

MINUTES
STATE BUILDING COMMISSION
June 14, 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. Lieutenant Governor Ramsey called the meeting to order at 11:06 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

| | | |
|------------|--|---------------------------------------|
| 11:06 a.m. | Department of General Services | Assistant Commissioner Peter Heimbach |
| 11:15 a.m. | Tennessee Board of Regents | Chancellor John Morgan |
| 11:25 a.m. | University of Tennessee | Dr. Joe DiPietro |
| 11:29 a.m. | Tennessee State Veterans Home Board | Commissioner Many Bears Grinder |
| 11:30 a.m. | Department of Mental Health | Commissioner Doug Varney |
| 11:31 a.m. | Department of Transportation | Commissioner John Schroer |
| 11:41 a.m. | Department of Environment and Conservation | Deputy Commissioner Brock Hill |
| 11:42 a.m. | Department of Economic & Community Development | Commissioner Bill Hagerty |
| 11:43 a.m. | Department of Correction | Commissioner Derrick Schofield |
| 11:44 a.m. | Department of General Services | Assistant Commissioner Peter Heimbach |
| 11:46 a.m. | State Building Commission | State Architect Bob Oglesby |

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
Mark Emkes, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Justin Wilson, Comptroller of the Treasury

OTHERS PRESENT

| | |
|---|---|
| Bob Oglesby, State Architect | Bruce Davis, Legislative Budget Office |
| Georgia Martin, Office of the State Architect | Dick Tracy, Tennessee Board of Regents |
| Genie Whitesell, Attorney General's Office | George Criss, University of Tennessee |
| Janie Porter, Attorney General's Office | John Carr, Department of Finance and Administration |
| Melinda Parton, Comptroller's Office | Diane Uhler, Tennessee Board of Regents |
| Joy Harris, Treasurer's Office | Lynelle Jensen, Department of General Services |
| Jonathan Rummel, Secretary of State's Office | Phil Hyde, Department of General Services |
| Jordan Young, Lt Governor Ramsey's Office | Jay Harrison, Department of General Services |
| Scott Gilmer, Speaker Harwell's Office | |

Laura Waynick, Department of General Services
Rich Cardwell, Office of the State Architect
Mike Morrow, Department of Finance and
Administration
Sean Tierney, THEC
Scott Boelscher, THEC
Felenceo Hill, Department of Finance and
Administration
Marylou Apple, Motlow State Community College
Carl Manka, Tennessee Board of Regents
Chloe Shafer, Department of General Services
Bill Finney, Department of General Services
Kim Adkins, Codell Construction
Jonathan McCord, Jones Lang LaSalle
Mark Cate, Governor's Office
David Gregory, Tennessee Board of Regents
Paul Krivacka, Department of General Services
Heather Iverson, Department of General Services
Larry Stephens, Michael Brady Inc.
Candy Toler, ACEC
David McGaw, PB
Jim Dixey, Department of General Services

Tami Robison, Department of General Services
David Powell, Hastings Architecture
Josh Spence, Hasting Architecture
Tom Lightsey, Department of Tourism
Pete Rosenbaum, Department of Tourism
Robbi Stivers, University of Tennessee
Matt Ingham Department of General Services
Ana Windrow, Windrow Group
Baylor Swindell, Windrow Group
Chris Steigerwald, Messer Construction
Jonathan McCord, Jones Lang LaSalle
Don Johnson Department of General Services
Matt Barnes, Department of Transportation
Cleve Salmon, Department of General Services
Doug Freeman, Department of General Services
Jarrett Landrum, Department of Mental Health
Sejal West, Department of Mental Health
Cathy Higgins, Legislative Budget Office
Trammel Hoehn, Department of Finance and
Administration

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DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: Capital Improvements Master Plan

Project Description: Development of a comprehensive statewide capital improvements master plan that encompasses the need for State facilities and programs throughout Tennessee and provide oversight of implementation of the master plan

SBC Number: 460/000-01-2011

Total Project Budget: \$4,500,000.00

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
|---------------------------------|-----------------------|-----------------------|-----------------------|-------|-----------------------|-----|
| | \$500,000.00 | \$ 0 | \$500,000.00 | 11/12 | CurrFunds Cap Improv | (A) |
| | 500,000.00 | 0 | 500,000.00 | 11/12 | FRF Reserves (501.01) | (A) |
| | 0 | 2,344,000.00 | 2,344,000.00 | | FRF Reserves | (A) |
| | 0 | 170,000.00 | 170,000.00 | | FRF Reserves | (A) |
| | 0 | 986,000.00 | 986,000.00 | 12/13 | DGS Op Funds | (A) |
| Original Project Budget: | \$1,000,000.00 | | | | | |
| Change in Funding: | | \$3,500,000.00 | | | | |
| Revised Project Budget: | | | \$4,500,000.00 | | | |

Comment: Amendment will allow Jones Lang LaSalle (JLL) to perform necessary services and leadership for the implementation of the T3 Project (SBC #460/000-02-2012). Services to include development of business case studies in support of the office modernization and related efforts. The \$2.344 million is from a FY 12/13 line-item for FRF Management Assistance and the project development work is being funded from DGS Preplanning funds.

Previous Action: 09/08/2011 SBC Approved project
 12/19/2011 ESC Deferred protest
 12/29/2011 ESC Discussion of protest status
 01/23/2012 ESC Approved award to Jones Lang LaSalle

Minutes: 06/14/2012 Assistant Commissioner Peter Heimbach stated that they were seeking approval to amend the contract and a revision in scope, project budget and source of funding for the Capital Improvements Master Plan. He thanked the members and their staffs for their work and input in putting the request together for the meeting, and added that the amendment to the contract was an exception to the normal process, and not the new norm in that process.

Treasurer Lillard made a motion to approve the action which pertained to the first amendment to the JLL contract with the understanding that the approval of the first amendment was an exception to the State Building Commission competitive procurement policy for the first amendment only. He further stated, as part of the motion, that the Administration had indicated they were going to negotiate and participate in a second amendment for deletion of Sections A.1.C and A.1.D. The motion was seconded, and Secretary Hargett was recognized. He asked Assistant Commissioner Heimbach the business justification for not bidding the project out, why timing was so important and the business justification for moving forward.

Assistant Commissioner Heimbach responded that timing was critical to the implementation of the Transforming Tennessee for Tomorrow project that was ongoing for the modernization and consolidation of State office space. He said that the loss of time would also be compounded by the loss of institutional knowledge as JLL had put together the master plan thus far, and it was their belief that JLL's implementation of the master plan was critical to its success. He stated that JLL has been very dependable and done everything that has been asked of them, so they had no reason to look to anyone else. He said that the increased cost by not going this route was substantial. Secretary Hargett asked for an estimate of those cost savings and was told that a cost analysis had been done, but they did not have the information in hand.

Commissioner Cates was recognized. He stated that the State would incur approximately \$1 million a month in third party lease costs for each month that initiation of Project T3 was delayed. This would result in approximately \$6 million dollars that could be saved if the State were allowed to move forward with JLL instead of having to go through a new procurement process that normally takes approximately 6 months. Moving forward immediately with Project T3 would result in savings to the State of approximately \$6 million because there would be no delay for a new RFP and contract.

Secretary Hargett said he understood that there will be a large facilities management component of this project coming forward at some point, and wanted to confirm that it will be competitively bid with the Central Procurement Office process and that the scope of this contract is limited to the scope of the project approved by the SBC. Commissioner Cates responded that he was correct. He said that there were a few items in the RFP that had bids associated with them and 16 that did not that will have to go through the normal process. Secretary Hargett wanted to make clear that, if they approved the extraordinary item, it did not construe that it was a new policy on the part of the SBC. He asked what the second amendment entailed and when they planned to bring it forward. Assistant Commissioner Heimbach replied that the second amendment will include adding the \$1 million line-item appropriation to the project, which they anticipate possibly bringing to the SBC in July. Secretary Hargett asked if the Attorney General's office was comfortable with the motion and action, and Assistant Attorney General Janie Porter responded "yes".

Commissioner Emkes thanked Assistant Commissioner Heimbach and his team for their efforts and for being transparent. He said he knew their intention was to save the tax payers money and he felt comfortable with that. The motion carried and was adopted.

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

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

Project Title: New Women's Softball Field

Project Description: Construct new softball field

SBC Number: 166/019-05-2011

Total Project Budget: \$380,000.00

| | | | | |
|---------------------------------|-----------------|---------------|----------------|---------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$250,000.00 | \$130,000.00 | \$380,000.00 | Plant (Non-Auxiliary) (A) |
| Original Project Budget: | \$250,000.00 | | | |
| Change in Funding: | | \$130,000.00 | | |
| Revised Project Budget: | | | \$380,000.00 | |

Comment: Increase in funding is needed to award a contract to Mid-South Business Construction, LLC in the amount of \$330,550, based on bids received 5/09/12.

Previous Action: 07/14/2011 SBC Approved project
08/22/2011 ESC Selected designer (ETI Corporation)

Minutes: 06/14/2012 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

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

Project Title: Pierce Building Atrium Renovation

Project Description: Renovate atrium between the Pierce Building and General Studies Building, including site improvements, roofing and new finishes

SBC Number: 166/038-02-2008

Total Project Budget: \$375,000.00

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
|---------------------------------|---------------------|--------------------|---------------------|-----------------------|-----|
| | \$290,000.00 | \$85,000.00 | \$375,000.00 | Plant (Non-Auxiliary) | (A) |
| Original Project Budget: | \$290,000.00 | | | | |
| Change in Funding: | | \$85,000.00 | | | |
| Revised Project Budget: | | | \$375,000.00 | | |

Comment: The additional funds are needed to meet the designer's estimate.

Previous Action: 07/10/2008 SBC Approved project
08/25/2008 ESC Selected designer (McGahey Associates, Architects)

Minutes: 06/14/2012 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

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

Project Title: Johnson City Downtown Center Renovation

Project Description: Renovate facility for use as a teaching site in downtown Johnson City

SBC Number: 166/038-01-2012

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 Gift (0)

Comment: The Johnson City Development Authority is providing the funding to open a teaching site in Johnson City. This Special Opportunity Disclosure was approved by THEC on May 11, 2012.

Minutes: 06/14/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

Requested Action: **Approval of the Early Design Phase**
 as presented by Thomas, Miller & Partners, LLC.

Project Title: Rutherford County Teaching Site Expansion

Project Description: Construct new facility at Smyrna teaching site

SBC Number: 166/021-01-2011

Total Project Budget: \$10,570,000.00

| | | | | |
|---------------------------|-----------------|-------|--------------------------------------|-----|
| Source of Funding: | \$ 7,613,700.00 | 10/11 | Current Funds - Capital Improvements | (A) |
| | \$ 1,200,000.00 | | Property Donations | (O) |
| | \$1,186,300.00 | | Gifts | (O) |
| | \$ 570,000.00 | | Plant (Non-Auxiliary) | (A) |

Comment: The first part of this expansion was constructed and opened in the fall of 2006. This part will construct a 35,000 sf facility. Project was a part of the 2010 Community College Special Capital Outlay Program.

| | | | |
|-------------------------|------------|-----|--|
| Previous Action: | 01/13/2011 | SBC | Approved project |
| | 01/24/2011 | ESC | Selected designer (Thomas, Miller & Partners, LLC) |
| | 07/14/2011 | SBC | Approved issuing RFP for CM/GC |
| | 09/08/2011 | SBC | Revised Total Budget |
| | 10/13/2011 | SBC | Award CM/GC (Messer Construction Company) |
| | 03/08/2012 | SBC | Revised funding |

Minutes: 06/14/2012 SBC Approved the Early Design Phase as presented

Bid Activity Report

- 1) **Tennessee State University, Nashville**
(Hale Stadium Renovations)
SBC Project No. 166/001-02-2011
Bid date: 05-30-2012
SBC Action: No action required

- 2) **East Tennessee State University, Johnson City**
(Parking Garage Construction)
SBC Project No. 166/005-06-2011
Bid date: 05-30-2012
SBC Action: Referred to Executive Subcommittee with authority to act

- 3) **University of Memphis, Memphis**
(Various Roof Replacements)
SBC Project No. 166/007-05-2011
Bid date: 05-30-2012
SBC Action: No action required

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Arena Renovations (Planning)

Project Description: Provide for the renovation of certain spaces within the Arena for use as a student tutoring center and administrative offices.

SBC Number: 540/005-04-2012

Total Project Budget: \$3,200,000.00

Current Project Funding: \$ 100,000.00
(if not fully funded)

Source of Funding: \$ 100,000.00 Gifts (0)

Comment: This is an FY 2012/2013 disclosed project.

Minutes: 06/14/2012 SBC Approved fully plan a project budget, scope, source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, 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: Deferred Maintenance

Project Description: To address backlog of critically needed improvements of deferred maintenance consisting of roof replacements and repairs, window replacements and masonry repairs

SBC Number: 540/009-01-2012

Total Project Budget: \$12,500,000.00

Source of Funding: \$12,500,000.00 Plant Funds-Non-Auxiliary (A)

Comment: This is an FY 2012/2013 disclosed project.

Minutes: 06/14/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, 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: Dougherty Renovations

Project Description: Upgrade the Chemical Engineering Pilot Plant area in Dougherty Engineering to include code upgrades and upgrades to process systems and equipment.

SBC Number: 540/009-02-2012

Total Project Budget: \$1,600,000.00

Source of Funding: \$1,600,000.00 Federal Grant (F)

Comment: This is an FY 2012/2013 disclosed project.

Minutes: 06/14/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Humanities Building Renovations

Project Description: Continue upgrades to the Humanities classroom building

SBC Number: 540/009-03-2012

Total Project Budget: \$1,200,000.00

Source of Funding: \$1,200,000.00 Plant Funds-Non-Auxiliary (A)

Comment: This is an FY 2012/2013 disclosed project.

Minutes: 06/14/2012 SBC Approved a project budget, scope, source(s) of funding utilizing State personnel for design and/or construction

UNIVERSITY OF TENNESSEE

University of Tennessee, 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: Lab Renovations

Project Description: To renovate research space in the Science and Engineering and Dougherty Engineering Buildings in order to attract and retain top research faculty

SBC Number: 540/009-04-2012

Total Project Budget: \$11,000,000.00

Source of Funding: \$11,000,000.00 Plant Funds-Non-Auxiliary (A)

Comment: This is an FY 2012/2013 disclosed project.

Minutes: 06/14/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Old Health Clinic Improvements

Project Description: To make miscellaneous improvements and renovate the Old Student Health Clinic for other program needs

SBC Number: 540/009-05-2012

Total Project Budget: \$1,500,000.00

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

Comment: This is an FY 2012/2013 disclosed project. Renovate Old Student Health Clinic to house the College of Nursing Clinical program and provide space for the Herbarium.

Minutes: 06/14/2012 SBC Approved a project budget, scope, source(s) of funding utilizing State personnel for design and/or construction

UNIVERSITY OF TENNESSEE

University of Tennessee, 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: Parking Garage, Demolition and Lot Repairs (2012/2013)

Project Description: Provide for new surface parking areas and repairs in various parking garages and lots as well as demolition of three structures.

SBC Number: 540/009-06-2012

Total Project Budget: \$600,000.00

Source of Funding: \$600,000.00 Plant Funds – Auxiliary – Parking (A)

Comment: This is an FY 2012/2013 disclosed project. The three structures to be demolished are located at 2704 Kingston Pike, 710 17th Street and 2114 Lake Avenue on the Knoxville campus. The TN Historical Commission has reviewed all three requests and stated that this project will not adversely affect these properties.

Minutes: 06/14/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Steam Plant Conversion to Natural Gas (Planning)

Project Description: To address new EPA regulations dealing with emissions by converting steam plant from coal to natural gas

SBC Number: 540/009-07-2012

Total Project Budget: \$25,000,000.00

Current Project Funding:
(if not fully funded) \$ 3,000,000.00

Source of Funding: \$ 3,000,000.00 Plant Funds–Non-Auxiliary (A)

Comment: This is a portion of a \$25 million FY 2012/2013 disclosed project.

Minutes: 06/14/2012 SBC Approved fully plan a project budget, scope, source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Football Pressbox Improvements (Planning)

Project Description: Remove and replace existing pressbox at Hardy Graham Stadium

SBC Number: 540/011-02-2012

Total Project Budget: \$3,000,000.00

Current Project Funding:
(if not fully funded) \$ 100,000.00

Source of Funding: \$ 100,000.00 Gifts (0)

Comment: This is an FY 2012/2013 disclosed project. It will replace the existing pressbox with a new 4,000 square foot pressbox and will include: Hospitality Suite, visiting and home coaches, boxes for visiting and home radio, television, public address, scoreboard operator, and a media suite.

Minutes: 06/14/2012 SBC Approved fully plan a project budget, scope, source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Buehler Hall Chemistry Labs Upgrade

Project Description: Provide improvements to chemistry laboratories in Buehler Hall and Dougherty Building

SBC Number: 540/009-17-2010

Revised Project Budget: \$10,250,000.00

| | | | | |
|---------------------------------|-----------------------|----------------|-----------------|-------------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$3,750,000.00 | \$6,500,000.00 | \$10,250,000.00 | Plant Funds-Non Auxiliary (A) |
| Original Project Budget: | <u>\$3,750,000.00</u> | | | |
| Change in Funding: | | \$6,500,000.00 | | |
| Revised Project Budget: | | | \$10,250,000.00 | |

Comment: This adds an FY 2012/2013 disclosed project to a previously approved project. The existing labs were constructed in the 1960s and have not been upgraded. .

Previous Action: 01/14/2010 SBC Approved project and designer (Michael Brady Inc.)
08/19/2010 SBC Approved revision in source of funding

Minutes: 06/14/2012 SBC Approved a revision in project budget, scope, source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Campus Beautification Projects (2008/2009)

Project Description: This project is a continuation of campus landscaping improvements

SBC Number: 540/009-14-2008

Revised Project Budget: \$4,750,000.00

| | | | | | |
|--------------------------|-----------------------|----------------|----------------|---------------------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
| | \$2,400,000.00 | \$2,000,000.00 | \$4,400,000.00 | Plant Funds-Non Auxiliary | (A) |
| | 350,000.00 | 0.00 | 350,000.00 | Plant Funds-Auxiliary-Athletics | |
| Original Project Budget: | <u>\$2,750,000.00</u> | | | | |
| Change in Funding: | | \$2,000,000.00 | | | |
| Revised Project Budget: | | | \$4,750,000.00 | | |

Comment: This adds an FY 2012/2013 disclosed project to a previously approved project. Projects have ranged from reworking entrances to replacing outdoor furniture and receptacles.

Previous Action: 07/10/2008 SBC Approved project and designer (Carol R. Johnson)

Minutes: 06/14/2012 SBC Approved a revision in project budget, scope, source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Classroom Improvements (2012-2013)

Project Description: Provide for classroom upgrades, including replacement of furniture and upgrading of technology features.

SBC Number: 540/009-26-2010

Revised Project Budget: \$4,000,000.00

| | | | | | |
|--------------------------|-----------------------|----------------|----------------|---------------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
| | \$1,500,000.00 | \$0.00 | \$1,500,000.00 | 2011 State Funds | (A) |
| | 0.00 | 2,500,000.00 | 2,500,000.00 | (ARRA/State MOE) | |
| | | | | Plant Funds Non-Auxiliary | (A) |
| Original Project Budget: | <u>\$1,500,000.00</u> | | | | |
| Change in Funding: | | \$2,500,000.00 | | | |
| Revised Project Budget: | | | \$4,000,000.00 | | |

Comment: This adds an FY 2012/2013 disclosed project to a previously approved project.

Previous Action: 01/14/2010 SBC Approved project
08/19/2010 SBC Approval of a revision in source of funding

Minutes: 06/14/2012 SBC Approved a revision in project budget, scope, source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Dining Services Improvements (2012/2013)

Project Description: Upgrade furnishings, finishes, and equipment in campus dining facilities

SBC Number: 540/009-06-2011

Total Project Budget: \$1,750,000.00

| | | | | | |
|--------------------------|-----------------------|---------------|----------------|------------------------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
| | \$ 250,000.00 | \$250,000.00 | \$ 500,000.00 | Plant Funds-Auxiliary | (A) |
| | 750,000.00 | 500,000.00 | 1,250,000.00 | Plant Funds – Non Auxiliary Vendor | (A) |
| Original Project Budget: | <u>\$1,000,000.00</u> | | | | |
| Change in Funding: | | \$750,000.00 | | | |
| Revised Project Budget: | | | \$1,750,000.00 | | |

Comment: This adds an FY 2012/2013 disclosed project to a previously approved project.

Previous Action: 07/08/10 SBC Approved project

Minutes: 06/14/2012 SBC Approved a revision in project budget, scope, and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Environmental Initiatives 2012/2013

Project Description: Provide various energy improvement projects such as lighting upgrades and water reduction projects, and will also provide improved infrastructure for recycling.

SBC Number: 540/009-37-2010

Total Project Budget: \$3,500,000.00

| | | | | |
|---------------------------------|-----------------------|-----------------------|-----------------------|-------------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$2,000,000.00 | \$1,500,000.00 | \$3,500,000.00 | Plant Funds-Non-Auxiliary (A) |
| Original Project Budget: | \$2,000,000.00 | | | |
| Change in Funding: | | \$1,500,000.00 | | |
| Revised Project Budget: | | | \$3,500,000.00 | |

Comment: This adds an FY 2012/2013 disclosed project to a previously approved project. Out of the original \$2 million project, the University has spent \$290,000.

Previous Action: 07/08/2010 SBC Approved project

Minutes: 06/14/2012 SBC Approved a revision in project budget, scope, and sources(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Greve Hall Renovations Phase II

Project Description: Programmatic renovations for Greve Hall as it transitions from housing to other institutional uses.

SBC Project No.: 540/009-38-2010

Total Project Budget: \$9,400,000.00

| | | | | |
|--------------------------|-----------------------|-----------------------|-----------------------|-------------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$4,400,000.00 | \$5,000,000.00 | \$9,400,000.00 | Plant Funds-Non Auxiliary (A) |
| Original Project Budget: | \$4,400,000.00 | | | |
| Change in Funding: | | \$5,000,000.00 | | |
| Revised Project Budget: | | | \$9,400,000.00 | |

Comment: This adds an FY 2012/2013 disclosed project to a previously approved project.

Previous Action:

| | | |
|------------|-----|--|
| 07/08/2010 | SBC | Approved project |
| 07/23/2010 | ESC | Selected designer (The Lewis Group) |
| 12/09/2010 | SBC | Approved revision in scope and funding |
| 07/14/2011 | SBC | Approved revision in scope and funding |

Minutes: 06/14/2012 SBC Approved a revision in scope, project budget and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Panhellenic Building Renovation Phase II

Project Description: Provide for programmatic renovations in the Panhellenic Building as it transitions from sorority functions to other campus functions, including ROTC.

SBC Number: 540/009-18-2011

Total Project Budget: \$5,500,000.00

| | | | | |
|--------------------------|-----------------------|-----------------------|-----------------------|--------------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$1,500,000.00 | \$4,000,000.00 | \$5,500,000.00 | Plant Funds-Non- Auxiliary (A) |
| Original Project Budget: | \$1,500,000.00 | | | |
| Change in Funding: | | \$4,000,000.00 | | |
| Revised Project Budget: | | | \$5,500,000.00 | |

Comment: This adds an FY 2012/2013 disclosed project to a previously approved project.

Previous Action: 07/14/2011 SBC Approved project and designer (CH2M Hill)

Minutes: 06/14/2012 SBC Approved a revision in scope, project budget and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Renovations for Governor's Chair (2012/2013)

Project Description: Miscellaneous renovations associated with Governor's Chair Research

SBC Number: 540/009-43-2010

Total Project Budget: \$1,850,000.00

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
|--------------------------|-----------------|----------------|----------------|-------------------------------|
| | \$ 850,000.00 | \$1,000,000.00 | \$1,850,000.00 | Plant Funds-Non Auxiliary (A) |
| Original Project Budget: | \$ 850,000.00 | | | |
| Change in Funding: | | \$1,000,000.00 | | |
| Revised Project Budget: | | | \$1,850,000.00 | |

Comment: This adds an FY 2012/2013 disclosed project to a previously approved project. The State of Tennessee has been providing funds for Governor's Chairs to provide the University with the means to hire and retain highly-qualified researchers. This effort will require renovations to accommodate special requirements for these researchers.

Previous Action: 07/08/2010 SBC Approved project

Minutes: 06/14/2012 SBC Approved a revision in project budget, scope, and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Science Engineering Programmatic Upgrade (2012/2013)

Project Description: Miscellaneous Science Engineering Programmatic upgrades

SBC Number: 540/009-44-2010

Total Project Budget: \$1,600,000.00

| | | | | | |
|--------------------------|----------------------|---------------------|-----------------------|---------------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
| | \$ 850,000.00 | \$ 0.00 | \$ 850,000.00 | Plant Funds-Non-Auxiliary | (A) |
| | 0.00 | 750,000.00 | 750,000.00 | Various Grant Funds | (O) |
| Original Project Budget: | <u>\$ 850,000.00</u> | | | | |
| Change in Funding: | | \$750,000.00 | | | |
| Revised Project Budget: | | | \$1,600,000.00 | | |

Comment: This adds an FY 2012/2013 **disclosed project** to a previously approved project. Science Engineering was built for the purpose of housing leading edge researchers who have active grants and funding. As researchers obtain funding, they are able to displace researchers without active funding. This process results in a continuing turnover and a continuing need for renovations.

Previous Action: 07/08/2010 SBC Approved project

Minutes: 06/14/2012 SBC Approved a revision in project budget, scope, and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Tennis Stadium Improvements

Project Description: Completion of shelled in space to provide modifications for locker rooms, coaches' offices, and support space

SBC Number: 540/009-22-2007

Total Project Budget: \$4,700,000.00

| | | | | |
|--------------------------|-----------------------|-----------------------|-----------------------|--------------------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$3,000,000.00 | \$1,700,000.00 | \$4,700,000.00 | Plant Funds Auxiliary -Athletics (A) |
| Original Project Budget: | \$3,000,000.00 | | | |
| Change in Funding: | | \$1,700,000.00 | | |
| Revised Project Budget: | | | \$4,700,000.00 | |

Comment: This adds an FY 2012/2013 disclosed project to a previously approved project. In the lower shell space the plan is to build two new locker rooms and a small weight room. In the upper shell space new coaches offices are to be provided. In the current coaches' office space, the coaches' locker room will be expanded and renovated.

Previous Action: 07/12/2007 SBC Approved project and designer (Sparkman & Associates)

Minutes: 06/14/2012 SBC Approved a revision in scope, project budget and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Professional Consultants

Project Description: System-wide professional services with architectural, civil, electrical, environmental, landscape, mechanical, and structural

SBC Project No. 540/009-46-2010

Total Project Budget: \$1,170,000.00

| | | | | |
|---------------------------------|---------------------|---------------------|-----------------------|-------------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$920,000.00 | \$250,000.00 | \$1,170,000.00 | Plant Funds-Non Auxiliary (A) |
| Original Project Budget: | \$920,000.00 | | | |
| Change in Funding: | | \$250,000.00 | | |
| Revised Project Budget: | | | \$1,170,000.00 | |

Comment: An additional \$250,000.00 is needed for this consultant contract through September 30, 2012 due to storm damage on the Knoxville campus.

Previous Action: 07/08/2010 SBC Approved project
09/08/2011 SBC Approved a revision in funding

Minutes: 06/14/2012 SBC Approved a revision in budget and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Baker Center Renovations for Honors Program

Project Description: To renovate a portion of the Baker Center to house the Honors Program

SBC Number: 540/009-24-2011

Total Project Budget: \$380,000.00

| | | | | | |
|---------------------------------|---------------------|--------------------|---------------------|---------------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
| | \$100,000.00 | \$ 0.00 | \$100,000.00 | Gift/Donations | (O) |
| | 200,000.00 | 80,000.00 | 280,000.00 | Plant Funds-Non-Auxiliary | (A) |
| Original Project Budget: | <u>\$300,000.00</u> | | | | |
| Change in Funding: | | \$80,000.00 | | | |
| Revised Project Budget: | | | \$380,000.00 | | |

Comment: This project will convert approximately 5500 sf in the Baker Center from museum use into space to house the Honors Program at UTK. This increase will allow the award of the lowest bid received from Danco, Inc.

Previous Action: 11/10/2011 SBC Approved project & original designer (McCarty Holsaple McCarty)

Minutes: 06/14/2012 SBC Approved a revision in project budget and source(s) of funding in order to award a contract

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Masonry Repairs

Project Description: Miscellaneous masonry repairs on Hodges Library, Panhellenic, White Avenue Building, Student Health Center, and McClung Tower.

SBC Number: 540/009-12-2005

Total Project Budget: \$2,600,000.00

| | | | | | | |
|---------------------------|-----------------|---------------|----------------|-------|----------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
| | \$ 600,000.00 | \$ 0.00 | \$ 600,000.00 | 05/06 | CurrFunds-CapMaint | (A) |
| | 0.00 | 0.00 | 1,400,000.00 | 2005 | GO Bonds-CapMaint | (A) |
| | 1,400,000.00 | 600,000.00 | 600,000.00 | | Plant -Non Auxiliary | (A) |

Original Project Budget: \$2,000,000.00

Change in Funding: \$600,000.00

Revised Project Budget: \$2,600,000.00

Comment: This project will add funding for McClung Tower masonry repairs.

Previous Action: 06/09/2005 SBC Approved project
07/14/2005 ESC Selected designer (Pilgrim/Penland/Cooper/Perry)

Minutes: 06/14/2012 SBC Approved a revision in scope, project budget and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: McKenzie Lawson Athletic Center Addition

Project Description: Provide an addition to the McKenzie Lawson Athletics Center, which will facilitate the relocation of functions from Stokely Athletics Center

SBC Number: 540/009-10-2008

Total Project Budget: \$55,000,000.00

| | | | | |
|---------------------------------|-----------------|----------------|-----------------|--------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$ 5,000,000.00 | \$ 0.00 | \$ 5,000,000.00 | Gift/Donations (O) |
| | 43,000,000.00 | 7,000,000.00 | 50,000,000.00 | TSSBA (A) |
| Original Project Budget: | \$48,000,000.00 | | | |
| Change in Funding: | | \$7,000,000.00 | | |
| Revised Project Budget: | | | \$55,000,000.00 | |

Comment: This \$7 million increase is from a FY 10/11 disclosed project for Neyland Thompson Sports Center Renovation. This additional funding will provide for renovation to the northern portion of the facility and provide associated site and utility improvements.

Previous Action:

| | | |
|------------|-----|--|
| 07/10/2008 | SBC | Approved project |
| 08/25/2008 | ESC | Selected designer (JV: Blankenship/Cope Associates) |
| 12/11/2008 | SBC | Approved allocation of funds; authorization to proceed |
| 07/08/2010 | SBC | Approved revision scope & funding |
| 09/08/2011 | SBC | Approved subcontractor substitution |

Minutes:

| | | |
|------------|-----|---|
| 06/14/2012 | SBC | Approved a revision in scope, project budget and source(s) of funding |
|------------|-----|---|

Bid Activity Report

1) University of Tennessee Chattanooga

(Pedestrian Mall Phase II)

SBC Project No. 540/005-01-2011

Bid date: 05-31-2012

Requested Action: All bids exceeded the bid target. The University is in the process of reviewing bids received and recommend this project be referred to the Executive Subcommittee for consideration

SBC Action: Referred the matter to the Subcommittee, with authority to act

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Clarksville, Montgomery County, Tennessee

Requested Action: Approval to utilize Alternative Delivery Method for Construction and to issue an RFP for CM/GC

Project Title: TN Veterans Home – Clarksville

Project Description: To provide full planning for a 108-bed intermediate and skilled care nursing home for the Veterans of Tennessee and 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) | (O) |
| | \$ 110,000.00 | 11/12 | Gift-in-Place (County) | (O) |

Comment: The CM/GC provides consulting and estimating services during design phases, provides a GMP and acts as the general contractor during the construction phases.

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.

Other delivery options do not produce the level of confidence regarding economy and quality of construction that we feel is necessary for such a significant project.

Previous Action: 04/14/2011 SBC Refer to ESC with authority to act
02/21/2012 ESC Approved full planning; deferred designer selection
03/02/2012 ESC Selected designer (Hart Freeland Roberts)

Minutes: 06/14/2012 SBC Approved utilizing Alternative Delivery Method for Construction and to issue an RFP for CM/GC

DEPARTMENT OF MENTAL HEALTH

Lakeshore Mental Health Institute, Knoxville, Knox County, Tennessee

Requested Action: Approval to cancel the project

Project Title: New Facility

Project Description: New consolidated replacement facility for East Tennessee Region

SBC Number: 344/005-01-2004

Total Project Budget: \$ 285,001.51

| | | | | | | |
|--------------------------|-----------------------|------------------|----------------|-------|-------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
| | \$1,000,000.00 | (\$1,000,000.00) | \$ 0.00 | 03/04 | CF-Capital Improv | (A) |
| | 1,000,000.00 | (714,998.49) | 285,001.51 | | MH Trust Fund | (A) |
| Original Project Budget: | <u>\$2,000,000.00</u> | | | | | |
| Change in Funding: | | (\$1,714,998.49) | | | | |
| Revised Project Budget: | | | \$285,001.51 | | | |

Comment: The \$1,000,000 was a line-item in the 03/04 budget for preplanning. The project is being canceled due to the proposed closure of the facility, and \$285,001.51 has been expended to date on designer fees and miscellaneous costs.

Previous Action: 07/08/2004 SBC Approved preplanning & designer (JV Cockrill/Lindsay Maples)
08/11/2005 SBC Approved commission services

Minutes: 06/14/2012 SBC Approved cancellation of project

DEPARTMENT OF MENTAL HEALTH

Lakeshore Mental Health Institute, Knoxville, Knox County, Tennessee

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

Project Title: Willow Cottage Renovation

Project Description: Renovation of the existing Willow Cottage by Helen Ross McNabb Center, Inc. to allow for the housing of long-term intensive care patients

SBC Number: 344/005-01-2012

Total Project Budget: \$470,000.00

Source of Funding: \$470,000.00 Gift-in-Place (0)

Comment: The existing Willow Cottage at Lakeshore Mental Health Institute will be renovated as part of a Mental Health operational grant to the Helen Ross McNabb Center, Inc. The renovations will bring the building up to compliance to allow for the housing of long-term intensive care patients.

Minutes: 06/14/2012 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by State Architect

DEPARTMENT OF TRANSPORTATION

Report Item

- 1) The Commission accepted the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act 2002"

DEPARTMENT OF TRANSPORTATION

I-26 Welcome Center, Kingsport, Sullivan County, Tennessee

Requested Action: Presentation and approval of the Early Design Phase

Project Title: I-26 Kingsport Welcome Center

Project Description: Project includes a new Welcome Center, equipment and storage buildings, picnic facilities, water, sewer, other required utilities and all related work. Project will be 80% funded with Federal Appalachian Development Funds (APD).

SBC Number: 241/010-01-2010

Total Project Budget: \$2,950,000.00

Source of Funding: \$2,360,000.00 Federal APD Funds (A/F)
\$ 590,000.00 State Hwy Funds (A)

Comment: Except for adding day-lighting to toilet rooms and minor interior modifications to the floor plan, the design is based on the proto-type developed for Welcome Centers and previously approved by the State Building Commission

Previous Action: 06/10/2010 SBC Approve project
03/21/2011 SBC Approved designer (Hastings Architecture)

Minutes: 06/14/2012 SBC The Early Design Phase was presented. Commissioner Emkes asked Commissioner Schroer if they were going to standardize the log cabin design going forward. Commissioner Schroer responded that it was a prototype on which they had used extensively with Tourism, who was comfortable with the design. The Commission approved the EDP as presented.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Bicentennial Mall State Park, Nashville, Davidson County, Tennessee

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

Project Title: Fountain Repair

Project Description: Repairs to the mechanical and electrical systems for the Bicentennial Mall fountain, including code upgrades to the disinfection and filtration systems

SBC Number: 126/124-01-2010

Total Project Budget: \$830,000.00

| | | | | |
|---------------------------------|---------------------|--------------------|---------------------|------------------------|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | |
| | \$800,000.00 | \$30,000.00 | \$830,000.00 | Insurance Proceeds (O) |
| Original Project Budget: | \$800,000.00 | | | |
| Change in Funding: | | \$30,000.00 | | |
| Revised Project Budget: | | | \$830,000.00 | |

Comment: Due to a hidden condition in the equipment vault excavation; a State owned fiber optic duct bank connected to the Data Center that cannot be relocated, the original shoring system which the contractor was to employ had to be abandoned. A different excavation approach has to be used which is forcing the contractor to increase the area of excavation for safety reasons. This and the additional supports for the backside of the river wall monument will cause an increase in the cost of the project. Risk management has agreed to assume the additional costs.

Previous Action:

| | | |
|------------|-----|---------------------------------------|
| 10/14/2010 | SBC | Approve project; refer designer to SC |
| 11/01/2010 | ESC | Selected designer (Hethcoat & Davis) |
| 03/10/2011 | SBC | Revise funding & scope |
| 07/14/2011 | SBC | Report additional services |
| 02/09/2012 | SBC | Revised funding |

Minutes: 06/14/2012 SBC Approved a revision in scope, project budget and source(s) of funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Pickwick Landing State Park, Pickwick Dam, Hardin County, Tennessee

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

Project Title: Irrigation Systems and Restrooms

Project Description: Provide upgrades to the Pickwick Landing State Park golf course irrigation system and provide two new restroom facilities on the course.

SBC Number: 126/079-02-2012

Total Project Budget: \$2,630,000.00

Source of Funding: \$2,500,000.00 2011 GO Bonds Capital Improv (A)
\$ 130,000.00 11/12 Current Funds Capital Improv (A)

Comment: This is an FY 11/12 line-item project. The irrigation system has outlived its useful expectancy and is in danger of failing, which would cause loss of greens and fairways. Course restrooms are a constant request by park users.

Minutes: 06/14/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Volkswagen Group of America, Chattanooga, Hamilton County, Tennessee

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

Project Title: Grant – ECD and Chattanooga Industrial Development Board

Project Description: Grant between the Department of Economic & Community Development and the City of Chattanooga Industrial Development Board for the Volkswagen Group of America project for equipment, site preparation, construction of buildings, infrastructure improvements and development.

SBC Number: 529/000-02-2009

Total Project Budget: \$169,110,000.00

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
|---------------------------------|-------------------------|------------------------|-------------------------|-------|-------------------|-----|
| | \$ 10,000,000.00 | \$ 0 | \$ 10,000,000.00 | | ECD OperFund | (A) |
| | 6,000,000.00 | 0 | 6,000,000.00 | 08/09 | CurrFunds-CapImpr | (A) |
| | 134,000,000.00 | 0 | 134,000,000.00 | 2009 | G.O.Bonds CapImpr | (A) |
| | 3,000,000.00 | (3,000,000.00) | 0 | 11/12 | ECD OperFund | (A) |
| | 0 | 19,110,000.00 | 19,110,000.00 | 11/12 | CurrFunds-CapImpr | (A) |
| Original Project Budget: | \$153,000,000.00 | | | | | |
| Change in Funding: | | \$16,110,000.00 | | | | |
| Revised Project Budget: | | | \$169,110,000.00 | | | |

Comment: This additional \$19.1 grant amount is a line-item from a FY 11/12 supplemental appropriation, for site preparation earthwork, in keeping with MOU commitments with Volkswagen Group of America. Development of this segment of property was deferred in Volkswagen’s initial development phase. The site work will fulfill the State’s MOU obligations.

Previous Action: 03/12/2009 SBC Approved grant
 07/09/2009 SBC Approved waiver of Performance & Payment bond
 03/08/2012 SBC Revised funding

Minutes: 06/14/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF CORRECTION

Southeast Tennessee Regional Correctional Facility, Pikeville, Bledsoe County, Tennessee

Requested Action: Approval of a grant to the Volunteer Energy Cooperative (VEC)

Project Title: Bledsoe County Correctional Complex

Project Description: Construct a new 1,444 bed prison adjacent to the existing Southeast TN State Regional Correctional Facility. The new facility includes: 300 bed minimum security unit; 256 bed medium security; 120 bed high security unit, required infrastructure, support buildings, academic and vocational buildings.

SBC Number: 142/013-02-2004

Total Project Budget: \$208,000,000.00

| | | | | |
|---------------------------|-----------------|-------|------------------------------|-----|
| Source of Funding: | \$87,487,104.53 | 97-08 | Current Funds Capital Improv | (A) |
| | 5,000,000.00 | 2004 | GO Bonds Capital Improv | (A) |
| | 60,612,895.47 | 2005 | GO Bonds Capital Improv | (A) |
| | 19,900,000.00 | 2006 | GO Bonds Capital Improv | (A) |
| | 35,000,000.00 | 2007 | GO Bonds Capital Improv | (A) |

Comment: The VEC grant amount of \$286,600 will be funded from current funds and provide upgrades to their electrical distribution system to service pump station # 5.

| | | | |
|-------------------------|------------|-----|--|
| Previous Action: | 05/13/2004 | SBC | Project approval |
| | 10/14/2004 | SBC | Appr Rev scope/EPC; plan & designer |
| | 06/09/2005 | SBC | Refer to SC with authority to act |
| | 06/20/2005 | ESC | Revise scope & utility cost |
| | 01/12/2006 | SBC | Status of RFQ for Correction consultant |
| | 04/13/2006 | SBC | Assign consultant contract |
| | 06/14/2007 | SBC | Deferred action |
| | 09/13/2007 | SBC | Appr issuing RFQ; close designer agreement |
| | 02/14/2008 | SBC | Appr designer; issue RFP for CMGC |
| | 03/13/2008 | SBC | Revise planning funds |
| | 06/12/2008 | SBC | Revise EPC; proceed full planning |
| | 07/10/2008 | SBC | Appr Flintco as CMGC |
| | 05/14/2009 | SBC | Revise EPC; cancel utility grant w/Dayton |
| | 09/10/2009 | SBC | Discussion; referred to SC w/authority |
| | 09/21/2009 | ESC | Appr EDP; add'l design services; authority to proc |
| | 01/25/2010 | ESC | Appr GMP; proceed; add'l services |
| | 02/11/2010 | SBC | Refer to SC with authority (grant) |
| | 03/22/2010 | ESC | Appr grant to Spring City |
| | 01/13/2011 | SBC | Deferred grant request one month |
| | 02/22/2011 | ESC | Appr grant to City of Pikeville |
| | 05/31/2011 | SBC | Report designer add'l services |

Minutes: 06/14/2011 SBC Approved a grant to the Volunteer Energy Cooperative (VEC)

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding and extend the current five year contract with CCA for one year

Project Title: Private Management and Operational Contract

Project Description: Extend the existing operation contract with Correction Corporation of America

SBC Number: 142/018-01-2007

Total Project Budget: \$155,456,200.00

| | | | | | |
|---------------------------|-----------------|---------------|-----------------|-----------------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
| | \$74,687,000.00 | \$ 0 | \$74,687,800.00 | Operating Funds | (A) |
| | 52,449,800.00 | 0 | 52,449,800.00 | Operating Funds | (A) |
| | 0 | 28,319,400.00 | 28,319,400.00 | 12/13 Operating Funds | (A) |

Original Project Budget: \$127,136,800.00

Change in Funding: \$28,319,400.00

Revised Project Budget: \$155,456,200.00

Comment: The contract expires on June 30, 2012. The General Assembly passed legislation (Public Chapter 936) that amends TCA 41-24-105 so that the current five year contract can be extended for one year. The extension will allow the administration time to properly review the following three options for the operation of SCCF: 1) Issue an RFP for the management and operation of a state-owned facility. 2) Operate the state-owned facility using TDOC employees. 3) Issue an RFP for the management, operation and purchase of SCCF.

Previous Action:

| | | |
|------------|-----|-------------------------------|
| 01/11/2007 | SBC | Approve issuance of RFP |
| 06/14/2007 | SBC | Referred to SC with authority |
| 06/27/2007 | ESC | Assign consultant contract |
| 05/13/2010 | SBC | Revise EPC; Amendments 1&2 |

Minutes: 06/14/2012 SBC Approved a revision in project budget and source(s) of funding and extension of the current five year contract with CCA for one year

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a project budget, scope, source(s) of funding and to issue a Request for Proposals for Consulting Services

Project Title: Statewide Environmental Services

Project Description: To provide environmental services to State properties, interest and initiatives

SBC Number: 529/000-04-2012

Total Project Budget: \$5,000,000.00

Current Project Funding: \$4,000,000.00
(If not fully funded)

| | | | | |
|---------------------------|---------------|-------|----------------------------|-----|
| Source of Funding: | \$ 500,000.00 | 10/11 | CurrFunds-Cap Maint | (A) |
| | 500,000.00 | 11/12 | CurrFunds-Cap Maint | (A) |
| | 3,000,000.00 | | Various Departmental Funds | (O) |

Comment: Services include consulting, assessments, surveys, monitoring, training and remediation as may be required for maintaining environmental regulatory compliance and addressing environmental concerns.

Minutes: 06/14/2012 SBC Referred to the Subcommittee, with authority to act, a request for approval of a project budget, scope, source(s) of funding and to issue a Request for Proposals for Consulting Services

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

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

Project Title: Mechanical & Electrical Upgrade

Project Description: Replacement and upgrade of mechanical, electrical and security systems at the State Capitol, Legislative Plaza and War Memorial Building

SBC Number: 529/005-01-2005

Total Project Budget: \$29,000,000.00

Current Project Funding: \$15,702,900.00
(If not fully funded)

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | |
|---------------------------------|------------------------|---------------------|------------------------|------|-------------------------|
| | \$ 2,700,000.00 | \$ 0 | \$ 2,700,000.00 | | FRF-Operating Funds (A) |
| | 11,500,000.00 | 0 | 11,500,000.00 | 2010 | GO Bonds CapMaint (A) |
| | 1,075,600.00 | 0 | 1,075,600.00 | 2001 | FRF Bonds (Energy) (R) |
| | 0 | 427,300.00 | 427,300.00 | | FRF Reserves (A/R) |
| Original Project Budget: | \$15,275,600.00 | | | | |
| Change in Funding: | | \$427,300.00 | | | |
| Revised Project Budget: | | | \$15,702,900.00 | | |

Comment: This line-item is additional funding that will be used to install security system upgrades at the Legislative Plaza and War Memorial Building. These improvements are additional to the upgrades in the Capitol and will be added to the existing contract.

| | | | |
|-------------------------|------------|-----|---|
| Previous Action: | 07/09/2009 | SBC | Rev & fully plan Phase 2, appr Commissioning |
| | 10/19/2009 | ESC | Appr issuing RFP for CMGC |
| | 12/10/2009 | SBC | Discussion |
| | 12/21/2009 | ESC | Status report and presentation |
| | 02/11/2010 | SBC | Discussion; refer to SC |
| | 02/22/2010 | ESC | Discussion; suspended certain actions |
| | 05/24/2010 | ESC | Status report discussion |
| | 06/10/2010 | SBC | Appr CMGC |
| | 10/14/2010 | SBC | Refer to SC with authority |
| | 11/01/2010 | ESC | Rev EPC; planning funds; proceed 2/Ph 2 |
| | 08/22/2011 | ESC | Revised scope; discussion |
| | 09/08/2011 | SBC | Refer to SC with authority |
| | 09/19/2011 | ESC | Revise scope to preplan security upgrade |
| | 11/10/2011 | SBC | Approved proceeding with exterior security Upgrade portion |
| | 01/12/2012 | SBC | Revise funding and scope |
| | 02/21/2012 | ESC | Appr proceeding w/interior security upgrades |
| | 04/12/2012 | SBC | Reported sole source procurement |
| Minutes: | 06/14/2012 | SBC | Approved a revision in scope, project budget and source(s) of funding |

DEPARTMENT OF GENERAL SERVICES

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

Requested Action: Approval of a project budget, scope, source of funding, and utilization of existing commissioning services contract

Project Title: Commissioning of Existing-Building

Project Description: Commissioning on Tennessee Tower is to improve the efficiency of HVAC, lighting and domestic water systems to save energy and money.

SBC Number: 529/079-02-2012

Total Project Budget: \$660,000.00

Source of Funding: \$660,000.00 FRF- CurrFunds CapMaint Energy Funds (A/R)

Comment: This is a FY 12/13 line-item project for commissioning on Tennessee Tower is needed to identify low-cost operational and maintenance improvements so as to optimize the energy consuming systems for current building use. Energy consuming systems include HVAC, lighting and domestic hot water. Improving the efficiency and control of these systems will save energy and money and will improve occupancy comfort and productivity. Contracting will be through the TBR, statewide shared commissioning services contract (SBC 460/000-02-2011).

Minutes: 06/14/2012 SBC Approved a project budget, scope, source of funding, and utilization of existing commissioning services contract

DEPARTMENT OF GENERAL SERVICES

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

Requested Action: Approval of a project budget, scope and sources(s) of funding utilizing a consultant for design and approval to issue Request for Proposals to utilize a Best Value option 1 Delivery Method for construction

Project Title: Interior Reflective Window Film

Project Description: Apply reflective film to interior of windows to reduce solar radiant heat and glare

SBC Number: 529/079-03-2012

Total Project Budget: \$610,000.00

Source of Funding: \$610,000.00 Clean Energy Grant Funds (0)

Comment: This is a FY12/13 line-item project. The existing building has single pane glass with a bronze tint from the original 1970 construction. The windows have been previously filmed, but the film has degraded both aesthetically and in terms of performance and has reached the end of life. Replacement of film is expected to show improvement in occupant comfort and productivity from reduced glare, as well as reduced radiant heat gain and loss. This project is being funded with Clean Energy Grant Funds from TDEC. These funds originated from TVA as an air pollution settlement.

Minutes: 06/14/2012 SBC Approved a project budget, scope and sources(s) of funding utilizing a consultant for design and approval to issue Request for Proposals to utilize a Best Value option 1 Delivery Method for construction

DEPARTMENT OF GENERAL SERVICES

J.R. Fleming Training Center, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a project budget, scope and sources(s) of funding and to issue an RFP for a Design/Build Delivery Method

Project Title: HVAC and EMS Upgrades

Project Description: Upgrade of Energy Management System controls for all building HVAC and lighting, and replacement of obsolete HVAC system serving administrative area. Replacement of poor windows and addition of "air-lock" at buildings main entry.

SBC Number: 402/002-01-2012

Total Project Budget: \$870,000.00

| | | | | |
|---------------------------|--------------|------|-------------------------------------|-------|
| Source of Funding: | \$600,000.00 | 2001 | FRF G O Bonds-CapMaint-Energy Funds | (A/R) |
| | \$190,000.00 | | FRF CurrFunds-CapMaint Energy Funds | (A/R) |
| | \$ 60,000.00 | | FRF CurrFunds-CapMaint Energy Funds | (A/R) |
| | \$ 20,000.00 | | FRF CurrFunds-CapMaint Energy Funds | (A/R) |

Comment: This project is a combination of three FY 12/13 line-item projects. The J.R. Fleming Training Center is served by the original Dx multi-zone HVAC unit. This system is obsolete and the boiler, condensing units and AC are over 30 years old and in need of replacement. The new system will be a modern higher efficiency system. Also included is correction of building envelope deficiencies by replacing the poor existing windows and adding an "air-lock" to the main entry doors. For control and economic operation of the building HVAC systems and lighting, a Direct Digital Control (DDC) Energy Management System (EMS) will be provided.

Minutes: 06/14/2012 SBC Approved a project budget, scope and sources(s) of funding and to issue an RFP for a Design/Build Delivery Method

DEPARTMENT OF GENERAL SERVICES

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

Requested Action: Approval of a project budget, scope and sources(s) of funding and to issue an RFP for a Design/Build Delivery Method

Project Title: Elevator Modernization

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

SBC Number: 408/005-01-2012

Total Project Budget: \$260,000.00

Source of Funding: \$260,000.00 FRF Reserves (A/R)

Comment: This line item project will upgrade the mechanical systems controls and finishes. Modernization of the elevators will minimize entrapments and services calls. This is a public access facility with medical & dental clinic space, as well as, laboratory testing areas. The West TN Regional Health Office houses the Department of Health with 62 occupants.

Minutes: 06/14/2012 SBC Approved a project budget, scope and sources(s) of funding and to issue an RFP for a Design/Build Delivery Method

DEPARTMENT OF GENERAL SERVICES

Citizens Plaza & Rachel Jackson Buildings, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope and sources(s) of funding and to issue an RFP for a Design/Build Delivery Method

Project Title: Window Glazing

Project Description: Clean, caulk and glaze windows to ensure watertight seal with work to include both Citizens Plaza and Rachel Jackson buildings

SBC Number: 529/000-06-2012

Total Project Budget: \$440,000.00

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|---------------------------|--------------|---------------------------------|-------|
| Source of Funding: | \$250,000.00 | FRF-Current Funds Capital Maint | (A/R) |
| | \$190,000.00 | FRF-Current Funds Capital Maint | (A/R) |

Comment: This is a combination of two FY 12/13 line-item projects. Protecting the building envelope will improve energy efficiency and prevent water intrusion and deterioration. The scope of work for both buildings is similar and a cost savings may be recognized by using the same designer and contractor for both buildings.

Minutes: 06/14/2012 SBC Approved a project budget, scope and sources(s) of funding and to issue an RFP for a Design/Build Delivery Method

DEPARTMENT OF GENERAL SERVICES

Mid Cumberland Regional Health Office, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope and sources(s) of funding and to issue an RFP for a Design/Build Delivery Method

Project Title: HVAC Upgrades

Project Description: Replace closed circuit chiller and 15 water source heat pumps

SBC Number: 408/002-01-2012

Total Project Budget: \$380,000.00

Source of Funding: \$ 80,000.00 FRF-CurrFunds CapMaint Energy Funds (A/R)
\$300,000.00 2001 FRF-G O Bonds CapMaint Energy Funds (A/R)

Comment: This is a FY 12/13 line-item project. There are fifteen HVAC water-source heat pump units that have failed. These units are not repairable due to age and the unavailability of parts, so each of the 15 units will be replaced with a new heat pump package. All of these water-source heat pumps are part of a system that rejects heat at an outdoor closed-circuit chiller. This chiller has problems due to its age and is at the end of its useful life.

Minutes: 06/14/2012 SBC Approved a project budget, scope and sources(s) of funding and to issue an RFP for a Design/Build Delivery Method

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: Environmental Assistance Center Lobby Renovations and HVAC Assessments

Project Description: HVAC assessment, lobby/atrium renovation, and EMS optimization

SBC Number: 529/020-01-2012

Total Project Budget: \$160,000.00

Source of Funding: \$120,000.00 FRF-Current Funds Capital Maint/Energy (A/R)
\$ 40,000.00 FRF Current Funds Capital Maint/Energy (A/R)

Comment: This is a combination of two FY 12/13 line-item projects. The buildings HVAC system and chronic temperature control problems in the entry lobby/atrium will be assessed. The lobby/atrium area will be modified for better HVAC temperature control. Deficiencies in the building HVAC system will be corrected and the Energy management System (EMS) optimized for more efficient operation and occupant comfort.

Minutes: 06/14/2012 SBC Approved a project budget, scope, source(s) of funding and utilizing the Job Order Contract to perform the work

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on May 10, 2012.

Acknowledgement of Reports

- **Report of Projects Not Requiring SBC Approval** 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*, as revised December 19, 2011)

- 1) State Procurement Agency: STREAM
User Agency: Veterans Affairs
Location: Middle TN State Veterans Cemetery – Nashville
Project Title: Realign and Clean Headstones
SBC Project No. 682/000-03-2012
Total Project Budget: \$210,000.00
Source of Funding: Federal Funds

- 2) State Procurement Agency: STREAM
User Agency: Veterans Affairs
Location: West TN State Veterans Cemetery – Memphis
Project Title: Realign and Clean Headstones
SBC Project No. 682/000-04-2012
Total Project Budget: \$100,000.00
Source of Funding: Federal Funds

- **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: TN Board of Regents Location: Jackson Project Title: Accessibility Adaptations SBC Project No: 166/019-02-2010 Designer: Braganza Associates Construction Completion %: 77% | User Agency: Jackson State Community College Contractor: MG Construction Company Targeted Substantial Completion: 06/05/2012 |
| | Change Order No. 2 Change Order Amount: \$3,418.06 Change Order Percentage: 8.48 Cumulative Percentage: 11.10 | Comment: Hidden Repair sidewalk damaged between design and bid, rework curb at crosswalk to avoid traffic lane, provide new trench drain. |
| | <u>Approved Project Funding</u> Bid Target: \$64,500.00 Base Contract Amount: \$40,319.00 Contingency: none | <u>After This Change Order</u> Revised Contract Amount: \$44,795.05 Remaining Contingency: none |
| 2) | State Procurement Agency: TN Board of Regents Location: Morristown Project Title: Agribusiness Pavilion Sprinkler Renovation SBC Project No: 166/023-01-2009 Designer: Red Chair Architects Construction Completion %: 0% | User Agency: Walters State Community College Contractor: Design and Construction Services Targeted Substantial Completion: 05/02/2012 |
| | Change Order No. 1 Change Order Amount: -\$107,553.75 Change Order Percentage: -88.67 Cumulative Percentage: -88.67 | Comment: Programmatic and Error Terminate for convenience and compensate costs of attempting to resolve a deliverable alternative construction solution |
| | <u>Approved Project Funding</u> Bid Target: \$121,300.00 Base Contract Amount: \$121,300.00 Contingency: \$ 12,000.00 | <u>After This Change Order</u> Revised Contract Amount: \$13,746.25 Remaining Contingency: \$12,000.00 |

| | | | |
|---------------------------------|---|--|----------------------------|
| 3) State Procurement Agency: | TN Board of Regents | User Agency: | Middle TN State University |
| Location: | Murfreesboro | | |
| Project Title: | Underground Electrical Update | | |
| SBC Project No: | 166/009-04-2004 | | |
| Designer: | SAIC Energy, Environment & Infrastructure | Contractor: | S & W Contracting Company |
| Construction Completion %: | 23% | Targeted Substantial Completion: | 07/28/2012 |
| Change Order No. | 2 | Comment: Omission (\$7k) + Programmatic (\$67k) | |
| Change Order Amount: | \$73,791.21 | Add a transformer pad and conduits to the livestock shed and add conduits to the duct back along MTSU Blvd | |
| Change Order Percentage: | 8.25 | | |
| Cumulative Percentage: | 14.70 | | |
| <u>Approved Project Funding</u> | | <u>After This Change Order</u> | |
| Bid Target: | \$4,300,000.00 | Revised Contract Amount: | \$1,026,385.31 |
| Base Contract Amount: | \$ 894,858.00 | Remaining Contingency: | \$ 300,000.00 |
| Contingency: | \$ 300,000.00 | | |

There being no further business, the meeting adjourned at 11:47 p.m.

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Approved:

Mark A. Emkes, Commissioner
Department of Finance and Administration