table>
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%  
   **Change Order No:** 7  
   **Change Order Amount:** $(30,000.00)  
   **Change Order Percentage:** (4.32%)  
   **Cumulative Percentage:** 24.39  
   **Targeted Substantial Completion:** 03/16/2016  
   **Comment:** Cost Efficiencies  
   This change order provides for a credit back to the project due to the campus not wanting to utilize the landscaping allowance for planting in the middle of summer.  
   **After This Change Order**  
   **Approved Project Funding**  
   **Original Bid Target:** $1,811,085.00  
   **Base Contract Amount:** $694,720.00  
   **Contingency:** $95,315.09  
   **Revised Contract Amount:** $864,147.35  
   **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%  
   **Change Order No:** 1  
   **Change Order Amount:** $26,084.84  
   **Change Order Percentage:** 11.72%  
   **Cumulative Percentage:** 11.72%  
   **Targeted Substantial Completion:** 10/14/2016  
   **Comment:** Omission  
   This change order provides for 14 new VAV boxes where the existing VAV boxes were thought to be able to accommodate retrofitting with new controls, but later found to be incapable.  
   **After This Change Order**  
   **Approved Project Funding**  
   **Original Bid Target:** $222,626.00  
   **Base Contract Amount:** $222,625.00  
   **Contingency:** $32,000.00  
   **Revised Contract Amount:** $248,710.84  
   **Remaining Undedicated Funds:** $3,915.16
3) State Procurement Agency: University of Tennessee  
User Agency: UT Knoxville  
Location: Knoxville  
Project Title: University Ave Bldg Improvements  
SBC Project No: 540/009-07-2014  
Designer: Brewer Ingram Fuller  
Contractor: GEM Technologies  
Construction Completion %: 100%  
Targeted Substantial Completion: 11/26/2015  
Change Order No.: 1  
Change Order Amount: $67,694.38  
Comment: Scope/Codes/Design Modifications  
This change order accommodates code requirement brought forth by the SFM in review of this existing building. A majority of this change order is due to the department’s decision to build-out a suite area that was initially designed as “open space”. The OIT department requested additional power and data drops to provide for more flexibility in use of space. This CO also covers some credit back to the project for plumbing, toilet accessories, and emergency phones.  
Change Order Percentage: 10.28%  
Cumulative Percentage: 10.28%  
Approved Project Funding  
Original Bid Target: $840,000.00  
Base Contract Amount: $658,598.00  
Contingency: $84,000.00  
Revised Contract Amount: $726,292.38  
Remaining Undedicated Funds: $470,000.00  

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: Tennessee Board of Regents  
User Agency: Austin Peay State University  
Location: Clarksville  
Project Title: Browning Building Interior Updates  
Project Description: Make renovations to the attorney offices of the Browning Building for additional staff  
SBC Project No: 166/003-04-2016  
Total Project Budget: $175,000  
Source of Funding: Plant Funds (Non-Auxiliary)

2) State Procurement Agency: University of Tennessee  
User Agency: UT Martin  
Location: Martin  
Project Title: Living Learning Center – Cooper Hall  
Project Description: Renovate four existing suites in the Cooper Hall to accommodate a Living Learning Center for various academic groups on campus.  
SBC Project No: 540/011-02-2016  
Total Project Budget: $435,000  
Source of Funding: Plant (Auxiliary-Housing)
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*).

* * * * * * *

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

[Signature]

Tre Hargett
Secretary, State Building Commission
Secretary of State