

**MINUTES**  
STATE BUILDING COMMISSION  
October 13, 2016

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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. Lieutenant Governor Ramsey called the meeting to order at 11:07 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

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

MEMBERS ABSENT

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

ORGANIZATION

- Tennessee Board of Regents
- Department of General Services
- University of Tennessee
- Department of Environment & Conservation
- Department of Education
- Department of Economic & Community Development
- Department of Intellectual & Developmental Disabilities
- State Building Commission

PRESENTER

Interim Chancellor David Gregory  
Commissioner Bob Oglesby  
CFO Ron Maples  
Deputy Commissioner Brock Hill  
Deputy Commissioner Kathleen Airhart  
Chief of Staff Ted Townsend  
Deputy Commissioner Lance Iverson  
State Architect Peter Heimbach

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

**Project Title:** ADA and Accessibility Adaptations

**Project Description:** Make ADA adaptations for accessibility at Community Colleges and TCATs, statewide.

**SBC Number:** 166/000-01-2016

**Total Project Budget:** \$800,000.00

**Source of Funding:** \$800,000.00      16/17      CurrFunds-CapMaint      (A)

**Comment:** This is a FY 16/17 line-item in the capital budget. The annual program appropriation is allocated to institutions established in an original system-wide project from June 1996. Funding will continue to address ADA issues. Current priorities will address issues at TCATs Chattanooga, Whiteville, Jacksboro, Memphis, and Jackson. Priorities for Community Colleges include NeSCC and RSCC.

**Minutes:** 10/13/2016      SBC      Approved a project, budget, scope, source of funding and proceeding with the process to select three designers.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

**Project Title:** Various Roof Repairs/Replacements

**Project Description:** Repair/replacement roofs, including all roof system components, drainage systems, and wall interfaces.

**SBC Number:** 166/001-01-2013

**Total Project Budget:** \$1,340,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$250,000.00	\$0.00	\$250,000.00	13/14	CurrFunds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	2013	GO Bonds-CapMaint	(A)
	0.00	90,000.00	90,000.00		Plant (Non-Auxiliary)	(A)

**Original Project Budget:** \$1,250,000.00

**Change in Funding:** \$90,000.00

**Revised Project Budget:** \$1,340,000.00

**Comment:** Five bids were received on September 14th with Elite Contractors submitting the low bid. Additional funds are for base bid + 1 alternate. There will be no additional designer fees.

**Previous Action:** 07/11/2013 SBC Approved project  
08/19/2013 ESC Selected designer (Lyle Cook Martin Architects)

**Minutes:** 10/13/2016 SBC Approved a revision in project budget, funding, and sources of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

**Project Title:** Health Sciences Facility

**Project Description:** Construct new facility to house health sciences in Nursing, Occupational Therapy, Physical Therapy, Cardio-respiratory, and Health Management. Demolish Elliott Hall and a portion of Clement Hall.

**SBC Number:** 166/001-02-2016

**Total Project Budget:** \$38,800,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$29,100,000.00	\$ 0.00	\$29,100,000.00	16/17	CurrFunds-CapImprov	(A)
	5,000,000.00	0.00	5,000,000.00		Title III, federal grant	(F)
	4,700,000.00	(4,700,000.00)	0.00		Student Fees	(O)
	0.00	750,000.00	750,000.00		Plant (Non-Auxiliary)	(A)
	0.00	3,950,000.00	3,950,000.00		TSSBA (student fees)	(O)

**Original Project Budget:** \$38,800,000.00

**Change in Funding:** \$0.00

**Revised Project Budget:** \$38,800,000.00

**Comment:** The project will include laboratories, model medical facilities, and IT infrastructures. The project will also demolish Elliott Hall and a portion of Clement Hall. The TSSBA bonds will ensure funds are in the project prior to collecting the student fees.

**Previous Action:** 07/14/2016 SBC Approved full planning and use of CM/GC

**Minutes:** 10/13/2016 SBC Approved a revision in sources of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

**Requested Action:** Approval of a revision in project budget, scope, funding and sources of funding to fully fund the project

**Project Title:** Laboratory Science Building and Infrastructure

**Project Description:** Construct new facilities for laboratory sciences, relocating the Chemistry program. Project includes modifications to the utilities facilities to accommodate the new building.

**SBC Number:** 166/011-11-2013

**Total Project Budget:** \$90,114,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$4,500,000.00	\$7,250,000.00	\$11,750,000.00		Plant (Non-Auxiliary) (A)
	0.00	1,000,000.00	1,000,000.00		Gifts (O)
	0.00	6,000,000.00	6,000,000.00		TSSBA (student fees) (O)
	0.00	114,000.00	114,000.00		Student fees (A)
	0.00	71,250,000.00	71,250,000.00	16/17	CurrFunds-CapImprov (A)
<b>Original Project Funding:</b>	<b>\$4,500,000.00</b>				
<b>Change in Funding:</b>		<b>\$85,614,000.00</b>			
<b>Revised Project Funding:</b>			<b>\$90,114,000.00</b>		

**Comment:** This adds FY 16/17 line-item funding to the project. The demolition of Foster Hall is no longer a part of this project. The campus is repurposing existing student fees in place since 2013. The existing sustainable fees will pay for LEED certification. The TSSBA bonds will ensure funds are in the project prior to collecting the student fees.

**Previous Action:**

07/11/2013	SBC	Approved fully planning a project
01/25/2016	ESC	Selected designer (Upland Design Group)
08/11/2016	SBC	Approved utilization of CM/GC

**Minutes:** 10/13/2016 SBC Approved a revision in project budget, scope, funding and sources of funding to fully fund the project.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Several Buildings Waterproofing & Exterior Repairs

**Project Description:** Clean, tuckpoint, caulk, repair, and waterproof brick walls, brick patios, window sills, stone caps, concrete expansion joints and seating areas. Repair stone fencing and coping on buildings. Install shelf angles, flashings and weeps, and remove and replace brick as required.

**SBC Number:** 166/011-06-2016

**Total Project Budget:** \$3,120,000.00

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,800,000.00	(\$1,700,000.00)	\$100,000.00	16/17	CurrFunds-CapMaint	(A)
<b>Original Project Budget:</b>	<b>\$1,800,000.00</b>					
<b>Change in Funding:</b>		<b>(\$1,700,000.00)</b>				
<b>Revised Project Budget:</b>			<b>\$100,000.00</b>			

**Comment:** Masonry repairs for the Roaden University Center were included in the scope of both projects. This work will be accomplished in the Roaden University Center Upgrades (166/011-14-2014) project.

**Previous Action:** 07/14/2016 SBC Approved project  
07/25/2016 ESC Approved designer (Richard C. Rinks and Associates)

**Minutes:** 10/13/2016 SBC Approved a revision in project budget, funding and sources of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Roaden University Center Upgrades

**Project Description:** Update finishes and systems. *Perform waterproofing and exterior repairs.* Expand the west side of the facility by approximately 19,500 sf. and enclose the north patio. Eliminate parking adjacent to the west side expansion area and return to green space.

**SBC Number:** 166/011-14-2014

**Total Project Budget:** \$7,700,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$6,000,000.00	\$ 0.00	\$6,000,000.00		Plant (Non-Auxiliary) (A)
	0.00	1,700,000.00	1,700,000.00	16/17	CurrFunds-CapMaint (A)
<b>Original Project Budget:</b>	<u>\$6,000,000.00</u>				
<b>Change in Funding:</b>		<b>\$1,700,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$7,700,000.00</b>		

**Comment:** Additional funds are to meet the designer's estimate. The additional funds are only for the work identified in the previous project. There will be no additional designer fees.

**Previous Action:** 07/10/2014 SBC Approved project  
07/10/2014 ESC Designer selected (Sparkman & Associates)

**Minutes:** 10/13/2016 SBC Approved a revision in project budget, scope, funding, and sources of funding.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Dyersburg State Community College, Dyersburg  
(Accessibility (ADA) Adaptations)  
SBC Project No. 166/017-02-2010  
Bid date: 10-05-2016  
Bid Target: \$205,000  
MACC: \$225,000  
SBC Action: Referred to ESC with authority to act



DEPARTMENT OF GENERAL SERVICES

Fleming Training Center, Murfreesboro, Rutherford, Tennessee

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

**Project Title:** HVAC & EMS Upgrades JR Fleming Training Center

**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 building's main entrance.

**SBC Number:** 402/002-01-2012

**Total Project Budget:** \$1,270,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$600,000.00	\$0.00	\$600,000.00	2001	FRF Bonds CM (Energy)	(A/R)
	270,000.00	0.00	270,000.00	2011	FRF CFCM (Energy)	(A/R)
	0.00	400,000.00	400,000.00		FRF Reserves	(R)
<b>Original Project Budget:</b>	<b>\$870,000.00</b>					
<b>Change in Funding:</b>		<b>\$400,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,270,000.00</b>			

**Comment:** Additional funding is required to complete project to the approved scope as indicated by the Designer's estimate.

**Previous Action:**

06/14/2012	SBC	Approved project & issuing RFP for D/B
07/12/2012	SBC	D/B rescinded per 460/000-02-2012 action
07/10/2014	SBC	Approved proceeding with process to select designer
04/20/2015	ESC	Selected designer (Engineering Services Group)

**Minutes:** 10/13/2016 SBC Approved a revision in project budget, funding and sources of funding.

DEPARTMENT OF GENERAL SERVICES

Statewide

**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:** Statewide Interior Renovation Upgrades

**Project Description:** Interior renovations, information technology infrastructure, furniture upgrades, and all required related work.

**SBC Number:** 529/000-05-2016

**Total Project Budget:** \$2,921,400.00

<b>Source of Funding:</b>	\$2,881,400.00	16/17	FRF CurrFunds-CapMaint	(A)
	40,000.00	16/17	TDEC OperFunds	(A)

**Comment:** This project is a FY 16/17 line-item in the capital budget. This project is for Alternative Workplace Solutions. This project is for moveable equipment, furniture reconfiguration, and associated construction work. The work is to be performed in the Tennessee Tower, Davy Crockett State Office Building, James K. Polk State Office Building, and UBS Tower for the Departments of Finance and Administration, Environment and Conservation, Intellectual and Developmental Disabilities, Transportation, and Commerce and Insurance.

**Minutes:** 10/13/2016 SBC Approved a project, budget, scope, funding and sources of funding, and proceeding with the process to select a designer. See page 26 for further discussion.

DEPARTMENT OF GENERAL SERVICES

665 Mainstream, Nashville, Davidson County, Tennessee

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

**Project Title:** 665 Mainstream Office Build-Out

**Project Description:** Build-out of office area including standard finishes, necessary system modifications, furniture and all required related work.

**SBC Number:** 529/012-01-2016

**Total Project Budget:** \$240,000.00

**Source of Funding:** \$240,000.00      16/17      TDH Operating Fund      (A)

**Comment:** This project will allow for renovation to the second floor of the building for additional office space for six new attorneys for the Department of Health. The Job Order Contract is requested in order to expedite the project for new staff members being brought on board. The anticipated construction cost is \$150,000.00. The use of the Agency Consultant is requested as design services are limited to construction documents and construction administration.

**Minutes:** 10/13/2016      SBC      Approved a project, budget, scope, funding and source of funding, utilizing the Agency Consultant for design, and utilizing the Job Order Contract to perform the work.

DEPARTMENT OF GENERAL SERVICES

**Bid Activity Report**

**1) Clover Bottom Campus**

(Essential Maintenance)

SBC Project No. 346/003-01-2015

Bid Target: \$2,100,000.00

M.A.C.C. \$2,310,000.00

Bid date: 10/6/2016

SBC Action: Bids within target; no action required

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Tom Black Track Additions

**Project Description:** This project will construct a new Team Building and add a Press Box to the existing bleachers.

**SBC Number:** 540/009-06-2016

**Total Project Budget:** \$4,000,000.00

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

**Comment:** The increase is needed to cover programmatic changes and additional IT costs identified during planning.

**Previous Action:** 05/12/2016 SBC Approved project and to select a designer  
06/09/2016 ESC Approved designer (Lindsay & Maples Architects)

**Minutes:** 10/13/2016 SBC Approved a revision in project, budget, funding and source of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Alpha Gamma Rho

**Project Description:** Renovate the AGR fraternity house, improve accessibility, expand the dining room, expand the chapter room, create new entrance foyer, install elevator, and add bedrooms, restrooms, and laundry room.

**SBC Number:** 540/009-12-2014

**Total Project Budget:** \$1,645,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,430,000.00	\$215,000.00	\$1,645,000.00	Gifts/Donations	(0)
<b>Original Project Budget:</b>	<u>\$1,430,000.00</u>				
<b>Change in Funding:</b>		\$215,000.00			
<b>Revised Project Budget:</b>			\$1,645,000.00		

**Comment:** The increase is based on the designer's estimate.

**Previous Action:** 08/21/2014 SBC Approved project using The Lewis Group to design  
04/18/2016 SBC Approved a revision in scope and funding

**Minutes:** 10/13/2016 SBC Approved a revision in project budget, funding and source of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**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:** \$11,124,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$6,949,000.00	\$4,175,000.00	\$11,124,000.00	TSSBA (A)
<b>Original Project Budget:</b>	<u>\$6,949,000.00</u>			
<b>Change in Funding:</b>		\$ 4,175,000.00		
<b>Revised Project Budget:</b>			\$11,124,000.00	

**Comment:** This adds the FY 2016-2017 project to this multi-phase project. The added scope will improve the area on Volunteer Boulevard from Circle Park to Cumberland Avenue East, approximately 1,600 linear feet.

**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

**Minutes:** 10/13/2016 SBC Approved a revision in project budget, scope, funding and source of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Hardeman 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:** Educational Facility and Shooting Range – West TN 4-H Center

**Project Description:** This project will construct various shooting ranges, renovate existing facilities and build: a hunter education/headquarters building, outdoor education pavilion, and covered firing line. Site work will include landscaping, and improvements to roads, bridges, and parking lots.

**SBC Number:** 540/001-04 -2016

**Total Project Budget:** \$3,550,000.00

**Source of Funding:** \$2,631,600.00 Grant (TWRA) (O)  
\$ 918,400.00 Plant (Non-Auxiliary) (A)

**Comment:** This is a Special Opportunity **disclosed** project supported and approved by THEC on September 13, 2016.

**Minutes:** 10/13/2016 SBC Approved a project, budget, scope, funding and sources of funding and proceeding with the process to select a designer.



UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

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

**Project Title:** Garden Pavilion

**Project Description:** This project will provide for a UT garden pavilion.

**SBC Number:** 540/001-02-2009

**Total Project Budget:** \$257,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$167,000.00	\$90,000.00	\$257,000.00	Gifts	(0)
<b>Original Project Budget:</b>	<u>\$167,000.00</u>				
<b>Change in Funding:</b>		\$90,000.00			
<b>Revised Project Budget:</b>			\$257,000.00		

**Comment:** The increase is due to program needs and based on the designer's estimate.

**Previous Action:** 07/09/2009 SBC Approved project  
08/24/2015 ESC Approved designer (Sanders Pace Architecture)

**Minutes:** 10/13/2016 SBC Approved a revision in project budget, funding and source of funding.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Fall Creek Falls State Park, Pikeville, Van Buren County, Tennessee

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

Project Title:               Nature Center Septic System Replacement

Project Description:       Replace existing on-site Septic System with a forced main and lift station.

SBC Number:                126/036-01-2014

Total Project Budget:     \$150,000.00

Current Project Funding:   \$ 7,170.73

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$63,776.78	(\$56,606.05)	\$7,170.73	03/04	CurrFunds-CapMaint	(R)
	46,223.22	(46,223.22)	0.00	07/08	CurrFunds-CapMaint	(R)
	40,000.00	(40,000.00)	0.00	08/09	CurrFunds-CapMaint	(R)
Original Project Budget:	<b>\$150,000.00</b>					
Change in Funding:		<b>(\$142,829.27)</b>				
Revised Project Budget:			<b>\$7,170.73</b>			

Comment:                    This project has been superseded by a broader sewage treatment upgrade, SBC #126/036-01-2015.

Previous Action:           03/13/2014    SBC    Approved project, department consultant for design & Job Order Contract to perform work.

Minutes:                    10/13/2016    SBC    Approved cancellation of project.

DEPARTMENT OF EDUCATION

Tennessee School for the Blind, Nashville, Davidson County, Tennessee

**Requested Action:**           **Approval to utilize the Job Order Contract to perform the work**

**Project Title:**                TSB Student Cottage HVAC / Water Heater Replacement

**Project Description:**        Replace HVAC systems and Water Heaters in Student Cottages 1 - 10.

**SBC Number:**                 168/005-01-2016

**Total Project Budget:**      \$404,500.00

**Source of Funding:**         \$ 33,814.50      02/03   CurrFunds-CapMaint   (R)  
  370,685.50      03/04   CurrFunds-CapMaint   (R)

**Comment:**                    The Job Order Contract is requested because the HVAC systems in the cottages are failing and they need to be replaced. Utilizing the Job Order Contract will enable the school to perform the work over Winter Break when the cottages are not occupied. The anticipated maximum construction cost is \$335,000.

**Previous Action:**            04/18/2016    SBC    Reported threshold project  
  04/25/2016    ESC    Report designer selection (Oliver Little Gipson)

**Minutes:**                     10/13/2016    SBC    Approved utilizing the Job Order Contract to perform the work.

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Volkswagen Plant, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Volkswagen Plant Infrastructure

**Project Description:** Grant to the Industrial Development Board of the County of Hamilton for the development of the Volkswagen Plant infrastructure, site development, equipment, facility construction and all related work.

**SBC Number:** 170/003-01-2015

**Total Project Budget:** \$169,285,003.20

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$165,800,000.00	\$0.00	\$165,800,000.00	2015	GO Bonds-CapImpr	(A)
	0.00	385,136.00	385,136.00	08/09	CurrFunds-CapImpr	(R)
	0.00	3,099,867.20	3,099,867.20	11/12	CurrFunds-CapImpr	(R)
<b>Original Project Budget:</b>	<b>\$165,800,000.00</b>					
<b>Change in Funding:</b>		<b>\$3,485,003.20</b>				
<b>Revised Project Budget:</b>			<b>\$169,285,003.20</b>			

**Comment:** In accordance with the terms of the Grant Contract, after closeout of the previous VW grant (SBC#529/000-02-2009), any remaining funds are to be added by amendment. The additional funds will be added to the "Manufacturing Equipment" category in a revised Attachment A to the Grant Contract.

**Previous Action:** 09/10/2015 SBC Approved Grant subject to review by bond counsel

**Minutes:** 10/13/2016 SBC Approved a revision in project budget, funding and sources of funding.

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Clover Bottom Campus, Nashville, Davidson County, Tennessee

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

**Project Title:** Clover Bottom Essential Maintenance

**Project Description:** Project will include mechanical equipment and system upgrades, building interior updates, and site improvements. Buildings affected include Stamps, Harold Jordan Center, One Cannon and the Steam Plant.

**SBC Number:** 346/003-02-2016

**Total Project Budget:** \$4,149,500.00

**Source of Funding:** \$4,149,500.00      16/17      CurrFunds-CapMaint      (A)

**Comment:** This project is a FY 16/17 line-item in the capital budget.  
  
The THC has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

**Minutes:** 10/13/2016      SBC      Approved a project, budget, scope, funding and source of funding, and proceeding with the process to select a designer.

## STATE BUILDING COMMISSION

### Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on September 8, 2016.

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

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

- 1) **State Procurement Agency:** STREAM **User Agency:** Human Services  
**Location:** Tennessee Rehabilitation Center  
**Project Title:** Reroof Buildings C & F  
**SBC Project No:** 442/006-01-2013  
**Designer:** TLP Architects **Contractor:** Don Kennedy Roofing  
**Construction Completion %:** 100% **Targeted Substantial Completion:** 1/12/2015  
**Change Order No.** 4 **Comment: Added Scope**  
**Change Order Amount:** \$1,490.87 This change order provides for the replacement of  
**Change Order Percentage:** .77% existing defective roof drain rings and an extension of  
**Cumulative Percentage:** 29.27% 214 days to the contract.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$448,000.00  
**Base Contract Amount:** \$192,382.00 **Revised Contract Amount:** \$248,703.34  
**Contingency:** \$47,000.00 **Remaining Undedicated Funds:** \$209,436.57
- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Austin Peay State University  
**Location:** Clarksville  
**Project Title:** Sevier Hall HVAC Replacement  
**SBC Project No:** 166/003-03-2015  
**Designer:** HNA Engineering **Contractor:** PPMI Construction  
**Construction Completion %:** 75% **Targeted Substantial Completion:** 1/25/2017  
**Change Order No.** 9 **Comment: Value Added**  
**Change Order Amount:** \$1,026.98 This change order accommodates the replacement of the  
**Change Order Percentage:** 6.86% old existing heat exchanger, along with associated valves  
**Cumulative Percentage:** 16.4% and VFDs. This existing heat exchanger was found to be  
oversized for current operations and caused problems  
with the current new system.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$1,965,000.00  
**Base Contract Amount:** \$1,180,900.00 **Revised Contract Amount:** \$1,374,574.98  
**Contingency:** \$195,000.00 **Remaining Undedicated Funds:** \$5,425.02

- 3) State Procurement Agency: TN Board of Regents User Agency: Austin Peay State University  
Location: Clarksville  
Project Title: Fine Arts Improvements  
SBC Project No: 166/003-05-2013  
Designer: Street Dixon Rick Contractor: Levy Industrial Contractors  
Construction Completion %: 96% Targeted Substantial Completion: 6/20/2016  
Change Order No. 1 Comment: Hidden Conditions  
Change Order Amount: \$14,852.03 This change order provides for additional asbestos caulk  
Change Order Percentage: 12.45% abatement on the exterior of the building that was later  
Cumulative Percentage: 12.45% discovered.  
Approved Project Funding After This Change Order  
Original Bid Target: \$119,262.72  
Base Contract Amount: \$119,262.72 Revised Contract Amount: \$134,114.75  
Contingency: \$10,737.28 Remaining Undedicated Funds: \$4,885.25
- 4) State Procurement Agency: TN Board of Regents User Agency: Columbia State Community College  
Location: Franklin  
Project Title: Williamson County Center Relocation  
SBC Project No: 166/015-01-2012  
Designer: Bauer Askew Arch Contractor: Hoar Construction  
Construction Completion %: 95% Targeted Substantial Completion: 11/17/2016  
Change Order No. 29 Comment: Value Added  
Change Order Amount: \$142,757.03 This change order accommodates exterior furniture,  
Change Order Percentage: 0.45% receptacles, benches, and bike racks that was originally  
Cumulative Percentage: 10.19% anticipated in the main project but was removed when the  
project was believed to be over budget.  
Approved Project Funding After This Change Order  
Original Bid Target: \$34,614,000.00  
Base Contract Amount: \$1,747,350.07 Revised Contract Amount: \$35,068,840.86  
Contingency: \$706,000.00 Remaining Undedicated Funds: \$251,159.14
- 5) State Procurement Agency: TN Board of Regents User Agency: Walters State Community College  
Location: Morristown  
Project Title: Mechanical & Electrical Updates  
SBC Project No: 166/023-01-2015  
Designer: Facility Systems Conslts Contractor: Interstate Mechanical Contractors  
Construction Completion %: 22% Targeted Substantial Completion: 10/3/2016  
Change Order No. 1 Comment: Cost Efficiencies  
Change Order Amount: -\$131,949.40 This is a deduct change order giving credit back to the project.  
Change Order Percentage: -19.15% It was determined that there would be better cost efficiencies  
Cumulative Percentage: -19.15% to couple this proposed deduct work with another scheduled  
project in the Technology Building.  
Approved Project Funding After This Change Order  
Original Bid Target: \$600,000.00  
Base Contract Amount: \$688,900.00 Revised Contract Amount: \$556,950.60  
Contingency: \$134,000.00 Remaining Undedicated Funds: \$68,100.00

6) State Procurement Agency: University of Tennessee User Agency: UT Chattanooga  
 Location: Chattanooga  
 Project Title: Retrofit State Buildings  
 SBC Project No: 540/005-06-2014  
 Designer: DHW Architects Contractor: Helton Construction  
 Construction Completion %: 100% Targeted Substantial Completion: 1/7/2016  
 Change Order No. 4 Comment: Value Added  
 Change Order Amount: \$18,753.00 This change order addresses motion detection on lighting controls and modifications to the existing chiller for more efficiency by deleting a non-functional economizer cycle and reconfiguring the outside air intake system.  
 Change Order Percentage: .88%  
 Cumulative Percentage: 25.34%

**Approved Project Funding**  
 Original Bid Target: \$3,300,000.00  
 Base Contract Amount: \$2,120,000.00  
 Contingency: \$330,000.00

**After This Change Order**  
 Revised Contract Amount: \$2,657,109.00  
 Remaining Undedicated Funds: \$505,000.00

7) State Procurement Agency: University of Tennessee User Agency: UT Knoxville  
 Location: Knoxville  
 Project Title: Tom Black Track/Laporte Stadium Improvements  
 SBC Project No: 540/009-13-2014  
 Designer: Lindsay & Maples Arch Contractor: Rouse Construction  
 Construction Completion %: 99% Targeted Substantial Completion: 7/29/2016  
 Change Order No. 5 Comment: Hidden Conditions  
 Change Order Amount: \$164,119.00 This change order work addresses a hidden condition where uncured polyurethane was discovered underneath a new resurfaced area of the track which created bubbles under the surface. New surfacing was provided in this isolated area.  
 Change Order Percentage: 7.52%  
 Cumulative Percentage: 17.09%

**Approved Project Funding**  
 Original Bid Target: \$2,900,000.00  
 Base Contract Amount: \$2,181,000.00  
 Contingency: \$290,000.00

**After This Change Order**  
 Revised Contract Amount: \$2,553,680.00  
 Remaining Undedicated Funds: \$720,000.00

- **Projects Approved Under Delegated Authority** which are not in excess of the \$500,000 threshold for major maintenance, and are not funded in whole or part by bond proceeds or residual proceeds from bond funding (in accordance with Item 2.01 of the *SBC By-Laws, Policy & Procedures*)

1) State Procurement Agency: Tennessee Board of Regents  
 User Agency: Middle Tennessee State University  
 Location: Murfreesboro  
 Project Title: Cope Building Interior Renovations  
 Project Description: Provide interior renovations on the second floor of the Cope Building.  
 SBC Project No: 166/009-08-2016  
 Total Project Budget: \$420,000  
 Source of Funding: Plant Funds (Non-Auxiliary)



- 2) **State Procurement Agency:** Tennessee Board of Regents  
**User Agency:** East Tennessee State University  
**Location:** Johnson City  
**Project Title:** Brown Hall Greenhouse Repair  
**Project Description:** Make electrical and natural gas heating system repairs to the Brown Hall Greenhouse.  
**SBC Project No.** 166/005-05-2016  
**Total Project Budget:** \$130,000  
**Source of Funding:** Plant Funds (Non-Auxiliary)
- 3) **State Procurement Agency:** Tennessee Board of Regents  
**User Agency:** University of Memphis  
**Location:** Memphis  
**Project Title:** McWherter Library Chiller Replacement  
**Project Description:** Replace a non-functional 330-ton water cooled chiller with a higher efficiency chiller and convert the cooling tower to variable speed.  
**SBC Project No.** 166/007-07-2016  
**Total Project Budget:** \$485,000  
**Source of Funding:** \$242,500 – Plant Funds (Non-Auxiliary)  
\$242,500 – TDEC Clean Tennessee Energy Grant
- 4) **State Procurement Agency:** STREAM  
**User Agency:** Department of Education  
**Location:** Tennessee School for the Deaf  
**Project Title:** HVAC System Replacement  
**Project Description:** Replace HVAC systems in buildings 420 and 421 and all required related work.  
**SBC Project No.** 168/007-02-2016  
**Total Project Budget:** \$424,600  
**Source of Funding:** 16/17 Current Funds-Capital Maintenance

• **Sole Source / Proprietary Procurement**

- 1) **Project Title:** Interior Renovations – 665 Mainstream Building  
**SBC No.** 529/012-01-2012-02  
**Type:** Proprietary  
**Comment:** Door latch cylinder manufactured by Best is needed to match the facility's system which uses Best cylinders. Competition can be provided.
- 2) **Project Title:** Interior Renovations – 665 Mainstream Building  
**SBC No.** 529/012-01-2012-02  
**Type:** Proprietary  
**Comment:** Fire alarm devices manufactured by Edwards is needed to match the facility's fire alarm system. Competition can be provided.

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

- 1) **Project:** University Center – University of Tennessee Knoxville  
**SBC No.** 540/009-22-2008  
**Designer:** McCarty Holsaple McCarty / Barber McMurry (JV)  
**Amount:** \$522,543.89  
**Explanation:** This ASR includes work to provide for specialty consultants for theatrical equipment , branding, building envelope, and AV, and including event lighting. Additional security needs will be addressed with this ASR.
- 2) **Project:** ICF/MR Homes #17  
**SBC No.** 346/000-05-2005-17  
**Designer:** Clark/Dixon Architects  
**Amount:** \$29,760.00  
**Explanation:** This ASR covers additional services that the designer had to perform through default of the contractor who exceeded the date of substantial completion significantly, causing the designer to address material finishes that never were submitted through the contractor, and assisting with the scheduling, ordering, and securing of such finishes. The designer spent additional time making repeated site visits and verifying percentages of completion of work beyond the contracted substantial completion date. Also, the designer incurred time and cost spent securing and/or scheduling of materials needed to complete the project, which was due to the contractors failure to provide required product submittals. Also provided additional designs and cost evaluations due to non-responsiveness of the contractor.

- **Bid Withdrawals** (in accordance with Item 5.01(D)(5)(d) of the *SBC By-Laws, Policy & Procedures*)

- 1) **Bidder:** Jarrett Paving LLC  
**Project Location:** TN Fire Service and Codes Enforcement Academy  
**Project Title:** Parking and Asphalt Paving  
**SBC No.** 700/001-01-2012  
**Bid date:** September 20, 2016  
**Designer:** HFR Design  
**Comment:** Contractor misinterpreted documents relating to unit price base amounts and this resulted in a substantial quantity of the work being omitted from their bid.

## Discussion

Secretary Hargett opened discussion regarding vacating space at the relatively newly leased space in the UBS building, referenced on page 10. A discussion ensued about the role of the SBC in review of items. The discussion included the role of staff in reviewing prospective agenda items. Discussion was given to reconsidering the item and referring it to the Executive Subcommittee for further review.

Secretary Hargett asked Commissioner Oglesby if the UBS landlord would take the surplus space back. Commissioner Oglesby responded that no one had approached the landlord about retaking the space. Commissioner Oglesby explained that DGS did not want to give the landlord the impression that the State was looking to get out of the lease and was relying on a provision of the lease that allowed the State to sublease without the landlord's approval.

Secretary Hargett voiced his support for allowing the action to stand rather than sending it to the Executive Subcommittee for further consideration.

## Other Business

There being no other business, the meeting adjourned at 11:34 a.m.

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State