

**MINUTES**  
STATE BUILDING COMMISSION  
April 11, 2013

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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 State Building Commission members and Departments present. Secretary of State Tre Hargett called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

Tennessee Board of Regents	Chancellor John Morgan
University of Tennessee	President Joe DiPietro
Tennessee State Veterans Homes Board	Commissioner Many-Bears Grinder
Department of Intellectual & Developmental Disabilities	Executive Director Peter Heimbach
Department of Mental Health /Substance Abuse Services	Executive Director Peter Heimbach
Department of Children's Services	Executive Director Peter Heimbach
Department of Education	Executive Director Peter Heimbach
Department of Correction	Deputy Commissioner Chuck Taylor
Department of Environment and Conservation	Deputy Commissioner Brock Hill
Department of General Services	Executive Director Peter Heimbach
State Building Commission	State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

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  
Vice-Chairman Ron Ramsey, Lieutenant Governor  
Beth Harwell, Speaker of the House of Representatives

OTHERS PRESENT

Bob Oglesby, State Architect  
Georgia Martin, Office of the State Architect  
Jonathan Rummel, Secretary of State's Office  
Joy Harris, Treasurer's Office  
Melinda Parton, Comptroller's Office  
Bruce Davis, Legislative Budget Office  
Genie Whitesell, Attorney General's Office  
Janie Porter, Attorney General's Office  
Diane Uhler, Tennessee Board of Regents

John Carr, Dept of Finance and Administration  
Penny DiPiazza, Department of General Services  
Dick Tracy, Tennessee Board of Regents  
Crystal Collins, THEC  
Chris Tarnacki, THEC  
Marcos Makohon, Department of General Services  
Mike Morrow, Department of Finance and Administration  
Jason Hartman, Department of Finance and Administration  
Steve Berry, Department of General Services  
Tami Robison, Department of General Services  
Ted Hayden, Office of the State Architect  
Michael Brady, Michael Brady Inc.  
Robbi Stivers, University of Tennessee  
Charles Peccolo, University of Tennessee  
Tim McKeehan, University of Tennessee  
Terry Bonham, Department of Environment and Conservation  
Kenneth Todd, Barge Waggoner Sumner Cannon  
Russell Riebelng, Maynard Select  
Chloe Shafer, Department of General Services  
Terry Mason, Comptroller's Office  
Steve Westerman, Department of Correction  
Cleve Salmon, Department of General Services  
Gwen Parker, Southern Environmental Law Center  
Phillip McEwen, Department of Children's Services  
Tayor Wyrick, TSVHB  
Cindy Liddell, Comptroller's Office  
Mark Cherpack, Department of Finance and Administration  
David Sandlin, Smith Seckman Reid  
Clint Camp, Department of General Services

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: New Student Housing

Project Description: Develop housing project with improvements to Drane Street

SBC Number: 166/003-17-2010

Revised Project Budget: \$34,929,998.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	30,943,000.00	0.00	30,943,000.00	TSSBA (rent)	(O)
	160,000.00	800,000.00	960,000.00	Plant Funds (Auxiliary-Housing)	(A)
	1,150,000.00	0.00	1,150,000.00	Plant Funds (Non-Auxiliary)	(A)
	96,638.00	0.00	96,638.00	Local Grant (City Clarksville)	(O)
	254,337.00	0.00	254,337.00	State Grant (TEMA)	(O)
	1,526,023.00	0.00	1,526,023.00	Federal Grant (FEMA)	(O)
Original Project Budget:	<u>34,129,998.00</u>				
Change in Funding:		<b>\$800,000.00</b>			
Revised Project Budget:			<b>\$34,929,998.00</b>		

Comment: The additional funds will be used for increased costs for data and telephone wiring, sewer infrastructure, sitework, and contingency.

Previous Action: 07/08/2010 SBC Approved project and Issuance of RFP for CM/GC  
 07/23/2010 SBC Selected designer (JV: Bauer Askew Arch/Lyle Cook Martin)  
 12/22/2010 ESC Selected CM/GC (American Constructors, Inc.)  
 04/14/2011 SBC Revised scope and funding  
 06/09/2011 SBC Approved EDP  
 02/09/2012 SBC Revised scope and funding

Minutes: 04/11/2013 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** McFarland Building Renovations

**Project Description:** Renovate facility for academic purposes

**SBC Number:** 166/009-01-2013

**Total Project Budget:** \$2,000,000.00

**Source of Funding:** \$2,000,000.00 Plant (Non-Auxiliary)

**Comment:** This project is a FY 12/13 disclosure. Renovations will be made for the Photography Department.

**Minutes:** 04/11/2013 SBC Approved a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee

**Requested Action:** Approval of a revision in project budget and source(s) of funding, and approval to adjust the base amount of a construction contract for the purpose of reporting change orders

**Project Title:** Library HVAC Updates

**Project Description:** Update HVAC system in the library

**SBC Number:** 166/015-01-2011

**Revised Project Budget:** \$890,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 90,000.00	\$ 0.00	\$ 90,000.00	11/12	CurrFunds-CapMaint	(A)
	470,000.00	0.00	470,000.00	2011	GO Bonds-CapMaint	(A)
	230,000.00	0.00	230,000.00	09/10	CurrFunds-CapMaint	(R)
	0.00	100,000.00	100,000.00	04/05	CurrFunds-CapMaint	(R)
<b>Original Project Budget:</b>	<b>\$790,000.00</b>					
<b>Change in Funding:</b>		<b>\$100,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$890,000.00</b>			

**Comment:** Additional funds are needed for asbestos abatement.

**Previous Action:** 07/14/2011 SBC Approved project  
 07/25/2011 ESC Select designer (Smith Seckman Reid, Inc.)  
 09/24/2012 ESC Revised budget and funding

**Minutes:** 04/11/2013 SBC Approved a revision in project budget and source(s) of funding, and to adjust the base amount of a construction contract for the purpose of reporting change orders.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Tickle Engineering Building (former project title Estabrook Hall Renovation)

**Project Description:** This will provide a new facility in lieu of renovating the existing Estabrook Building. It was determined during the planning process that due to site access and structural constraints the existing Estabrook Building could not be feasibly renovated to accommodate the Civil Engineering program. This new facility will house the Industrial Engineering and Civil Engineering programs.

**SBC Number:** 540/009-24-2005

**Revised Project Budget:** \$25,400,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$0.00	\$ 500,000.00	05/06	CurrFunds-CapImprov	(A)
	11,600,000.00	0.00	11,600,000.00	2005	GO Bonds-CapImprov	(A)
	6,100,000.00	0.00	6,100,000.00	2009	GO Bonds CapImprov	(A)
	6,500,000.00	0.00	6,500,000.00		Reserves/Gifts	(A)
	0.00	490,760.85	490,760.85	05/06	CurrFunds-CapImprov	(R)
	0.00	209,239.15	209,239.15		Plant (Non-Auxiliary)	(A)
<b>Original Project Budget:</b>	<b>\$24,700,000.00</b>					
<b>Change in Funding:</b>		<b>\$700,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$25,400,000.00</b>			

**Comment:** These additional funds are required to complete the communication/security system.

**Previous Action:** 07/05/2005 SBC Approved project and selected designer (Grieve Assoc)  
 07/10/2008 SBC Approved revision in scope  
 09/10/2009 SBC Approved revision in funding and source

**Minutes:** 04/11/2013 SBC Approved a revision in project budget and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Humanities Complex HVAC Improvements

**Project Description:** This project will replace the existing HVAC system serving McClung Tower and the Humanities building. It will also replace ceilings and lighting in these additional buildings.

**SBC Number:** 540/009-14-2004

**Revised Project Budget:** \$7,510,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 50,000.00	\$ 0.00	\$ 50,000.00	04/05	CurrFunds-CapMaint	(A)
	2,600,000.00	0.00	2,600,000.00	2004	GO Bonds-CapMaint	(A)
	3,500,000.00	0.00	3,500,000.00	10/11	CurrFunds-CapMaint	(A)
	0.00	564,237.07	564,237.07	2006	GO Bonds-CapMaint	(R)
	0.00	795,762.93	795,762.93		Plant (Non-Auxiliary)	(A)
<b>Original Project Budget:</b>	<b>\$6,150,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,360,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$7,510,000.00</b>			

**Comment:** These funds are required to complete the HVAC systems not in the original scope but required for cooling the telecommunication equipment at the institution's request.

**Previous Action:** 06/10/2004 SBC Approved project and selected designer (I.C. Thomasson)  
07/08/2010 SBC Approved revision in scope and source of funding

**Minutes:** 04/11/2013 SBC Approved a revision in scope, project budget and sources of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval to utilize Best Value Option 1 Delivery Method for Construction

**Project Title:** Campus Beautification

**Project Description:** Plaza Development

**SBC Number:** 540/009-14-2008

**Total Project Budget:** \$4,750,000.00

**Source of Funding:** \$ 350,000.00 Plant-Funds-Auxiliary-Athletics (A)  
\$4,400,000.00 Plant Funds-Non-Auxiliary (A)

**Comment:** This project is a continuation of campus landscaping improvements. Projects have ranged from reworking entrances to replacing outdoor furniture and receptacles. Best Value One Delivery Method is being requested only for the plaza development (estimated to be under \$1,000,000.00) because of the highly visible location and the required construction schedule.

**Previous Action:** 07/10/08 SBC Approved project  
08/25/08 ESC Approved designer (Carol R. Johnson)  
06/14/12 SBC Approved project budget, scope and source of funding

**Minutes:** 04/11/2013 SBC Approved utilizing Best Value Option 1 delivery method



TENNESSEE STATE VETERANS HOMES BOARD

**Statewide**

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

**Project Title:** Departmental Consultants

**Project Description:** To assist the agency with architectural and mechanical services and project preplanning efforts on various project.

**SBC Number:** 680/-000-01-2012

**Total Project Budget:** \$60,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$45,000.00	\$ 0	\$45,000.00	11/12	TSVHB Operating Funds	(O)
	10,000.00	5,000.00	15,000.00	12/13	DGS OpFunds/Preplan	(A)
<b>Original Project Budget:</b>	<u>\$55,000.00</u>					
<b>Change in Funding:</b>		<b>\$5,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$60,000.00</b>			

**Comment:** The consultant has been in place since June, 1, 2012 and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting and the design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

**Previous Action:** 03/08/2012 SBC Approved project  
 04/23/2012 ESC Selected designers (Red Chair & Allen Hoshall)  
 08/20/2012 SBC Revised funding; extended contract

**Minutes:** 04/11/2013 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Clarksville, Montgomery County, Tennessee

**Requested Action:** Approval to allocate additional funding and authorization to proceed with a previously approved planning project, approval of the Guaranteed Maximum Price (GMP) and to increase the Total Project Budget from \$22,674,000 to \$26,974,000

**Project Title:** Tennessee Veterans Homes - Clarksville

**Project Description:** Provide at least a 96-bed intermediate and skilled care nursing home for the veterans of Tennessee including all related work.

**SBC Number:** 680/000-01-2011

**Total Project Budget:** \$26,974,000.00

**Current Project Funding:**  
(if not fully funded) \$22,674,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,390,000.00	\$ 0	\$1,390,000.00	Local (City & County)	(O)
	110,000.00	0	110,000.00	Gift-in-Place/County	(O)
	4,500,000.00	0	4,500,000.00	2006 GO Bonds CapImprov	(A)
	2,000,000.00	0	2,000,000.00	2011 GO Bonds CapImprov	(A)
	0	802,811.75	802,811.75	03/04 CurrFunds CapImprov	(R)
	0	1,150,859.08	1,150,859.08	04/05 CurrFunds CapImprov	(R)
	0	4,244,742.07	4,244,742.07	06/07 CurrFunds CapImprov	(R)
	0	1,456,674.83,	1,456,674.83,	07/08 CurrFunds CapImprov	(R)
	0	1,020,206.97	1,020,206.97	08/09 CurrFunds CapImprov	(R)
	0	43,384.54	43,384.54	11/12 CurrFunds CapImprov	(R)
	0	17,141.39	17,141.39	2003 GO Bonds CapImprov	(R)
	0	5,103,331.48	5,103,331.48	2004 GO Bonds CapImprov	(R)
	0	30,202.15	30,202.15	2007 GO Bonds CapImprov	(R)
	0	77,365.99	77,365.99	1996 GO Bonds CapImprov	(R)
	0	727,279.75	727,279.75	2011 GO Bonds CapImprov	(R)
<b>Original Project Budget:</b>	<b>\$8,000,000.00</b>				
<b>Change in Funding:</b>		<b>\$14,674,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$22,674,000.00</b>		

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Tennessee Veterans Home, Clarksville, Montgomery County, Tennessee

**Comment:** Project has been approved for full planning and Alternate Delivery Method and a proposal to approve project into construction phase, subject to GMP submitted by Hardaway on March 22, 2013. No construction work will commence for the project until the federal funding is approved. Residual funds are allocated until the federal funds are awarded at which time the funding will be revised.

**Previous Action:**

04/14/2011	SBC	Referred to ESC with authority to act
02/21/2012	SBC	Approved full planning
03/02/2012	ESC	Selected designer (Hart Freeland Roberts)
06/14/2012	SBC	Approved issuing RFP for CMGC
10/11/2012	SBC	Approved award to Hardaway for CMGC
10/26/2012	ESC	Approved property as gift
11/15/2012	SBC	Approved Early Design Phase
01/10/2013	SBC	Recognized bond proceeds

**Minutes:** 04/11/2013 SBC Commissioner Grinder presented the request. Comptroller Wilson confirmed with her that the action was necessary in order to have the State's commitment to comply with the federal requirements. Treasurer Lillard questioned the need for the \$14.6 million increase, and Peter Heimbach was called upon for response. Mr. Heimbach stated that the \$14,674,000 increase in funding is the State's funding in expectation of the federal award. He said that, in order to make the federal award, they must have a signed contract, and by the State's requirement, the contract has to be fully funded. He said there are State funds that will be replaced by federal funds when the federal award is made. He further explained that the difference between the Total Project Budget of \$22,674,000 to \$26,974,000 is the recognition of the \$4.3 million current request in the budget. After discussion, the Commission approved the allocation of additional funding and authorization to proceed with a previously approved planning project; approved the GMP and increasing the total project budget from \$22,674,000 to \$26,974,000.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

**Statewide**

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

**Project Title:** Architectural Consultant

**Project Description:** Assist the department with professional design services

**SBC Number:** 346/000-01-2010

**Total Project Budget:** \$95,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$25,000.00	\$ 0	\$25,000.00	10/11	CurrFunds Major Maint	(A)
	25,000.00	0	25,000.00	11/12	CurrFunds Major Maint	(A)
	25,000.00	0	25,000.00	12/13	CurrFunds Major Maint	(A)
	10,000.00	10,000.00	20,000.00	12/13	DGS OpFunds/Preplan	(A)
<b>Original Project Budget:</b>	<b>\$85,000.00</b>					
<b>Change in Funding:</b>		<b>\$10,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$95,000.00</b>			

**Comment:** The consultant has been in place since October 1, 2010, and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting and the design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

**Previous Action:**

08/19/2010	SBC	Approved project; refer designer to ESC
08/31/2010	ESC	Approved designer selection (Street Dixon Rick)
09/08/2011	SBC	Revised funding, extended contract
08/20/2012	SBC	Revised funding; extended contract

**Minutes:** 04/11/2013 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES

**Statewide**

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

**Project Title:** Architectural Consultant – Middle Tennessee

**Project Description:** Assist the department with professional design services

**SBC Number:** 344/000-02-2010

**Total Project Budget:** \$60,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$15,000.00	\$ 0	\$15,000.00	10/11	CurrFunds Major Maint	(A)
	15,000.00	0	15,000.00	11/12	CurrFunds Major Maint	(A)
	15,000.00	0	15,000.00	12/13	CurrFunds Major Maint	(A)
	0	15,000.00	15,000.00	12/13	DGS OpFunds/Preplan	(A)

**Original Project Budget:** \$45,000.00

**Change in Funding:** \$15,000.00

**Revised Project Budget:** \$60,000.00

**Comment:** The consultant has been in place since October 1, 2010, and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting, and the design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

**Previous Action:**

08/19/2010	SBC	Approved project; referred designer to ESC
08/31/2010	ESC	Approved designer selection (Gobbell Hays)
09/08/2011	SBC	Revised funding; extended contract
08/20/2012	SBC	Revised funding; extended contract

**Minutes:** 04/11/2013 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF CHILDREN'S SERVICES

**Statewide**

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

**Project Title:** Engineering Consultant

**Project Description:** To assist the department with professional services

**SBC Number:** 144/000-01-2010

**Total Project Budget:** \$85,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$25,000.00	\$ 0	\$25,000.00	10/11	CurrFunds Major Maint	(A)
	25,000.00	0	25,000.00	11/12	CurrFunds Major Maint	(A)
	25,000.00	0	25,000.00	12/13	CurrFunds Major Maint	(A)
	5,000.00	5,000.00	10,000.00	12/13	DGS OpFunds/Preplan	(A)

**Original Project Budget:** \$80,000.00

**Change in Funding:** \$5,000.00

**Revised Project Budget:** \$85,000.00

**Comment:** The consultant has been in place since October 1, 2010, and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting and the design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

**Previous Action:** 08/19/2010 SBC Approved project; referred designer to ESC  
 08/31/2010 ESC Approved designer selection (Neville Engineering)  
 09/08/2011 SBC Revised funding; extended contract  
 08/20/2012 SBC Revised funding; extended contract

**Minutes:** 04/11/2013 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF EDUCATION

**Statewide**

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

**Project Title:** Architectural Consultant – East Tennessee

**Project Description:** Assist the agency with design services and project preplanning efforts for East Tennessee.

**SBC Number:** 162/000-02-2010

**Total Project Budget:** \$155,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>			
	\$ 40,000.00	\$ 0	\$ 40,000.00	10/11	CurrFunds Major Maint	(A)
	40,000.00	0	40,000.00	11/12	CurrFunds Major Maint	(A)
	40,000.00	0	40,000.00	12/13	CurrFunds Major Maint	(A)
	30,000.00	5,000.00	35,000.00	12/13	DGS OpFunds/Preplan	(A)
<b>Original Project Budget:</b>	<b>\$150,000.00</b>					
<b>Change in Funding:</b>		<b>\$5,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$155,000.00</b>			

**Comment:** The consultant has been in place since October 1, 2010, and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting and the design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

**Previous Action:**

08/19/2010 SBC	Approved project; referred designer to ESC
08/31/2010 ESC	Selected designer (Upland Design Group)
07/14/2011 SBC	Revised funding to extend contract
08/20/2012 SBC	Revised funding; extended contract

**Minutes:** 04/11/2013 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF CORRECTION

**Statewide**

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

**Project Title:** Floor Consultants

**Project Description:** Provide architectural, engineering and environmental consultants to the agency for various projects.

**SBC Number:** 140/001-02-2011

**Total Project Budget:** \$833,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$375,000.00	\$ 0	\$375,000.00	11/12	CurrFunds Major Maint	(A)
	450,000.00	0	450,000.00	12/13	CurrFunds Major Maint	(A)
	0	8,000.00	8,000.00	12/13	DGS OpFunds/Preplan	(A)

**Original Project Budget:** \$825,000.00

**Change in Funding:** \$8,000.00

**Revised Project Budget:** \$833,000.00

**Comment:** The consultant has been in place since November 1, 2011 and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting and design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

**Previous Action:** 10/13/2011 SBC Approved project  
08/20/2012 SBC Revised funding; extended contract

**Minutes:** 04/11/2013 SBC Approved a revision in project budget and source(s) of funding



DEPARTMENT OF CORRECTION

Northwest Correctional Complex, Tiptonville, Lake County, Tennessee

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

**Project Title:** Geothermal Conversion

**Project Description:** Convert the existing closed loop heating and cooling system to a geothermal system. Additional scope for the mechanical system includes domestic hot water heaters and associated piping and valving.

**SBC Number:** 142/016-02-2009

**Total Project Budget:** \$7,080,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 325,000.00	\$ 0	\$ 325,000.00	09/10	CurrFunds CapMaint/SA	(A)
	4,400,000.00	0	4,400,000.00	10/11	CurrFunds CapMaint/SA	(A)
	375,000.00	0	375,000.00	07/08	CurrFunds CapMaint/SA	(R)
	0	1,888,787.30	1,888,787.30	08/09	CurrFunds CapMaint/SA	(R)
	0	91,212.70	91,212.70	09/10	CurrFunds CapMaint/SA	(R)
<b>Original Project Budget:</b>	<b>\$5,100,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,980,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$7,080,000.00</b>			

**Comment:** Additional scope will assure that all the system components are compatible and provide the most energy efficient solution for facility environmental conditions. The bore field design will also be adjusted due to unanticipated sub-surface geological conditions found during the soil investigation phase. Project is completing construction documents phase and will be ready for bidding in early May.

**Previous Action:** 09/10/2009 SBC Approved preplanning & designer (Neville Engineering)  
11/10/2011 SBC Revised Budget; allocate funds; proceed

**Minutes:** 04/11/2013 SBC Approved a revision in scope, project budget and source(s) of funding

DEPARTMENT OF CORRECTION

**Statewide**

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

**Project Title:** Security Electronics Consultant

**Project Description:** Statewide security electronics consultant to support system improvements and to be assigned to related capital projects as designer of record. Project budget to include associated costs.

**SBC Number:** 140/001-02-2013

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

**Source of Funding:** \$90,000.00      12/13      Current Funds Major Maint      (A)

**Comment:** Designer selection will be completed through the issuance of a Request for Qualification (RFQ). Designer will be responsible in a consulting role for review of ongoing situations and support future project development in a Designer of Record role. The contract is for five (5) years in order to support the need for continuity in the design of these systems.

**Minutes:** 04/11/2013 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer by RFQ.

DEPARTMENT OF CORRECTION

Statewide

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

**Project Title:** Detention Hardware Consultant

**Project Description:** Statewide detention hardware consultant to support system improvements and to be assigned to related capital projects as designer of record. Project budget to include associated costs.

**SBC Number:** 140/001-03-2013

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

**Source of Funding:** \$90,000.00 12/13 Current Funds Major Maint (A)

**Comment:** Designer selection will be completed through the issuance of a Request for Qualification (RFQ). Designer will be responsible in a consulting role for review of ongoing situations and support future project development in a Designer of Record role. The contract is for five (5) years in order to support the need for continuity in the design of these systems.

**Minutes:** 04/11/2013 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer by RFQ.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

Requested Action: Approval to cancel the project

Project Title: Landside Cabin Geothermal HVAC Conversion

Project Description: Convert ten (10) rental cabins to geothermal source for HVAC

SBC Number: 126/036-02-2012

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$200,000.00	\$(200,000.00)	\$0.00	Clean Energy Grant Funds (O)
Original Project Budget:	\$200,000.00			
Change in Funding:		\$(200,000.00)		
Revised Project Budget:			\$0.00	

Comment: The project will be cancelled and the scope and funding will be added to the "Upgrade Landside Cabins" project (SBC No. 126/036-03-2012)

Previous Action: 03/08/2012 SBC Approved project

Minutes: 04/11/2013 SBC Approved cancellation of project

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

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

**Project Title:** Upgrade Landside Cabins

**Project Description:** Exterior refurbishment, new appliances, windows, doors, geothermal HVAC conversion, electrical systems, and upgrade of kitchen and bathrooms.

**SBC Number:** 126/036-03-2012

**Total Project Budget:** \$890,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$690,000.00	\$ 0	\$690,000.00	12/13	CurrFunds CapMaint	(A)
	0	200,000.00	200,000.00		Clean Energy Grant Funds	(O)

**Original Project Budget:** \$690,000.00

**Change in Funding:** \$200,000.00

**Revised Project Budget:** \$890,000.00

**Comment:** Original scope of this project was to refurbish (10) landside cabins to include exterior and interior materials and finishes including windows, doors, HVAC systems, electrical systems, and upgrading the kitchen and bathrooms finishes. Increase scope by adding geothermal HVAC systems from cancelled project; SBC No. 126/036-02-2012, which was for the same landside cabins. Cancel separate geothermal project and combine scope and funding with the current landside cabin upgrade project.

**Previous Action:** 07/12/2012 SBC Approved project  
07/23/2012 ESC Selected designer (Michael Brady Inc.)

**Minutes:** 04/11/2013 SBC Approved a revision in scope, budget and source of funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Reelfoot Lake State Park Tiptonville, Lake County, Tennessee

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

Project Title: New Cabins

Project Description: Build new cabins at the south end of Reelfoot Lake with geothermal HVAC systems.

SBC Number: 126/084-01-2009

Total Project Budget: \$ 4,162,047.67

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 962,418.67	\$ 0	\$ 962,418.67	Insurance	(O)
	699,629.00	0	699,629.00	2007 GO Bonds CapImprov	
	0.00	2,500,000.00	2,500,000.00	10/11 CurrFunds CapImprov	(A)
Original Project Budget:	<u>\$1,662,047.67</u>				
Change in Funding:		\$2,500,000.00			
Revised Project Budget:			\$4,162,047.67		

Comment: This adds additional FY 10/11 line-item funding to the existing project. The additional funds will provide for an upgrade in construction type and construction of up to ten (10) cabins within the project funding. The cabins in the existing project are a replacement of cabins destroyed by fire at the Airpark Inn on the north side of the lake. Geothermal HVAC systems will be included in the new scope.

Previous Action: 09/10/2009 SBC Approved project & designer (Hart Freeland Roberts)  
 05/13/2010 SBC Revised funding & scope  
 05/23/2011 ESC Revised source of funding

Minutes: 04/11/2013 SBC Approved a revision in scope, budget and source of funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Sycamore Shoals Historic Park, Elizabethton, Carter County, Tennessee

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

Project Title: Exhibit Space Upgrade

Project Description: Upgrading of the existing exhibits and interpretive spaces

SBC Number: 126/000-03-2006

Total Project Budget: \$580,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$400,000.00	\$ 0	\$400,000.00	06/07	Curr Funds CapMaint	(A)
	175,000.00	0	175,000.00	07/08	CurrFunds CapImprov	(R)
	0	5,000.00	5,000.00	06/07	CurrFunds Cap Maint/ADA	(R)
Original Project Budget:	<u>\$575,000.00</u>					
Change in Funding:		<u>\$5,000.00</u>				
Revised Project Budget:			<u>\$580,000.00</u>			

Comment: Renovation of the exhibit space and the installation of the new exhibits are complete. The additional American Disabilities Act (ADA) funds are to make the sidewalk from the second means of egress out of the exhibit space ADA compliant. The work will be accomplished through an agency contract. The architect of record has prepared a design sketch to define the scope.

Previous Action: 07/20/2006 SBC Approved issuance of RFP  
 09/10/2009 SBC Revised funding & scope, select designer (Reedy & Sykes)  
 12/10/2009 SBC Revised funding  
 06/10/2010 SBC Approved issuance of RFP  
 10/13/2011 SBC Approved award of contract

Minutes: 04/11/2013 SBC Approved a revision in project budget and source of funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Panther Creek State Park, Morristown, Hamblen County, Tennessee

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

Project Title: Campground Upgrades

Project Description: Updates to campsites and replacement of two (2) bathhouses. Project will include paving correction and related work.

SBC Number: 126/072-01-2012

Total Project Budget: \$1,350,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,000,000.00	\$ 0	\$1,000,000.00	12/13	CurrFunds CapMaint	(A)
	0	350,000.00	350,000.00	06/07	CurrFunds CapMaint	(R)
Original Project Budget:	<u>\$1,000,000.00</u>					
Change in Funding:		<b>\$350,000.00</b>				
Revised Project Budget:			<b>\$1,350,000.00</b>			

Comment: This project was a line-item in the FY 12/13 budget. The project provided for the general upgrade of campsites by leveling and increasing the size of sites to accommodate more recreational vehicles. The project also increased electrical capacity and replacement of two (2) existing bathhouses. Additional funding is required due to under estimation of the needs of the electrical upgrade and bathhouse replacement.

Previous Action: 07/12/2012 SBC Approved project  
 07/23/2012 ESC Selected designer (Blankenship & Partners)

Minutes: 04/11/2013 SBC Approved a revision in project budget and source of funding



DEPARTMENT OF GENERAL SERVICES

**Statewide**

**Requested Action:** Approval to award a contract to the best evaluated proposer

**Project Title:** Job Order Contract

**Project Description:** Provide a Job Order Contract (JOC) with a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

**SBC Number:** 529/000-01-2013 (FRF)

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

<b>Source of Funding:</b>	\$ 500,000.00	FRF Operating Funds	(A)
	250,000.00	Various Agency Funds	(A/O)
	250,000.00	Various Project Funds	(A/O)

**Comment:** The JOC would be exclusive to the Facilities Revolving Fund (FRF). A separate Statewide JOC would be available as a second for FRF. The contract start date is June 1, 2013 and the term of the contract is two (2) years with three, one (1) year extension options.

**Previous Action:** 03/14/2013 SBC Approved issuance of an RFP

**Minutes:** 04/11/2013 SBC Referred to Executive Subcommittee with authority to act

DEPARTMENT OF GENERAL SERVICES

**Statewide**

**Requested Action:** Approval to award a contract to the best evaluated proposer

**Project Title:** Job Order Contract

**Project Description:** Provide a Job Order Contract (JOC) with a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

**SBC Number:** 460/000-01-2013 (Statewide)

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

**Source of Funding:** \$ 500,000.00 Various Agency Funds (A/O)  
500,000.00 Various Project Funds (A/O)

**Comment:** The JOC would have the ability to perform work in all facilities across the State and would serve as the second JOC for any agency specific contracts, including the Facilities Revolving Fund (FRF). The contract start date is June 1, 2013 and the term of the contract is two (2) years with three, one (1) year extension options.

**Previous Action:** 03/14/2013 SBC Approved issuance of an RFP

**Minutes:** 04/11/2013 SBC Referred to Executive Subcommittee with authority to act

DEPARTMENT OF GENERAL SERVICES

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

**Requested Action:** Approval to utilize Best Value Option 1 delivery method for construction

**Project Title:** Exterior Building Maintenance and Repairs

**Project Description:** Replacement of exterior sealant at stone window joints and replacement of the 30<sup>th</sup> floor roof, terrace paving, landscaping and railing systems to achieve watertight conditions.

**SBC Number:** 529/079-03-2011

**Total Project Budget:** \$7,200,000.00

<b>Source of Funding:</b>	\$ 500,000.00		FRF Residual CurrFunds	(A/R)
	2,055,472.31	2001	FRF Bonds	(A/R)
	435,220.68	2004	FRF Bonds	(A/R)
	3,109,307.01	2005	FRF Bonds	(A/R)
	1,100,000.00		FRF Residual CurrFunds	(A/R)

**Comment:** The Best Value Option 1 process will be employed to determine best contractors who have executed projects of similar scope and type.

**Previous Action:** 09/08/2011 SBC Approved project  
09/08/2011 ESC Selected designer (Kline Swinney)

**Minutes:** 04/11/2013 SBC Approved utilizing Best Value Option 1 delivery method

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on March 14, 2013.

Acknowledgement of Reporting Items

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

1)	<b>State Procurement Agency:</b>	TN Board of Regents	<b>User Agency:</b>	University of Memphis
	<b>Location:</b>	Memphis		
	<b>Project Title:</b>	Old Law Bldg HVAC Updates (roofing added to scope 4/14/11)		
	<b>SBC Project No:</b>	166/007-08-2009		
	<b>Designer:</b>	Haltom Engineering	<b>Contractor:</b>	Montgomery Martin Contractors
	<b>Construction Completion %:</b>	79%	<b>Targeted Substantial Completion:</b>	03/01/2013
	<b>Change Order No.</b>	9	<b>Comment: Hidden</b>	
	<b>Change Order Amount:</b>	\$3,432.29	Repair ceiling and wall damage from leaks prior to this	
	<b>Change Order Percentage:</b>	0.37	roof repair.	
	<b>Cumulative Percentage:</b>	12.65		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	<b>Original Bid Target:</b>	\$3,900,000.00		
	<b>Base Contract Amount:</b>	\$ 927,245.00	<b>Revised Contract Amount:</b>	\$1,044,570.73
	<b>Contingency:</b>	\$ 340,000.00	<b>Remaining Contingency:</b>	\$ 17,213.27
2)	<b>State Procurement Agency:</b>	TN Board of Regents	<b>User Agency:</b>	Middle Tennessee State University
	<b>Location:</b>	Murfreesboro		
	<b>Project Title:</b>	Several Buildings Life Safety Renovations		
	<b>SBC Project No:</b>	166/009-02-2001		
	<b>Designer:</b>	Thomas Miller Partners	<b>Contractor:</b>	Rock City Construction
	<b>Construction Completion %:</b>	99%	<b>Targeted Substantial Completion:</b>	02/07/2013
	<b>Change Order No.</b>	9	<b>Comment: Code-NEC 240.24(A)</b>	
	<b>Change Order Amount:</b>	\$51,793.35	Provided metal steps and service platforms for access to	
	<b>Change Order Percentage:</b>	9.13	make up air units work areas.	
	<b>Cumulative Percentage:</b>	20.76		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	<b>Original Bid Target:</b>	\$5,660,820.00		
	<b>Base Contract Amount:</b>	\$ 567,000.00	<b>Revised Contract Amount:</b>	\$684,692.01
	<b>Contingency:</b>	\$1,591,779.00	<b>Remaining Contingency:</b>	\$178,104.55


3)	<b>State Procurement Agency:</b>	STREAM	<b>User Agency:</b>	Commerce & Insurance
	<b>Location:</b>	Davy Crockett Tower		
	<b>Project Title:</b>	Interior Renovations – Phase 3		
	<b>SBC Project No:</b>	529/077-01-2011		
	<b>Designer:</b>	McFarlin Huitt Panvini	<b>Contractor:</b>	PBG Builders
	<b>Construction Completion %:</b>	99%	<b>Targeted Substantial Completion:</b>	02/06/2013
	<b>Change Order No.</b>	4	<b>Comment:</b>	<b>Programmatic</b>
	<b>Change Order Amount:</b>	\$22,292.89		Procurement and installation of additional door hardware
	<b>Change Order Percentage:</b>	1.19		for proper operation of automatic door openers.
	<b>Cumulative Percentage:</b>	10.87		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	<b>Original Bid Target:</b>	\$2,200,000.00		
	<b>Base Contract Amount:</b>	\$1,878,000.00	<b>Revised Contract Amount:</b>	\$2,082,152.36
	<b>Contingency:</b>	\$ 190,000.00	<b>Remaining Contingency:</b>	\$ 97,410.64

- **Report of Sole Source Procurement**

- 1) **Project Title:** Bicycle Storage Lockers and Racks  
**SBC No.** 529/000-10-2012  
**Comment:** This project is an extension of a previous project. In the locations where new lockers are to be provided, new lockers are in close proximity or connecting directly to the existing lockers. It benefits the State to maintain the use of the previously specified lockers for a seamless compatibility of appearance, color, maintenance and key types that were selected during the last phase.
  
- 2) **Project Title:** Stones River Hunter Education Center Restrooms  
**SBC No.** 220/018-02-2012  
**Comment:** TWRA has requested that the locksets associated with this project match those at the existing facility, which are Schlage.

There being no further business, the meeting adjourned at 11:17 a.m.

Approved:

  
Mark A. Emkes, Commissioner  
Department of Finance and Administration