

MINUTES
STATE BUILDING COMMISSION
January 12, 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 Ron Ramsey called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

11:02 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
11:05 a.m.	Department of Veterans Affairs	Commissioner Many-Bears Grinder
11:06 a.m.	Department of Safety	LTC Dereck Stewart
11:07 a.m.	Tennessee Wildlife Resources Agency	Chief of Engineering Dwight Hensley
11:08 a.m.	Department of Children's Services	Deputy Commissioner Albert Dawson
11:09 a.m.	Department of Correction	Deputy Commissioner Cathy Posey
11:12 a.m.	Military Department	General Max Haston
11:18 a.m.	Department of General Services	Assistant Commissioner Peter Heimbach
11:21 a.m.	State Building Commission	State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Tre Hargett, Secretary of State
Mark Emkes, Commissioner, Department of Finance and Administration
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

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

OTHERS PRESENT

Bob Oglesby, State Architect	Mike Morrow, Department of Finance and Administration
Georgia Martin, Office of the State Architect	Sean Tierney, THEC
Genie Whitesell, Attorney General's Office	Matt Ingham, Department of General Services
Janie Porter, Attorney General's Office	Felenceo Hill, Department of Finance and Administration
Jonathan Rummel, Secretary of State's Office	John Carr, Department of Finance and Administration
Melinda Parton, Comptroller's Office	Kim Adkins, Codell Construction
Joy Harris, Treasurer's Office	Mark Cherpack, Department of Finance and Administration
Bruce Davis, Legislative Budget Office	
Jason Mumpower, Comptroller's Office	
Scott Gilmer, House Speaker's Office	
Dick Tracy, Tennessee Board of Regents	

Steve Berry, Department of General Services
Lynelle Jensen, Department of General Services
Gwen Sanders, Department of General Services
Bill Finney, Department of General Services
Chloe Shafer, Department of General Services
Cory Holliday, The Nature conservancy
Dwight Hensley, Tennessee Wildlife Resources
Agency
Cleve Salmon, Department of General Services
Tony Barham, Department of Safety
Ashley Carter, Attorney General's Office

Brad Bishop, Military Department
Jim Dixey, Department of General Services
Ron Colter, Department of General Services
Randy Button, TCSG
Diane Uhler, Tennessee Board of Regents
Dolores Gresham, Senate
Valerie Law, Department of General Services
John Gromos, Turner Construction
George Hyfantis, QE2
Greg Steck, Department of General Services

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TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Astronomy Observatory

Project Description: Construct astronomical observatory with a 17-foot diameter telescope building with a dome and 1000 sf classroom and storage building.

SBC Number: 166/003-05-2006

Total Project Budget: \$500,000.00

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

Comment: The site property which had been a gift will be returned to the owner.

Previous Action: 12/14/2006 SBC Approved project & designer (Violette Architecture)

Minutes: 01/12/2012 SBC Cancelled project

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel a project

Project Title: NBIC Roof Repairs

Project Description: Repair Nashville Business Incubation Center roof and related site drainage and interior damages from water infiltration

SBC Number: 166/001-04-2008

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 NBIC Revenue/Reserve (O)

Comment: Building is at the end of its useful life.

Previous Action: 07/10/2008 SBC Approved project
08/25/2008 ESC Selected designer (Richard C. Rinks and Associates)

Minutes: 01/12/2012 SBC Cancelled project

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Site Improvements

Project Description: Renovate landscaped area between Ramer Building and Caudill Hall

SBC Number: 166/025-04-2010

Total Project Budget: \$230,000.00

Source of Funding: \$230,000.00 Plant Funds-Non-Auxiliary (A)

Comment: Work is included in another project (Campus Site Improvements–SBC 166/25-04-2011)

Previous Action: 07/08/2010 SBC Approved project
07/23/2011 ESC Selected designer (SC&A Landscape Architects)

Minutes: 01/12/2012 SBC Cancelled project

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding and approval to adjust the base value for reporting change orders

Project Title: Housing Upgrades

Project Description: Modernize elevators in Wilson, Watson, Boyd, and Eppe Halls and make exterior, interior and roof repairs at Ford Apartment Complex.

SBC Number: 166/001-01-2011

Total Project Budget: \$936,973.72

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$850,000.00	\$ 0.00	\$850,000.00	Plant Funds-Auxiliary (housing)	(A)
	0.00	86,973.72	86,973.72	Insurance Proceeds	(O)
Original Project Budget:	\$850,000.00				
Change in Funding:		\$86,973.72			
Revised Project Budget:			\$936,973.72		

Comment: A fire sprinkler discharged on the fifth floor of Watson Hall dormitory on 12/12/2011, causing damage to 20-30 student rooms as well as elevator equipment. Risk Management was notified and Belfor Restoration was hired to clean up and minimize damage. The contractor is KONE Incorporated.

Previous Action: 03/10/2011 SBC Approved project
03/21/2011 ESC Selected designer (McFarlin Huitt Parvini, Inc.)

Minutes: 01/12/2012 SBC Revised funding; adjusted base

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval of a revision in budget and source(s) of funding and approval of the Early Design Phase

Project Title: Parking Garage Construction

Project Description: Construct parking garage and new tennis courts

SBC Number: 166/005-06-2011

Total Project Budget: \$23,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	15,500,000.00	0.00	15,500,000.00	2011	TSSBA (rent) (A)
	6,000,000.00	500,000.00	6,500,000.00	11/12	Plant Funds-Non-Aux (A)
	0.00	500,000.00	500,000.00	11/12	Plant Funds-Aux(Athletics) (A)
	0.00	500,000.00	500,000.00	11/12	Plant Funds-Aux(Recreation) (A)
Original Project Budget:	\$21,500,000.00				
Change in Funding:		\$1,500,000.00			
Revised Project Budget:			\$23,000,000.00		

Comment: The additional funds are due to the increased cost to construct tennis courts which are being displaced by the parking garage.

Previous Action: 07/18/2011 SBC Approved project and use of ADM
 07/25/2011 ESC Selected designer (Barber McMurry Architects LLC)
 01/11/2012 OSA Reviewed EDP for recommendation

Minutes: 01/12/2012 SBC Revised funding and approved EDP

DEPARTMENT OF VETERANS AFFAIRS

Veterans Cemeteries, Germantown, Shelby County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding and proceeding with permission to utilize TDOT to provide construction via interagency agreement

Project Title: Cemetery Paving

Project Description: Project will provide full depth paving and improved drainage for interior roads, between the burial sections. TDOT to provide material and labor through interagency agreement. Project to include all related work.

SBC Number: 682/000-01-2012

Total Project Budget: \$175,000.00

Source of Funding: \$175,000.00 11/12 Current Funds Capital Improv (A)

Comment: This line-item project will provide new paving for inner roads to replace old gravel/dirt lanes and assist in controlling storm-water runoff.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF SAFETY

Statewide

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

Project Title: Public Safety Interoperable Communication Systems

Project Description: Statewide project to provide public safety with an interoperable communication system

SBC Number: 502/001-01-2011

Total Project Budget: \$92,090,000.00

Current Project Funding:
(if not fully funded) \$41,590,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$29,500,000.00	\$ 0	\$29,500,000.00	10/11	Current Funds Capital Improv (A)
	9,700,000.00	300,000.00	10,000,000.00	11/12	Operating Funds (A)
	1,000,000.00	0	1,000,000.00		Residual Bonds Fund (R)
	950,000.00	0	950,000.00	2010	GO Bonds Capital Improv (A)
	<u>140,000.00</u>	<u>0</u>	<u>140,000.00</u>	10/11	Current Funds Capital Improv (A)
Original Project Budget:	\$41,290,000.00				
Change in Funding:		\$300,000.00			
Revised Project Budget:			\$41,590,000.00		

Comment: This recognizes additional operating funds to purchase frequency rights within the current contract.

Previous Action:

01/13/2011	SBC	Referred to Subcommittee with authority to act
01/24/2011	ESC	Deferred action
03/21/2011	ESC	Approved project through Phase 1 estimated project cost.
03/28/2011	ESC	Approved selection of consultant. (Buford Goff & Assoc)
12/09/2011	ESC	Approved subcontractor plan and contract

Minutes: 01/12/2012 SBC Revised scope & funding

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 2 – Bellamy Cave Refuge, Clarksville, Montgomery County, Tennessee

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

Project Title: Artificial Bat Cave

Project Description: Construct underground cave to assist in research of White-nose syndrome in bats

SBC Number: 220/018-01-2012

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 Nature Conservancy Gift-in-Place (O)

Comment: This project will aid in the research and development of management strategies to minimize the impact of White-nose syndrome (WNS) in bats. The US Fish & Wildlife and TWRA are working cooperatively to investigate the source, spread and the cause of death of bats due to WNS. The 1,900 sf, subterranean facility will be constructed at TWRA's Bellamy Cave Refuge in Montgomery County. The Nature Conservancy will provide all project funding and will design and construct the facility.

Minutes: 01/12/2012 SBC Approved gift-in-place

DEPARTMENT OF CHILDREN'S SERVICES

John S. Wilder Youth Development Center, Somerville, Fayette County, Tennessee

Requested Action: Approval of a revision in scope, project budget and source(s) of funding and use of Jobs Order Contract and Environmental Consultant Contract to perform additional work

Project Title: Campus Maintenance and Repairs

Project Description: Remove and replace existing floor finishes, ceiling tile, ceiling grid, prepare and paint interior and exterior surfaces where required on various buildings on the campus of John S. Wilder Youth Development Center. Project includes asbestos abatement and upgrading underground piping.

SBC Number: 144/011-01-2010

Total Project Budget: \$815,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$300,000.00	\$ 0	\$300,000.00	10/11	Current Funds Capital Maint	(A)
	340,000.00	0	340,000.00	2010	GO Bonds Capital Maint	(A)
	<u>0</u>	<u>175,000.00</u>	<u>175,000.00</u>	2011	Operating Funds	(A)
Original Project Budget:	\$640,000.00					
Change in Funding:		\$175,000.00				
Revised Project Budget:			\$815,000.00			

Comment: Hidden underground plumbing issues were discovered in an area impacting the current project scope and schedule. Deteriorating mastic containing asbestos was also discovered upon removal of carpet in certain areas, creating a need for abatement. The agency intends to use operating funds/major maintenance, to allow the necessary work to be completed to avoid contractor delay.

Previous Action: 09/09/2010 SBC Approved project
09/20/2010 ESC Approved designer selection (Urban Arch Assoc.)

Minutes: 01/12/2012 SBC Revised scope & funding; using JOC / QE2 contracts

DEPARTMENT OF CORRECTION

West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding utilizing consultant for design

Project Title: Rebuild Storage Barn

Project Description: Rebuild storage barn destroyed by storm on February 24, 2011

SBC Number: 142/022-01-2012

Total Project Budget: \$230,000.00

Source of Funding: \$ 25,000.00 11/12 Current Funds-Major Maint (A)
\$205,000.00 Insurance Proceeds (O)

Comment: TDOC shall utilize agency floor consultants for any design assistance for plan modifications to meet code requirements. Inmate labor under the supervision of TDOC staff shall construct the storage barn.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF CORRECTION

West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding utilizing consultant for design

Project Title: Rebuild Residential House

Project Description: To replace a residential house that was destroyed by fire in October 22, 2011

SBC Number: 142/022-02-2012

Total Project Budget: \$190,000.00

Source of Funding: \$ 25,000.00 11/12 Current Funds-Major Maint (A)
\$165,000.00 Insurance Proceeds (O)

Comment: TDOC shall utilize agency floor consultants for any design assistance for plan modifications to meet code requirements. Inmate labor under the supervision of TDOC staff shall construct the residence.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF CORRECTION

Statewide

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

Project Title: Upgrade Fire Alarm Systems

Project Description: This project will facilitate the upgrading of the fire alarm systems at all TDOC facilities. The pre-planning work shall include the investigation of existing systems in order to determine the required scope of work to upgrade the fire alarm systems for code compliance.

SBC Number: 140/001-01-2012

Total Project Budget: \$7,000,000.00

Current Project Funding: \$ 220,000.00
(if not fully funded)

Source of Funding: \$ 220,000.00 11/12 Current Funds Capital Maint (SentAct) (A)

Comment: This is a line-item for approval to replace upgrade antiquated and aging equipment that are in excess of 20 years old, to meet code, to provide for operational safety and efficiency of alarm systems.

Minutes: 01/12/2012 SBC Approved preplanning project

DEPARTMENT OF CORRECTION

Statewide

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

Project Title: Upgrade Sallyports and Pedestrian Trap Gates

Project Description: Replacement of vehicle sallyport gates and/or mechanisms at Riverbend Maximum Security Institution (RMSI), Turney Center Industrial Complex (TCIX), DeBerry Special Needs Facility (DSNF), Southeastern Tennessee State Regional Correctional Facility (STSRCF), Northeast Correctional Complex (NECX) and Northwest Correctional Complex (NWCX), Pedestrian trap gates shall also be replaced at TCIX, DSNF, NWCX and STSRCF.

SBC Number: 140/001-02-2012

Total Project Budget: \$2,700,000.00

Source of Funding: \$2,700,000.00 11/12 Current Funds Capital Maint (SentAct) (A)

Comment: This is a line-item for the approval to replace antiquated and aging equipment that's in excess of 20 years old and have exceeded their useful life expectancy.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF CORRECTION

Statewide

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

Project Title: Upgrade Emergency Power Systems

Project Description: Expansion of emergency power to cover heating systems and kitchen service at various sites statewide. Northwest Correctional Complex (NWCX), West TN State Prison (WTSP), Mark Luttrell Correctional Center (MLCC), TN Prison for Women (TPW), Charles Bass Correctional Complex (CBCX) Southeast TN State Regional Correctional Facility (STSRCF), and Northeast Correctional Complex (NECX)

SBC Number: 140/001-03-2012

Total Project Budget: \$5,000,000.00

Source of Funding: \$5,000,000.00 11/12 Current Funds Capital Maint (Sent Act) (A)

Comment: This is a line-item for the approval to replace/upgrade antiquated and aging equipment that are in excess of 20 years old, are beyond their life expectancy, meet code and TDOC operational requirements.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF CORRECTION

Turney Center Industrial Complex, Only, Hickman County, Tennessee

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

Project Title: Upgrade Sewage Lift Station

Project Description: Work shall include the renovation/upgrade of the existing lift station and associated valves and controls for a complete system renovation.

SBC Number: 142/005-01-2012

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 07/08 Current Funds Capital Maint (SentAct) (R)

Comment: Replacement of pumps and equipment are required due to advanced age of equipment, significant maintenance cost, operational efficiency and continue operation of the waste water treatment system for TCIX. System is over 15 years old.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF MILITARY

Field Maintenance Shop & AMSA Johnson City, Washington County, Tennessee

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

Project Title: Field Maintenance Shop (FMS) and AMSA Reroofs

Project Description: Reroof buildings to include removal of unsuitable substrate materials, install new flashing and waterproof masonry extensions, replace damaged insulation and wall flashing on façade where necessary. Repairs to interior due to water damage on walls, ceilings and floor finishes. FMS, 13,438 sf and AMSA 19,444 sf.

SBC Number: 361/043-01-2012

Total Project Budget: \$694,500.00

Source of Funding: \$694,500.00 Federal Funds (NGB) (F)

Comment: The project will consist of the removal and replacement of existing substrate materials, allowing for the replacement with suitable substrate, structural framing and new roofing system for complete watertight, warrantable systems of 13,438 sf for the FMS and 19,444 sf for the AMSA. Project includes all perimeter flashings, fascia, metal drainage conduit, gutters & downspouts. Also includes repairs to damaged interior surfaces such as walls, floors and ceilings.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF MILITARY

Smyrna Volunteer Training Site, Rutherford County, Tennessee

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

Project Title: Parade Field and Running Track

Project Description: Construct parade field with exercise track and bleachers, along with supporting structures and utilities for at the Volunteer Training Site. Project includes all civil, structural, site development, electrical and fitness track. Project to include all related work.

SBC Number: 361/079-03-2012

Total Project Budget: \$390,600.00

Source of Funding: \$390,600.00 Federal Funds (NGB) (F)

Comment: Project includes level, well-draining parade field surrounded by exercise track, bleachers, reviewing stand and supporting utility services.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF MILITARY

Smyrna Volunteer Training Site, Rutherford County, Tennessee

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

Project Title: Fitness Center

Project Description: Construct a 3,140 sf building addition to Building 531 including site design, HVAC, electrical and plumbing necessary for supporting physical fitness activity at the Volunteer Training site. Work includes evaluating the existing 1,080 sf facility, demolition where required to make a single facility complete with all necessary utilities. Project to include all related work.

SBC Number: 361/079-05-2012

Total Project Budget: \$672,000.00

Source of Funding: \$672,000.00 Federal Funds (NGB) (F)

Comment: Project includes evaluating existing facility, demolition, as necessary, to construction to make a single 4,200 sf fitness facility complete with all necessary utilities.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF MILITARY

Winchester Field Maintenance Shop, Franklin County, Tennessee

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

Project Title: Field Maintenance Shop Radar Storage Facility

Project Description: Construct a pre-engineered metal storage building with a concrete slab on grade floor and two access aprons, overhead and personnel doors, interior and exterior lighting, and special power equipment. Includes site work, trenching for utilities, mechanical & electrical and climate control equipment and all related work.

SBC Number: 361/097-01-2012

Total Project Budget: \$244,685.00

Source of Funding: \$244,685.00 Federal Funds (NGB) (F)

Comment: Project includes designing the pre-engineered metal storage building with a concrete slab-on-grade floor and access aprons, overhead and personnel doors, interior and exterior lighting, and special power equipment to exercise vehicles. The project requires rough and finish grading, trenching, new construction and all mechanical electrical requirements.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF MILITARY

Winchester Field Maintenance Shop, Franklin County, Tennessee

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

Project Title: Field Maintenance Shop Tool Room Storage Building

Project Description: Construct a pre-engineered metal storage building with concrete slab on grade floor and access apron, overhead and personnel doors, interior and exterior lighting, shelving and caging. Includes all site work, trenching for utilities and mechanical and electrical equipment and all related work.

SBC Number: 361/097-02-2012

Total Project Budget: \$189,500.00

Source of Funding: \$189,500.00 Federal Funds (NGB) (F)

Comment: Project includes designing the pre-engineered metal storage building with a concrete slab-on-grade floor and access apron, overhead and personnel doors, interior and exterior lighting, shelving and caging. The project requires rough and finish grading, trenching, new construction, and electrical fixture installation.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF MILITARY

Armed Forces Reserve Center, Johnson City, Washington County, Tennessee

Requested Action: Approval of a revision in project budget, source(s) of funding and to utilize an Alternative Delivery Method for construction

Project Title: Reroof and Related Building Repairs

Project Description: Reroof and related interior building repairs for the AFRC in Johnson City

SBC Number: 361/043-01-2011

Total Project Budget: \$1,240,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 550,000.00	\$ 0	\$ 550,000.00	11/12	CurrentFunds Capital Maint	(A)
	<u>550,000.00</u>	<u>140,000.00</u>	<u>690,000.00</u>	11/12	Federal Funds (NGB)	(F)
Original Project Budget:	\$1,100,000.00					
Change in Funding:		\$140,000.00				
Revised Project Budget:			\$1,240,000.00			

Comment: This project is a line-item established for design-bid build delivery method. Change to request for proposal procurement with Best Value delivery method.

Previous Action: 06/09/2011 SBC Approved project
06/22/2011 ESC Selected designer (Shaw & Shanks)

Minutes: 01/12/2012 SBC Revised funding; approved using Best Value

DEPARTMENT OF MILITARY

Trenton Readiness Center, Gibson County, Tennessee

Requested Action: **Approval to utilize an Alternative Delivery Method for construction**

Project Title: Reroof and Related Interior Repairs

Project Description: Reroof and related interior repairs

SBC Number: 361/092-01-2011

Total Project Budget: \$660,000.00

Source of Funding: \$330,000.00 11/12 Current Funds Capital Maint (A)
 \$330,000.00 11/12 Federal Funds (NGB) (F)

Comment: Request to utilize Best Value alternative delivery method.

Previous Action: 06/09/2011 SBC Approved project
 06/22/2011 ESC Selected designer (Clark Dixon Architects)

Minutes: 01/12/2012 SBC Approved using Best Value

DEPARTMENT OF MILITARY

Readiness Center, Maryville, Blount County, Tennessee

Requested Action: **Approval to cancel project**

Project Title: Energy Savings Project

Project Description: Replace HVAC, control and fire suppression systems at Training and Readiness Center for National Guard

SBC Number: 361/060-01-2005

Total Project Budget: \$240,000.00

Source of Funding: \$ 50,000.00 05/06 Current Funds Capital Maint (A)
 \$190,000.00 Federal Funds (NGB) (F)

Comment: The federal matching funds allocated to the project expired and are not currently available. The total funds are inadequate for the amount of required work. A new project is required and will be programmed for a future year.

Previous Action: 07/14/2005 SBC Approved project (In-House Consultants)
 01/11/2007 SBC Revised funding

Minutes: 01/12/2012 SBC Cancelled project

DEPARTMENT OF MILITARY

Smyrna Volunteer Training Site, Rutherford County, Tennessee

Requested Action: Approval to cancel project

Project Title: Storm Water Compliance Project

Project Description: Replace current surface storm water collection system with new underground collection system. Design accomplished with in-house consultants.

SBC Number: 361/079-03-2005

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 Federal Funds (NGB) (F)

Comment: Project is being cancelled because federal funds were never allocated to it and the program and needs have changed since the project was approved in 2005. The revised project is in the agency's future project plans.

Previous Action: 07/14/2005 SBC Approved project (In-House Consultants)

Minutes: 01/12/2012 SBC Cancelled project

DEPARTMENT OF MILITARY

Lavinia Volunteer Training Site, Carroll County, Tennessee

Requested Action: **Approval to cancel project**

Project Title: 19 Bed BOQ/BEQ Phase II

Project Description: Design and construct 19 bed BOQ/BEQ to support training activities.

SBC Number: 368/031-01-2006

Total Project Budget: \$750,000.00

Source of Funding: \$750,000.00 Federal Funds (NGB) (F)

Comment: Federal funds were never received for the scope of work of this project. The scope of work was defined in 2006 and does not match current requirements and priorities.

Previous Action: 08/10/2006 SBC Approved project (In House)

Minutes: 01/12/2012 SBC Cancelled project

MILITARY DEPARTMENT

Report Item

The Commission acknowledged the notification of the following projects that will be bid through the U.S. Department of Military's purchasing procedures, subject to the availability of federal funding.

Smyrna Volunteer Training Site

- | | |
|--|-----------|
| • Ground Maintenance Equipment Shelter | \$ 35,190 |
| • Regional Training Institute Break Room | \$ 41,500 |
| • Smyrna Aviation Lane Drainage Improvements | \$102,850 |

Catoosa Volunteer Training Site

- | | |
|---|-----------|
| • Engineering/House Maintenance Shop TR-210 | \$421,875 |
|---|-----------|

Tulahoma Volunteer Training Site

- | | |
|---|-----------|
| • Training Aids, Devices and Simulation Systems
Complex Addition | \$306,848 |
| • Ground Maintenance Equipment Shelter | \$ 80,000 |

DEPARTMENT OF GENERAL SERVICES

State Capitol, Legislative Plaza & War Memorial Building, Nashville, Davidson County, Tennessee

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

Project Title: Mechanical and Electrical Upgrade

Project Description: Replacement and upgrade of mechanical, electrical and security systems at the State Capitol, Legislative Plaza and War Memorial Building to provide environmental control, and to address code compliance. Work relating to House Chambers and Senate Chambers will be executed as Phase 1 using Direct Order Contract, remaining work at the Capitol as Phase 2, and work relating to Legislative Plaza and War memorial Building as Phase 3.

SBC Number: 529/005-01-2005

Total Project Budget: \$29,000,000.00

Current Project Funding: \$15,275,600.00
(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-CurrFundsCapMaint (A)
	11,500,000.00	0	11,500,000.00	2010	FRF-GO BondsCapMaint (A)
	<u>0</u>	<u>1,075,600.00</u>	<u>1,075,600.00</u>	2001	FRF-GO Bonds(Energy) (R)
Original Project Budget:	\$14,200,000.00				
Change in Funding:		\$1,075,600.00			
Revised Project Budget:			\$15,275,600.00		

Comment: Additional funding is to recognize the use of energy funds to reimburse the work of phase 1 of the project.

Previous SBC Action:			
06/09/2005	SBC	Appr preplanning; DES to SC	
07/12/2007	SBC	Revise scope & planning funds	
12/17/2007	ESC	Discussed implementation of plan	
05/08/2008	SBC	Rev planning funds; proceed Phase 1	
06/12/2008	SBC	Rev scope to include Senate Chambers	
06/26/2008	ESC	Appr proceeding w/Senate	
12/22/2008	ESC	Revised Planning/Phase 1 Cost	
07/09/2009	SBC	Rev & fully plan Phase 2, appr Commissioning	
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	
Minutes:	01/12/2012	SBC	Revised scope & funding

DEPARTMENT OF GENERAL SERVICES

Davy Crockett Tower, Nashville, Davidson County, Tennessee

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

Project Title: Interior Renovation – Phase 3

Project Description: Renovation of Floors 1, 6, 7 to benefit the Dept. of Commerce & Insurance including reconfiguration of hard wall partitions, environmental abatement, mechanical and electrical modifications, new furniture and finishes. Work will also include remediation of negative environmental conditions on floors 2 through 5.

SBC Number: 529/077-01-2011

Total Project Budget: \$3,750,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,450,000.00	\$ 0	\$3,450,000.00	2010	FRF GO Bonds Cap Improv	(A)
	50,000.00	0	50,000.00		FRF Reserves	(A)
	<u>0</u>	<u>250,000.00</u>	<u>250,000.00</u>		FRF Reserves	(R)
Original Project Budget:	\$3,500,000.00					
Change in Funding:		\$250,000.00				
Revised Project Budget:			\$3,750,000.00			

Comment: The existing project is to renovate floors 1, 6 and 7. The additional funds are to provide environmental remediation on floors 1-7. The previous projects addressed floors 8-12, including associated environmental remediation. Floors 2-5 have yet to be renovated.

Previous Action: 04/14/2011 SBC Approved project
04/25/2011 ESC Selected designer (McFarlin Huitt Parvini)

Minutes: 01/12/2012 SBC Treasurer Lillard asked if this was the final phase on the building and if the building envelope was in good shape. Assistant Commissioner Peter Heimbach responded that the building envelope is good and that there is one more phase planned, but they wanted to get the environmental issues out of the way. Treasurer Lillard asked how much per square foot has been put into the building. Secretary Hargett asked, after this work is done, what the balance will be in the FRF reserve fund. Commissioner Heimbach said he would provide that information to them. The request was then approved to revise scope and funding.

DEPARTMENT OF GENERAL SERVICES

Nashville Supreme Court Bldg, Nashville, Davidson County, Tennessee

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

Project Title: Roof Replacement

Project Description: Complete replacement of roof system including drain repair and stabilization of exterior parapets and coping. All associated work to be addressed in project.

SBC Number: 529/074-01-2012

Total Project Budget: \$300,000.00

Source of Funding:

\$ 50,000.00	11/12	FRF-Current Funds Capital Maint	(A)
\$250,000.00	2001	FRF- GO Bonds Capital Maint	(R)

Comment: Existing roof is approximately 26 years old and has exceeded expected life. Frequent repairs are occurring due to age and condition.

Minutes: 01/12/2012 SBC Approved project

DEPARTMENT OF FINANCE AND ADMINISTRATION

Tennessee Performing Arts Center, Nashville, Davidson County, Tennessee

Requested Action: Approval of a grant

Project Title: TPAC Annual Maintenance Grant

Project Description: Annual facility maintenance grant to Tennessee Performing Arts Center

SBC Number: 529/075-01-2012

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 11/12 Current Funds Capital Maint (A)

Comment: This line-item is a grant that addresses the State's responsibility for maintaining major systems relating to theatre design and operations as outlined in the original contract agreement between the State and TPAC. The grant amount is based on submission of a request by TPAC which has been qualified by the State in meeting criteria for funding.

Minutes: 01/12/2012 SBC Approved grant

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on December 9, 2011.

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: Military Department
Location: Smyrna – Volunteer Training Site
Project Title: Security Fencing and Gates
SBC Project No.: 361/079-04-2012
Total Project Cost: \$150,500
Source of Funding: Federal Funds (F)

- 2) **State Procurement Agency:** STREAM
User Agency: Military Department
Location: Smyrna – Volunteer Training Site
Project Title: Drainage Improvements – Field Maintenance Shop
SBC Project No.: 361/079-01-2012
Total Project Cost: \$210,725
Source of Funding: Federal Funds (F)

- 3) **State Procurement Agency:** STREAM
User Agency: Military Department
Location: Smyrna – Volunteer Training Site
Project Title: Emergency Generator – Network Operations Center
SBC Project No.: 361/079-02-2012
Total Project Cost: \$185,000
Source of Funding: Federal Funds (F)

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*)

<p>1) State Procurement Agency: TN Board of Regents Location: Nashville Project Title: Housing Upgrades SBC Project No: 166/001-01-2011 Designer: McFarlin Huitt Panvini Construction Completion %: 74%</p> <p>Change Order No. 2 Change Order Amount: \$86,973.72 Change Order Percentage: 25.73 Cumulative Percentage: 26.76</p> <p><u>Approved Project Funding</u> Bid Target: \$695,000.00 Base Contract Amount: \$338,000.00 Contingency: \$ 65,000.00</p>	<p>User Agency: Tennessee State University</p> <p>Contractor: KONE, Inc. Targeted Substantial Completion: 02/18/2012</p> <p>Comment: Insured Loss Provide repairs to damage from fire sprinkler discharge that occurred about 6:00 pm on 12/12/11.</p> <p><u>After This Change Order</u> Revised Contract Amount: \$428,435.57 Remaining Contingency: \$ 28,957.38</p>
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Executive Sub-Committee Report

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meetings held on November 21 and December 9, 2011.

There being no further business, the meeting adjourned at 11:25 a.m.

Approved:

Mark A. Emkes MM

Mark A. Emkes, Commissioner
Department of Finance and Administration