

**MINUTES**  
**STATE BUILDING COMMISSION**  
**May 11, 2017**

---

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Secretary of State Tre Hargett called the meeting to order at 11:04 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Beth Harwell, Speaker of the House of Representatives  
Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury  
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Vice-Chairman Randy McNally, Lieutenant Governor  
David Lillard, State Treasurer

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- Department of Environment & Conservation
- Department of Children's Services
- Tennessee Historical Commission
- Department of Military
- Department of General Services
- Department of Correction
- State Building Commission

PRESENTER

President Joe DiPietro  
Chancellor Dr. Flora Tydings  
Commissioner Bob Martineau  
Commissioner Bonnie Hommrich  
Executive Director Patrick McIntyre  
Major General Terry M. Haston  
Deputy Commissioner John Hull  
Deputy Commissioner Chuck Taylor  
State Architect Ann McGauran

OTHER PARTICIPANTS

Brian Nolands, East Tennessee State University  
Doug McCarty, McCarty Holsaple McCarty, Inc.  
Li Wang, McCarty Holsaple McCarty, Inc.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Greeneville, Greene County, Tennessee

**Requested Action:** Approval of a revision in scope

**Project Title:** Clyde Austin 4-H Center Renovations

**Project Description:** This project will replace existing roofs and guttering on several buildings located at the 4-H Center and make improvements to the manager's residence, office/conference building, classroom buildings, *staff housing*, and site infrastructure.

**SBC Number:** 540/001-05-2012

**Total Project Budget:** \$4,500,000.00

**Source of Funding:** \$4,200,000.00 12/13 CurrFunds-CapMaint (A)  
\$ 300,000.00 2012 GO Bonds-CapMaint (A)

**Comment:** This request adds scope for staff housing. The work is anticipated to be accomplished within the existing project funding.

**Previous Action:** 07/12/2012 SBC Approved project and to select a designer.  
07/23/2012 ESC Approved designer (Design Innovations)

**Minutes:** 05/11/2017 SBC Approved a revision in scope.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:**                   **Approval to award a contract for a bid above the subproject MACC**

**Project Title:**                       Masonry Repairs – Phase V

**Project Description:**               This project will provide tuckpointing and other masonry repairs to Pasqua Nuclear Engineering, Taylor Law College, Hesler Biology, and Andy Holt Tower. The retaining wall along Cumberland Avenue will also be replaced.

**SBC Number:**                       540/009-14-2012

**Total Project Budget:**           \$3,000,000.00

**Source of Funding:**               \$3,000,000.00      12/13      CurrFunds-CapMaint      (A)

**Comment:**                           This request will increase the Cumberland Avenue retaining wall subproject by \$115,000.00 to award the base bid. Funding will be provided from a reduction of the subsequent subprojects. No total project funding changes are anticipated.

**Previous Action:**                   07/12/2012    SBC    Approved a project  
  07/23/2012    ESC    Approved designer (CH2M Hill)  
  05/09/2013    SBC    Approved non-competitive procurement of construction

**Minutes:**                            05/11/2017    SBC    Approved awarding a contract for a bid above the subproject MACC.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding and sources of funding and to award a contract for a bid above the subproject MACC

**Project Title:** Campus Beautification Projects-Volunteer Blvd

**Project Description:** This project will improve Volunteer Boulevard from West Cumberland Ave. to East Cumberland Ave. including landscape, adding a bike lane, widening sidewalks, and infrastructure items such as Information Technology, lighting, and signaling. Phase I improved the area on Volunteer Boulevard from Circle Park to UT Drive (2,800 linear feet). Phase II will improve the area on Volunteer Blvd. from Circle Park to Cumberland Ave. East (1,600 linear feet).

**SBC Number:** 540/009-08-2015

**Total Project Budget:** \$19,178,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$11,124,000.00	\$0.00	\$11,124,000.00	TSSBA	(A)
	0.00	8,054,000.00	8,054,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$11,124,000.00</b>				
<b>Change in Funding:</b>		<b>\$8,054,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$19,178,000.00</b>		

**Comment:** The project has 3 subprojects: Phase I (subprojects 1 & 2) and Phase II (subproject 3). The costs of the subprojects in Phase I have exceeded the original estimates and it is anticipated that the cost of the Phase II work will also exceed the original estimate. The additional funds are being added to meet the designer's estimate for the original scope of work to complete Phase II.

As to Phase I, subproject 2, three bids were received on March 28, 2017 for this work. The bids all exceeded the anticipated MACC for this subproject. Funding is being moved within the overall project budget to award a contract for Phase I, subproject 2 to Merit Construction, Inc. for the base bid and two alternates.

**Previous Action:**

06/11/2015	SBC	Referred to ESC with authority to act.
07/09/2015	SBC	Approved project
12/17/2015	SBC	Approved utilizing Best Value delivery method
12/21/2015	ESC	Approved designer (Ross Fowler)
04/18/2016	SBC	Approved revision in scope and funding
10/13/2016	SBC	Approved a revision in project budget, scope, funding and source of funding.

Continued...

**Minutes:**

05/11/2017

SBC

Comptroller Wilson asked where the \$8,054,000 in plant funds came from and President DiPietro replied that Knoxville has reserve funds. Secretary Hargett asked what the balance was for those funds and President DiPietro replied that they can get that information to the members. Secretary Hargett stated that the University was good at reporting this information.

The Commission approved a revision in project budget, funding and sources of funding and to award a contract for a bid above the subproject MACC.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**               Golf Team Facility

**Project Description:**       This project will construct a new Golf Team Facility providing space for the men's and women's golf program and areas for public functions. Project will also include an addition to the maintenance building for grounds maintenance staff.

**SBC Number:**               540/009-16-2016

**Total Project Budget:**     \$2,500,000.00

**Source of Funding:**       \$2,500,000.00               Gifts   (O)

**Comment:**                   This request is for the early design phase of the Golf Team Facility.

**Previous Action:**           08/11/2016   SBC    Approved project with process to select a designer  
                                  08/22/2016   ESC    Approved designer (Blankenship & Partners)  
                                  03/09/2017   SBC    Approved utilization of Best Value alternative delivery method

**Minutes:**                    05/11/2017   SBC    Approved the Early Design Phase as recommended by the State Architect.

TENNESSEE BOARD OF REGENTS

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

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

**Project Title:** Pediatrics Renovation

**Project Description:** Renovate the Pediatrics ground floor clinic space in the Clinical Education Building to create a more efficient work flow for the patients, physicians, students, and staff.

**SBC Number:** 166/005-03-2016

**Total Project Budget:** \$1,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$500,000.00	\$500,000.00	\$1,000,000.00	MEAC Grant (O)
<b>Original Project Budget:</b>	<u>\$500,000.00</u>			
<b>Change in Funding:</b>		\$500,000.00		
<b>Revised Project Budget:</b>			\$1,000,000.00	

**Comment:** Additional work includes exam rooms and nurse's station within clinic. Medical Education Assistance Corporation (MEAC) will fund the entire project.

**Previous Action:** 06/09/2016 SBC Approved project  
08/22/2016 ESC Selected designer (Barber McMurry Architects)

**Minutes:** 05/11/2017 SBC Approved a revision in project budget, funding, and source of funding.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** Facilities Storage Shed

**Project Description:** Design and construct an open storage shed with related drives, walks, and fenced enclosures.

**SBC Number:** 166/009-01-2017

**Total Project Budget:** \$138,155.00

**Source of Funding:** \$138,155.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a FY 2015/2016 **disclosed** project, disclosed for \$280,000. Shed will contain mulch, top soils, and other materials in compliance with MTSU's storm water maintenance program.

**Minutes:** 05/11/2017 SBC Approved project, budget, scope, funding, and source of funding, and proceeding with the process to select a designer.



TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:** Getwell Entry Gate

**Project Description:** Install entry gate at the Getwell entry to the Park Avenue campus.

**SBC Number:** 166/007-02-2017

**Total Project Budget:** \$180,000.00

**Source of Funding:** \$180,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a FY 2016/2017 Special Opportunity **disclosed** project.

**Minutes:** 05/11/2017 SBC Approved project, budget, scope, funding, and source of funding, and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Cleveland State Community College, Cleveland, Bradley County, Tennessee

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

**Project Title:** Master Plan

**Project Description:** Update Master Plan for Cleveland State Community College campuses.

**SBC Number:** 166/013-01-2013

**Total Project Budget:** \$128,200.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$110,000.00	\$18,200.00	\$128,200.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<u>\$110,000.00</u>			
<b>Change in Funding:</b>		\$18,200.00		
<b>Revised Project Budget:</b>			\$128,200.00	

**Comment:** Additional funds are for space allocation programming for a future Capital Outlay priority to be included in the approved master plan.

**Previous Action:**

03/14/2013	SBC	Approval to issue RFP
01/14/2016	SBC	Approved budget and selection of consultant (Sizemore Group)
02/09/2017	SBC	Presentation and approval of master plan

**Minutes:**

05/11/2017	SBC	Approved a revision in project budget, funding, and source of funding.
------------	-----	--

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

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

**Project Title:** Science Building HVAC Update

**Project Description:** Update HVAC and associated controls.

**SBC Number:** 166/019-02-2016

**Total Project Budget:** \$570,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$520,000.00	0.00	\$520,000.00	16/17	CurrFunds-CapMaint	(A)
	0.00	50,000.00	50,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	\$520,000.00					
<b>Change in Funding:</b>		\$50,000.00				
<b>Revised Project Budget:</b>			\$570,000.00			

**Comment:** Three bids were received on April 19th, with MSB Construction submitting the low bid. Additional funds are for base bid plus alternate one. There will be no additional designer fees.

**Previous Action:** 07/14/2016 SBC Approved project  
07/25/2016 ESC Selected designer (Allen & Hoshall)

**Minutes:** 05/11/2017 SBC Approved a revision in project budget, funding, and sources of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee \*\*

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

**Project Title:**               Campbell County Higher Ed Center Lab Expansion

**Project Description:**       Provide for an addition to the Campbell County building that will include lab and classroom space for Anatomy and Physiology and other sciences.

**SBC Number:**               166/027-01-2016

**Total Project Budget:**     \$1,100,000.00

**Source of Funding:**       \$1,100,000.00       16/17       CurrFunds-CapImp       (A)

**Comment:**                 This is an addition to a facility built in 2005.

**Previous Action:**         07/14/2016       SBC       Approval to issue RFP  
                                  07/25/2016       ESC       Selected designer (Community Tectonics Architects)

\*\* Work to be done in Campbell County

**Minutes:**                 05/11/2017       SBC       Comptroller Wilson mentioned that Senator Yager and Representative Powers are interested in this project. The Commission approved the Early Design Phase as recommended by the State Architect.

TENNESSEE BOARD OF REGENTS

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

**Requested Action:** Approval of the Early Design Phase as presented by McCarty Holsaple McCarty, Inc.

**Project Title:** Fine Arts Classroom Building

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

**SBC Number:** 166/005-08-2013

**Total Project Budget:** \$52,338,250.00

<b>Source of Funding:</b>	\$28,000,000.00	2015	GOBonds-CapImp	(A)
	6,350,750.00		Gifts	(O)
	2,487,500.00		Plant Funds (Non-Aux)	(A)
	7,500,000.00		TSSBA (Aux, various)	(A)
	8,000,000.00		Grant (Johnson City)	(O)

**Comment:** Campus programs in music, theatre, the arts, and general education will use the facility.

<b>Previous Action:</b>	10/10/2013	SBC	Approved project
	05/26/2015	SBC	Selected designer (McCarty Holsaple McCarty, Inc.)
	07/09/2015	SBC	Revised budget and approved utilization of CM/GC
	10/13/2015	SBC	Selected CM/GC (Denark Construction, Inc.)
	09/08/2016	SBC	Revised budget
	12/08/2016	SBC	Revised budget

**Minutes:** 05/11/2017 SBC Chancellor Tydings introduced President Brian Noland and Doug McCarty with McCarty Holsaple McCarty, Inc. Mr. McCarty introduced Li Wang to give the presentation. Comptroller Wilson stated that, based on the cost of this project, he questioned if it was appropriate to move forward without approval by the new Board of Trustees. The President wrote a letter explaining that the Trustees are very aware and supportive of this project.

The Commission approved the Early Design Phase as presented by McCarty Holsaple McCarty, Inc.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Cummins Falls State Park, Cookeville, Putnam County, Tennessee

**Requested Action:** Approval of the Early Design Phase as presented by Cogent Studio

**Project Title:** Cummins Falls SP New Visitor Center

**Project Description:** Construct a visitor center, support facilities and trails.

**SBC Number:** 126/032-01-2016

**Total Project Budget:** \$ 2,846,700.00

**Source of Funding:** \$ 2,846,700.00      16/17      CurrFunds-CapImp      (A)

**Comment:** The new Visitor Center will be approximately 5,400 square feet. Bids are anticipated in September.

**Previous Action:** 07/14/2016      SBC      Approved project and to select designer  
08/22/2016      ESC      Approved designer selection (Cogent Studio)

**Minutes:** 05/11/2017      SBC      Commissioner Martineau introduced Trey Wheeler, Dawn Snyder, and Thomas Palmer with Cogent Studio for the presentation. The Commission approved the Early Design Phase as presented by Cogent Studio.

DEPARTMENT OF CHILDREN'S SERVICES

Mountain View & John S. Wilder Youth Development Centers, Dandridge & Somerville, Jefferson & Fayette Counties, Tennessee

**Requested Action:** Approval to utilize a contract procured under the Central Procurement Office for a portion of the construction

**Project Title:** Mountain View and Wilder Youth Development Centers PREA Compliance

**Project Description:** Provide the supporting infrastructure for surveillance system to meet PREA standards and all related work. Project will modify the central control rooms to accommodate new equipment.

**SBC Number:** 144/000-01-2015

**Total Project Budget:** \$ 5,030,000.00

**Source of Funding:** \$ 5,030,000.00      15/16      CurrFunds-CapMaint      (A)

**Comment:** Use of the Central Procurement Office is being requested to expedite the procurement process for the Mountain View YDC portion of the project. This procurement method will address the complexity of the surveillance system along with integration of this critical operational component. The Wilder Youth Development Center PREA Compliance portion of the project will be procured through an open bidding process.

**Previous Action:** 07/09/2015      SBC      Approved project  
07/20/2015      ESC      Selected designer (Buford Goff & Associates)

**Minutes:** 05/11/2017      SBC      Comptroller Wilson stated that it was very appropriate to use the Central Procurement Office procurement for this work and was glad to see them doing this. The Commission approved utilizing a contract procured under the Central Procurement Office for a portion of the construction.

TENNESSEE HISTORICAL COMMISSION

Statewide

**Requested Action:** Approval of a revision in project budget, funding and sources of funding and to extend the contract for an additional 12 months

**Project Title:** Architectural Consultant

**Project Description:** Consultant to assist the agency with professional design services and project planning efforts.

**SBC Number:** 160/000-01-2014

**Total Project Budget:** \$ 200,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 75,000.00	\$ 0.00	\$ 75,000.00	14/15	CurrFunds-MajorMaint	(A)
	50,000.00	75,000.00	125,000.00	16/17	CurrFunds-MajorMaint	(A)
<b>Original Project Budget:</b>	<u>\$ 125,000.00</u>					
<b>Change in Funding:</b>		<b>\$ 75,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$ 200,000.00</b>			

**Comment:** The agency requests to add additional funding at this time and to extend the contract through October 31, 2018. This will add the fourth year, of a maximum of five years, for the contract.

**Previous Action:**

07/10/2014	SBC	Appr project
07/10/2014	ESC	Selected designer (Centric Architecture)
07/09/2015	SBC	Approved contract extension
07/14/2016	SBC	Approved revision in funding & contract extension

**Minutes:** 05/11/2017 SBC Approved a revision in project budget, funding and sources of funding and to extend the contract for an additional 12 months.



DEPARTMENT OF MILITARY

Volunteer Training Site-Milan, Lavinia, Carroll County, Tennessee

**Requested Action:** Approval of a project, budget, scope source(s) of funding and utilizing Agency Resources for design

**Project Title:** VTS-Milan Cantonment Area Exterior Repairs

**Project Description:** Replace failed shingle roof system, windows and doors and add energy efficient siding system to multiple buildings in a barracks complex.

**SBC Number:** 368/031-01-2017

**Total Project Budget:** \$ 970,000.00

**Source of Funding:** \$ 970,000.00 Federal Funds (NGB) (F)

**Comment:** This is a 100% federally funded project that was designed using Agency in-house architectural services. Siding package will be added to exterior CMU walls to improve efficiency of existing geothermal heating and cooling system.

Agency in-house architectural services will be used for construction administration, and close out phases and there is no need for outside design services. In order to utilize federal funding, a Construction contract must be awarded before September 30, 2017.

**Minutes:** 05/11/2017 SBC Approved project, budget, scope, source of funding and utilizing Agency Resources for design.

DEPARTMENT OF MILITARY

Volunteer Training Site-Milan, Lavinia, Carroll County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding and utilizing a previously selected designer

**Project Title:** VTS-Milan Electrical Conversion

**Project Description:** Conversion of site electrical infrastructure from Delta to Wye configuration and transfer of power distribution from Milan Army Ammunition Plant to local utility provider.

**SBC Number:** 368/031-02-2017

**Total Project Budget:** \$ 954,000.00

**Source of Funding:** \$ 954,000.00 Federal Funds (NGB) (F)

**Comment:** This is a 100% federally funded project previously disclosed at the July 2016 SBC meeting. Goodwyn, Mills and Cawood, was selected as designer in accordance with federal procedures and also serves as one of the agency consultants for the Department of Military.

A task authorization will be written to conduct bidding, construction administration, and close out phases, and use the construction documents prepared under the federal design contract. In order to utilize federal funding, a Construction contract must be awarded before 30 September 2017.

**Minutes:** 05/11/2017 SBC Approved project, budget, scope, source of funding and utilizing a previously selected designer.

DEPARTMENT OF GENERAL SERVICES

Nashville Supreme Court Building, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a revision in scope and to utilize the Value Added Resellers Contract to perform a portion of the work

**Project Title:** Nashville Supreme Court Building Exterior Repairs

**Project Description:** Restore/replace windows; repair gutter and drains; replace carpet in office areas; *and replace lighting with LED*. Project to include all required related work.

**SBC Number:** 529/074-01-2015

**Total Project Budget:** \$ 3,040,000.00

**Source of Funding:** \$ 3,040,000.00      14/15      FRF CurrFunds-CapMaint      (A/R)

**Comment:** In order to reduce utility costs, the existing lighting fixtures will be retrofitted with LED. The Value Added Resellers Contract is requested since it is the most cost effective method for lighting replacement. The added scope will not require additional funding and this would allow the agency to forego a capital budget request for the needed work. The anticipated cost of the VAR work is \$280,000.

**Previous Action:**

01/08/2015	SBC	Approved fully planned project
08/24/2015	ESC	Selected designer (Centric Architecture)
01/12/2017	SBC	Approved a revision in scope

**Minutes:**

05/11/2017	SBC	Approved a revision in scope and to utilize the Value Added Resellers Contract to perform a portion of the work.
------------	-----	--

DEPARTMENT OF GENERAL SERVICES

South Central Regional Health, Columbia, Maury County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding and sources of funding

**Project Title:** ADA Improvements

**Project Description:** Interior and exterior renovations to bring the facility up to current ADA standards and related work.

**SBC Number:** 408/003-01-2015

**Total Project Budget:** \$ 356,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 265,000.00	\$ 0.00	\$ 265,000.00	09/10	CurrFunds-CapMaint/ADA Funds (R)
	0.00	91,000.00	91,000.00	95/96	CurrFunds-CapMaint/ADA Funds (R)
<b>Original Project Budget:</b>	\$ 265,000.00				
<b>Change in Funding:</b>		\$ 91,000.00			
<b>Revised Project Budget:</b>			\$ 356,000.00		

**Comment:** Additional funds are needed to meet the estimated construction cost. The project will be delivered via Design Bid Build (DBB) instead of Job Order Contract (JOC).

**Previous Action:** 10/13/2015 SBC Approved project utilizing JOC and Agency Consultant

**Minutes:** 05/11/2017 SBC Approved a revision in project budget, funding and sources of funding.

DEPARTMENT OF CORRECTION

Statewide

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

**Project Title:** Agency Consultants

**Project Description:** Provide Agency Consultants for Architectural, Engineering and Environmental consultant services for various projects.

**SBC Number:** 140/001-01-2016

**Total Project Budget:** \$ 500,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 200,000.00	\$ 500,000.00	16/17	CurrFunds-MajorMaint	(A)
<b>Original Project Budget:</b>	\$ 300,000.00					
<b>Change in Funding:</b>		\$ 200,000.00				
<b>Revised Project Budget:</b>			\$ 500,000.00			

**Comment:** Additional funds are needed due to higher than anticipated utilization of the consultants to meet the programming needs of the agency.

**Previous Action:**

07/14/2016	SBC	Approved project and to select designers
08/22/2016	ESC	ESC Approved designer selections (Gobbell Hays and Fisher Arnold)
09/19/2016	ESC	Approved designer selection (Smith Seckman Reid)

**Minutes:** 05/11/2017 SBC Approved a revision in project budget, funding and source of funding.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on April 13, 2017.

SBC By-Laws, Policy and Procedures

- 1) Approved revisions to the following provisions of the *SBC By-Laws, Policy and Procedures*:

**ARTICLE II**

**MEMBERSHIP AND STAFF**

**II-4 ADMINISTRATIVE STAFF**

The Commission will employ such administrative staff personnel as are necessary to carry out its purpose and charge, who shall be attached to the Department of Treasury for all administrative purposes except the discharge of duties and functions directly required of such personnel by the Commission.

**ARTICLE IV**

**OFFICERS**

**IV-4 STATE ARCHITECT**

The State Architect, selected and approved by the Commission, shall serve as Chief Staff Officer of the Commission and shall serve as the operating manager of the affairs of the Commission, be administratively attached to the Department of Treasury, be responsible for supervision of projects approved by the Commission, and will institute such operating procedures as are required to implement the rules, policy, and procedure, and will promulgate technical standards, including, but not limited to policy and procedures of the Office of the State Architect, and of the Commission. The State Architect shall submit agenda items to the Secretary and to the Executive Sub-Committee Chair for their consideration. The State Architect shall prepare and maintain, at the discretion of the Secretary, minutes and records of the Commission. An Assistant State Architect shall, in the absence or disability of the State Architect, perform the duties and exercise the powers of the State Architect.

**Report of Items Approved by Office of the State Architect**

- **Change Orders** which result in a net aggregate increase or decrease in excess of 10% of the original contract sum, or which exceed an individual change order item in an amount in excess of \$500,000 (in accordance with Item 6.04(C)(3) of the *SBC By-Laws, Policy & Procedures*)

1)	<b>State Procurement Agency:</b> University of Tennessee <b>Location:</b> Chattanooga, Tennessee <b>Project Title:</b> 605 Oak Street Parking Lot <b>SBC Project No:</b> 540/005-01-2016 <b>Designer:</b> ASA Engineering & Consulting	<b>User Agency:</b> UT Chattanooga  <b>Contractor:</b> Construction Consultants, Inc.
	<b>Construction Completion %:</b> 6.2% <b>Change Order No.</b> 1 <b>Change Order Amount:</b> \$9,986.06 <b>Change Order Percentage:</b> 6.2% <b>Cumulative Percentage:</b> 6.2%	<b>Targeted Substantial Completion:</b> 05/31/2017 <b>Comment: Hidden Conditions</b> This change order is less than the 10% threshold, but increases the contract amount to above the MACC. The work accommodates the relocation of a required retention basin, after an underground high voltage line and fiber optic line were discovered below grade in the initially planned location.
	<b><u>Approved Project Funding</u></b> <b>Original Bid Target:</b> \$160,000 <b>Base Contract Amount:</b> \$160,000 <b>Contingency:</b> \$8,000	<b><u>After This Change Order</u></b> <b>Revised Contract Amount:</b> \$169,986.06 <b>Remaining Undedicated Funds:</b> \$10,500.00
2)	<b>State Procurement Agency:</b> University of Tennessee <b>Location:</b> Memphis, Tennessee <b>Project Title:</b> Security Upgrades <b>SBC Project No:</b> 540/013-04-2015 <b>Designer:</b> R&N Systems Design	<b>User Agency:</b> UT Health Sciences Center  <b>Contractor:</b> Siemens Industry, Inc.
	<b>Construction Completion %:</b> 66% <b>Change Order No.</b> 1 <b>Change Order Amount:</b> \$501,409 <b>Change Order Percentage:</b> 10.25% <b>Cumulative Percentage:</b> 10.25%	<b>Targeted Substantial Completion:</b> 11/02/2017 <b>Comment: Added Scope</b> This change order addresses additional security equipment needs, beyond that which was approved initially, due to the request of a new police chief being hired for security operations.
	<b><u>Approved Project Funding</u></b> <b>Original Bid Target:</b> \$6,200,000 <b>Base Contract Amount:</b> \$4,890,415 <b>Contingency:</b> \$620,000	<b><u>After This Change Order</u></b> <b>Revised Contract Amount:</b> \$5,391,824 <b>Remaining Undedicated Funds:</b> \$10,480

3) **State Procurement Agency:** TN Board of Regents **User Agency:** Columbia State Community College  
**Location:** Franklin, Tennessee  
**Project Title:** Williamson County Center Relocation  
**SBC Project No:** 166/015-01-2012  
**Designer:** Bauer Askew Architecture **Contractor:** Hoar Construction, LLC  
**Construction Completion %:** 98% **Targeted Substantial Completion:** 03/10/2017  
**Change Order No.** 34 **Comment:** Unavoidable Delays/Omission/Design  
**Change Order Amount:** \$41,092.15 **Modifications/Added Scope**  
**Change Order Percentage:** 0.13% This change order provides for additional scope imposed  
**Cumulative Percentage:** 10.59% by the City of Franklin to install electrical and lighting  
regarding Knoll Top Lane entrance. The City of Franklin  
is funding this request. This work also includes  
additional signage omitted due to previous programmatic  
space revision which did not incur any premium cost to  
the owner. The campus imposed additional changes by  
rearranging the previously approved furniture layout in  
the conference room. This required relocating electrical  
floor boxes, which in turn required replacement of the  
carpet. Also, this CO includes CM fees that were not  
claimed previously for change order work to  
accommodate exterior landscape furniture.

**Approved Project Funding**

**Original Bid Target:** \$34,614,000.00  
**Base Contract Amount:** \$31,827,170.67  
**Contingency:** \$706,000.00

**After This Change Order**

**Revised Contract Amount:** \$35,196,669.30  
**Remaining Undedicated Funds:** \$123,330.70

4) **State Procurement Agency:** TN Board of Regents **User Agency:** Volunteer State Community College  
**Location:** Gallatin, Tennessee  
**Project Title:** Mattox Building HVAC Updates  
**SBC Project No:** 166/025-02-2012  
**Designer:** Kurzynske & Associates **Contractor:** Advanced Mechanical Contractors  
**Construction Completion %:** 81% **Targeted Substantial Completion:** 05/10/2017  
**Change Order No.** 1 **Comment:** Added Scope  
**Change Order Amount:** \$46,592.06 This change order addresses some added scope through  
the discovery of a defective existing chiller that had a bad  
water pump and seal.  
**Change Order Percentage:** 10.94%  
**Cumulative Percentage:** 10.94%

**Approved Project Funding**

**Original Bid Target:** \$500,000.00  
**Base Contract Amount:** \$426,000.00  
**Contingency:** \$46,178.94

**After This Change Order**

**Revised Contract Amount:** \$472,592.06  
**Remaining Undedicated Funds:** \$73,586.88



- 5) **State Procurement Agency:** STREAM **User Agency:** General Services  
**Location:** William R. Snodgrass Tennessee Tower  
**Project Title:** Exterior Building Maintenance  
**SBC Project No:** 529/079-03-2011-01  
**Designer:** Kline Swinney Associates **Contractor:** WellSpring Builders  
**Construction Completion %:** 95.40% **Targeted Substantial Completion:** 05/15/2017  
**Change Order No.** 11 **Comment: Hidden Conditions**  
**Change Order Amount:** \$16,237.85 This change order provides for an exhaust fan and ductwork to exhaust out the boiler/mechanical room from fumes and smoke during the mechanical equipment demolition portion of this project.  
**Change Order Percentage:** 0.32%  
**Cumulative Percentage:** 20.9%  
Approved Project Funding **After This Change Order**  
**Original Bid Target:** \$6,000,000  
**Base Contract Amount:** \$5,001,085 **Revised Contract Amount:** \$6,304,650.31  
**Contingency:** \$600,000 **Remaining Undedicated Funds:** \$253,469.61
- 6) **State Procurement Agency:** STREAM **User Agency:** Children's Services  
**Location:** New Visions Youth Development Center  
**Project Title:** Electronic Security Upgrades  
**SBC Project No:** 144/004-01-2015-02  
**Designer:** MHP Architects **Contractor:** Bill Edwards Construction  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 09/08/2017  
**Change Order No.** 1 **Comment: Added Scope**  
**Change Order Amount:** \$595,354.25 This change order provides for the additional scope of agency required resident dorm room security locksets and integration system. This need is in order to provide a higher security environment to support the youth detention needs.  
**Change Order Percentage:** 95.26%  
**Cumulative Percentage:** 95.26%  
Approved Project Funding **After This Change Order**  
**Original Bid Target:** \$950,000  
**Base Contract Amount:** \$625,000 **Revised Contract Amount:** \$1,220,354.25  
**Contingency:** \$95,000 **Remaining Undedicated Funds:** \$420,000  
(Remaining unused Master Project funds \$2,145,810.09 (accounting for future Rec. Field subproject)).
- 7) **State Procurement Agency:** STREAM **User Agency:** Children's Services  
**Location:** New Visions Youth Development Center  
**Project Title:** Security Perimeter Fence  
**SBC Project No:** 144/004-01-2015-03  
**Designer:** MHP Architects **Contractor:** US Fence and Gate  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 02/26/2017  
**Change Order No.** 4 **Comment: Added Scope**  
**Change Order Amount:** \$2,442 This change order provides for additional razor wire at three fence intersections to discourage climbing attempts. The work is at the request of the agency.  
**Change Order Percentage:** 0.80%  
**Cumulative Percentage:** 41.77%  
Approved Project Funding **After This Change Order**  
**Original Bid Target:** \$597,500  
**Base Contract Amount:** \$306,737 **Revised Contract Amount:** \$434,869  
**Contingency:** \$59,750 **Remaining Undedicated Funds:** \$224,823

Secretary Hargett asked about change orders number 6 and 7 and the unusual number of change orders for this project. State Architect Ann McGauran replied that there is a high percentage value on the change orders. Commissioner Hommrich provided the information that when the Department of Military received a federal award to create a Youth Challenge Program, DCS agreed to consolidate their operation in the smaller New Visions location. The use of the New Visions Youth Development Center changed from being a female secure to a male secure facility. Male Secure facilities had a higher security need and that in retrospect a security consultant should have been utilized. Additionally, the federal award to the Department of Military necessitated an expedited schedule because the Youth Challenge Program at Woodland Hills needed to be fully operational by July 2017.

Secretary Hargett asked these clarifying questions.

- Was an agency special consultant in secured housing involved in planning this project? Commissioner Hommrich responded that one had not been utilized.
  - Is a special consultant needed for this or future projects? Commissioner Hommrich responded yes, in the future DCS will request a security consultant on work of this type for Youth Development Centers.
  - Are children housed in this facility now? Commissioner Hommrich responded yes, youth are currently in the facility.
  - When will the project be complete? Commissioner Hommrich responded that all work will be completed by the end of the year.
- 
- **Projects Approved Under Delegated Authority** which are not in excess of the \$500,000 threshold for major maintenance, and are not funded in whole or part by bond proceeds or residual proceeds from bond funding (in accordance with Item 2.01 of the *SBC By-Laws, Policy & Procedures*)
    - 1) **State Procurement Agency:** STREAM  
**User Agency:** Department of Education  
**Location:** West Tennessee School for the Deaf  
**Project Title:** WTSD Playground  
**Project Description:** Upgrade of existing playground to meet accessibility requirements including new equipment, surfacing and all required related work.  
**SBC Project No.** 168/009-01-2017  
**Total Project Budget:** \$160,000  
**Source of Funding:** \$148,419.37 – 2011-2012 CFCM ADA Residual  
\$ 11,580.63 – 2012-2013 CFCM ADA Residual

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)

- 1) **State Procurement Agency:** STREAM  
**Location:** Bledsoe County Correctional Complex  
**Project:** Correctional Complex Expansion  
**SBC No.** 142/013-01-2013  
**Designer:** Thomas Miller & Partners, PLLC  
**Amount:** \$70,360  
**Explanation:** This ASR addresses additional design to incorporate added scope from TDOC. The designer had reached the design development stage when the required scope changes occurred. This required the designer and the consultants to redesign and re-issue a new design development package. The main scope change included changing from a designed "minimum" security prison to a "medium" security prison. Also included is the decision to delete the project scope to include housing units at this time.

**Other Business**

There being no further business, the meeting adjourned at 11:41 a.m.

\* \* \* \* \*

Approved:



---

Tre Hargett  
Secretary, State Building Commission  
Secretary of State