

MINUTES
STATE BUILDING COMMISSION
April 18, 2016

The State Building Commission met this day at 9:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Ron Ramsey called the meeting to order at 9:05 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Haslam, Governor

ORGANIZATION

- Department of Transportation
- University of Tennessee
- Tennessee Board of Regents
- Department of General Services
- Department of Environment & Conservation
- West Tennessee River Basin Authority
- Department of Education
- Department of Safety and Homeland Security
- State Building Commission

PRESENTER

Deputy Commissioner Paul Degges
CFO Ron Maples
Executive Director Dick Tracy
Commissioner Bob Oglesby
Commissioner Bob Martineau
Commissioner Bob Martineau
Assistant Commissioner Joey Hassell
Facility Administrator Mike Boshers
State Architect Peter Heimbach

DEPARTMENT OF TRANSPORTATION

Region 2, Manchester, Coffee County, Tennessee

Requested Action: Approval to utilize the current architectural sub consultant as designer of record to close out the project

Project Title: I-24 Weigh Scales

Project Description: Demolish the existing structures and construct the Administration and Inspection buildings with pits to inspect underneath of trucks on the west-bound side and restroom buildings on east-bound side.

SBC Number: 242/010-01-2002

Total Project Budget: \$2,260,000.00

Source of Funding: \$ 226,000.00 01/02 State Highway Funds (A)
2,034,000.00 Federal Highway Funds (F)

Comment: The contract with the designer of record has been terminated. This request is to contract with the former designer of record's architectural sub consultant in order to close out the project. The sub consultant has done all on-site inspections and verified all pay applications and is intimately familiar with the project. No funding will be added to the project.

Previous Action: 06/13/2002 SBC Referred to ESC with authority to act
07/17/2002 ESC Approved project with stipulation
08/08/2002 SBC Approved project after discussion
09/18/2002 SBC Selected designer (HNTB Corp)
06/09/2011 SBC Revised funding & scope
02/13/2014 SBC Approved Early Design Phase

Minutes: 04/18/2016 SBC Approved utilizing current architectural sub consultant as designer of record to close out the project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton 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: Parking Garage LED Lighting Upgrade

Project Description: This project will upgrade on-campus parking garage lighting systems in the 5th Street garage and the Lupton Library garage with energy efficient LED fixtures. Existing panels, conduit and wiring will also be replaced.

SBC Number: 540/005-03-2016

Total Project Budget: \$755,000.00

Source of Funding: \$660,000.00 2015 GO Bonds-CapMaint (Empower) (A)
\$ 95,000.00 Plant (Non-Auxiliary) (A)

Comment: This project utilizes the Empower TN Project Implementation fund. The time frame for payback is as follows:

Estimated Annual Savings: \$63,410
Estimated Simple Payback: 11.9 years

Minutes: 04/18/2016 SBC Comptroller Wilson stated that he understood why they would want to do the project for safety reasons, but asked why Empower TN funds were being used with a 12-year payback. Robbi Stivers responded that the resources were available and “a tool in the toolbox” for them to use. 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 Health Science Center, Memphis, Shelby County, Tennessee

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

Project Title: Dentistry Faculty Practice/Research Bldg

Project Description: This project will construct a new College of Dentistry building comprised of approximately 66,000 GSF. The new building will connect to the existing Dunn Dental Building and will include renovations to the Dunn Dental Building as well as creating a connector. The building will contain the offices of the Dean of the College of Dentistry, the College of Dentistry Faculty Practice, the Dental Hygiene Clinic, and all clinical simulators that are currently located in the General Education Building.

SBC Number: 540/013-01-2016

Total Project Budget: \$41,000,000.00

Current Project Funding: \$ 2,000,000.00
(if not fully funded)

Source of Funding: \$ 2,000,000.00 Gifts/Donations (O)

Comment: This is a FY 2015-2016 disclosed project.

Minutes: 04/18/2016 SBC Approved preplanning a project budget, scope, funding and source(s) of funding and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Columbia, Maury County, Tennessee

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

Project Title: Ridley 4-H Center for Profitable Agriculture

Project Description: This project will construct a new administrative/office building on a centrally located site. The new facility will include typical office functions consisting of reception, offices, conference and work rooms, first aid, support space and a parking area. This facility will include staff from the 4-H Center, the Center for Profitable Agriculture, and the *UT Extension Office*.

SBC Number: 540/001-02-2015

Total Project Budget: \$1,315,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,000,000.00	\$ 0.00	\$1,000,000.00	Gift/Donations	(O)
	0.00	315,000.00	315,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	<u>\$1,000,000.00</u>				
Change in Funding:		\$315,000.00			
Revised Project Budget:			\$1,315,000.00		

Comment: This request adds scope to accommodate staff from the *UT Extension Office*. The budget increase is based on the designer's estimate.

Previous Action: 06/11/2015 SBC Approved project and to select designer
08/24/2015 ESC Selected designer (Lyle Cook Martin)

Minutes: 04/18/2016 SBC Approved a revision in project budget, scope, funding and sources of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox 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: Parking Garages/Parking Lots Repairs (2014-2015)

Project Description: This project will provide repairs for various parking garages and surface lots. Repairs may occur in multiple garages including Eleventh Street Garage, Stadium Parking Garage, G7 Garage, Lake Avenue Garage, McClung Tower Garage, and Administration Parking Garage.

SBC Number: 540/009-03-2016

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 Plant (Auxiliary-Parking) (A)

Comment: This is a FY 2014-2015 disclosed project.

Minutes: 04/18/2016 SBC Approved a project budget, scope, funding and source of funding and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Classroom Upgrades (2014-2015)

Project Description: This project will provide upgrades to classrooms including, but not limited to, replacing furniture, flooring, lighting, and ceilings, upgrading technology features, and painting. Improvements will be made in Bailey Education (1983), Dougherty (1961), Hodges Library (1966), Ellington Plant Sciences (1966), Health, Physical Education, & Recreation (HYPER) (1967), Taylor Law (1949), Morgan Hall (1921), Nursing (1973), Vet Teaching Hospital (1975), and Walters Life Sciences (1973).

SBC Number: 540/009-04-2016

Total Project Budget: \$5,000,000.00

Source of Funding: \$5,000,000.00 Plant (Non-Auxiliary) (A)

Comment: This is a FY 2014-2015 disclosed project. The use of the campus consultant is requested because design work is expected to be minor and incidental. Any projects in a single building where the amount exceeds the delegated maintenance threshold will be approved by the SBC prior to commencement.

The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource.

Minutes: 04/18/2016 SBC Approved a project, budget, scope, funding and source of funding and utilizing campus Consultant for design.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Engineering Services Facility

Project Description: This project will provide spaces for student services for the College of Engineering and research and instructional space for the Nuclear Engineering Department. The building location will be in the vicinity of Berry Hall (1939), Estabrook Hall (1898), and Pasqua (1925) buildings and may require demolition of these buildings.

SBC Number: 540/009-05-2016

Total Project Budget: \$110,000,000.00

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

Source of Funding: \$ 3,000,000.00 Gift/Donations (O)

Comment: This is a FY 2015-2016 disclosed project.

Minutes: 04/18/2016 SBC Approved preplanning a project budget, scope, funding and source of funding and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, County, Tennessee

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

Project Title: Lake Ave Parking Garage

Project Description: This project will provide approximately 900-1000 parking spaces in a garage located east and adjacent to the existing Lake Avenue garage. This structure would fully occupy the available footprint, require expanding upon or addition to utilities from KUB, and general upgrade of the existing garage.

SBC Number: 540/009-06-2015

Total Project Budget: \$22,300,000.00

Source of Funding: \$21,300,000.00 TSSBA (A)
\$ 1,000,000.00 Plant (Auxiliary-Parking) (A)

Comment: This request is for the early design phase of the Lake Avenue Parking Garage.

Previous Action: 06/11/2015 SBC Approved project
08/24/2015 ESC Selected designer (Design Innovation Architects)
09/10/2015 SBC Approved utilizing Best Value delivery method

Minutes: 04/18/2016 SBC Approved the Early Design Phase as recommended by the State Architect.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Campus Beautification Projects-Volunteer Blvd Ph 1

Project Description: This project will improve Volunteer Boulevard from West Cumberland Avenue to East Cumberland Avenue. This project phase will improve landscaping on Volunteer Boulevard from Circle Park to UT Drive (2,800 linear feet). *The project will also improve infrastructure items including, but not limited to, Information Technology, lighting, and signaling.*

SBC Number: 540/009-08-2015

Total Project Budget: \$6,949,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$6,400,000.00	\$549,000.00	\$6,949,000.00	TSSBA (A)
Original Project Budget:	\$6,400,000.00			
Change in Funding:		\$549,000.00		
Revised Project Budget:			\$6,949,000.00	

Comment: This request adds scope for *infrastructure improvements including, but not limited to, Information Technology, lighting, and signaling.*

Previous Action:

06/11/2015	SBC	Referred to the ESC with authority to act
07/09/2015	SBC	Approved project
12/17/2015	SBC	Approved utilizing Best Value delivery method

Minutes: 04/18/2016 SBC Approved a revision in project budget, scope, 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 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: \$1,430,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,060,000.00	\$370,000.00	\$1,430,000.00	Gifts/Donations (O)
Original Project Budget:	<u>\$1,060,000.00</u>			
Change in Funding:		\$370,000.00		
Revised Project Budget:			\$1,430,000.00	

Comment: This request adds scope *for a new entrance foyer, elevator, and laundry room.*

Previous Action: 08/21/2014 SBC Approved project using The Lewis Group to design

Minutes: 04/18/2016 SBC Approved a revision in project budget, scope, funding, and source of funding.

TENNESSEE BOARD OF REGENTS

Statewide, Various Counties, Tennessee

Requested Action: Approval of the selection of three statewide commissioning agents as the result of an RFQ

Project Title: Commissioning Services

Project Description: Provide Commissioning services statewide.

SBC Number: 166/000-03-2015

Total Project Budget: \$150,000.00

Source of Funding: \$100,000.00 Plant (Non-Auxiliary) (A)
50,000.00 05/06 CurrFunds-CapMaint (R)

Comment: Eight proposals were received on February 24, 2016. The Notice of Intent to award was sent on March 30, 2016 naming Smith Seckman Reid SSR-CX, Working Buildings, and TLC Engineering for Architecture as the best evaluated proposers. No protests were received in the protest period.

The current contract expires on May 31, 2016. Use of the commissioning contract will be funded through individual projects. The master contracts will be for a maximum of five years and will allow use by other state agencies under separate contracts. All services will be provided under separately approved, projects specific, Work Order Agreements, and will be funded through the individual construction projects served. Inclusion of reserves and campus funds provides for central office and institutional use of services within the scope of the consultant's contract but outside of the scope of an individual construction project.

Previous Action: 12/17/2015 SBC Approved issuance of RFQ

Minutes: 04/18/2016 SBC Approved the selection of three statewide commissioning agents: Smith Seckman Reid SSR-CX, Working Buildings, and TLC Engineering for Architecture.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery 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: Student Health & Counseling Center Renovations

Project Description: Renovate building located at 524 College Street in Clarksville, TN.

SBC Number: 166/003-04-2015

Total Project Budget: \$912,700.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$750,000.00	\$162,700.00	\$912,700.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$750,000.00			
Change in Funding:		\$162,700.00		
Revised Project Budget:			\$912,700.00	

Comment: Seven bids were received on March 23rd with K-Barr Group, LLC submitting the low bid. Additional funds are for base bid + 3 alternates. There will be no additional designer fees.

Previous Action: 06/01/2015 SBC Approved project
06/22/2015 ESC Selected designer (Kline Swinney Associates)

Minutes: 04/18/2016 SBC Approved a revision in project budget, funding, and source of funding in order to award a contract.

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: Powerhouse Boiler Replacement

Project Description: Replace coal-fired boiler with a gas/oil combination package boiler.

SBC Number: 166/005-02-2015

Total Project Budget: \$3,250,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 600,000.00	\$ 0.00	\$ 600,000.00	15/16	CurrFunds–CapMaint.	(A)
	2,400,000.00	0.00	2,400,000.00	2015	GO Bonds-CapMaint	(A)
	0.00	250,000.00	250,000.00		TDEC grant	(O)
Original Project Budget:	\$3,000,000.00					
Change in Funding:		\$250,000.00				
Revised Project Budget:			\$3,250,000.00			

Comment: This Clean Tennessee Energy Grant will be used to replace pumps and controls. The additional funds are a state sourced grant.

Previous Action: 07/09/2015 SBC Approved project
 07/20/2015 ESC Selected designer (Engineering Services Group)

Minutes: 04/18/2016 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, funding, and source(s) of funding

Project Title: Roof Replacements

Project Description: Replace and/or repair roofing system on several buildings.

SBC Number: 166/011-07-2015

Total Project Budget: \$1,550,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 340,000.00	\$ 0.00	\$ 340,000.00	15/16	CurrFunds-CapMaint	(A)
	1,110,000.00	0.00	1,110,000.00	2015	GO Bonds-CapMaint	(A)
	0.00	100,000.00	100,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$1,450,000.00					
Change in Funding:		\$100,000.00				
Revised Project Budget:			\$1,550,000.00			

Comment: Additional funds are to meet the designer's estimate. This funding will complete the project.

Previous Action: 07/09/2015 SBC Approved project
 07/20/2015 ESC Selected designer (Kaatz Binkley Jones Morris)

Minutes: 04/18/2016 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 scope, project budget, funding, and source(s) of funding

Project Title: Residence Hall Upgrades

Project Description: Renovate Maddux/McCord facility, including mechanical and plumbing systems, electrical, and interior renovations.

SBC Number: 166/011-08-2015

Total Project Budget: \$6,810,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$6,430,000.00	\$ 0.00	\$6,430,000.00	TSSBA (rent)	(O)
	50,000.00	330,000.00	380,000.00	Plant (Aux-Housing)	(O)
Original Project Budget:	\$6,480,000.00				
Change in Funding:		\$330,000.00			
Revised Project Budget:			\$6,810,000.00		

Comment: Additional funds are to meet the designer's estimate. Project budget was reduced to reflect the revised scope *which eliminated the Browning/Evins facility from the project*. This funding will complete the project.

Previous Action: 09/10/2015 SBC Approved project
 10/22/2015 ESC Selected designer (Maffett Loftis Engineering)

Minutes: 04/18/2016 SBC At TBR's request, the matter was deferred with no action required.

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

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

Project Title: Regional Center for Advanced Manufacturing

Project Description: Construct new RCAM facility on the Kingsport campus of NeSCC.

SBC Number: 166/038-02-2015

Total Project Budget: \$3,300,000.00

Source of Funding: \$3,300,000.00 TN ECD Grant (O)

Comment: Grant funds are a portion of a FY 13/14 \$10,000,000 State grant for manufacturing.

Previous Action: 05/13/2015 SBC Approved project
 07/20/2015 ESC Selected designer (Beeson Lusk & Street)

Minutes: 04/18/2016 SBC Approved the Early Design Phase as recommended by the State Architect.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox 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: Student Recreation Center Upgrades

Project Description: Upgrade finishes, offices, locker rooms, and restrooms. Add an outdoor shade structure for fitness and upgrade the security systems. Make updates to HVAC system.

SBC Number: 166/032-02-2014

Total Project Budget: \$675,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$650,000.00	\$25,000.00	\$675,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	<u>\$650,000.00</u>			
Change in Funding:		\$25,000.00		
Revised Project Budget:			\$675,000.00	

Comment: Five bids were received on March 23rd with The Daniel Company DANCO, Inc. submitting the low bid. Additional funds are for base bid + 1 alternate. There will be no additional designer fees.

Previous Action:

07/10/2014	SBC	Approved project
08/04/2014	ESC	Selected designer (Studio Four Design)
02/12/2015	SBC	Revised scope and budget
01/14/2016	SBC	Revised budget

Minutes: 04/18/2016 SBC Approved a revision in project budget, funding, and source of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee

Requested Action: Approval of budget, source(s) of funding, and approval of the selection of a consultant as result of RFP

Project Title: Master Plan

Project Description: Develop Master Plan

SBC Number: 166/027-01-2013

Total Project Budget: \$125,000.00

Source of Funding: \$125,000.00 Plant (Non-Auxiliary)

Comment: The last Master Plan was done in 2007. Six proposals were received on March 22, 2016. The Notice of Intent to award was sent on April 4, 2016 naming Tunnell-Spangler-Walsh as the best evaluated proposer. The protest period will expire on April 11, 2016.

Previous Action: 03/14/2013 SBC Approval to issue an RFP

Minutes: 04/18/2016 SBC Approved a budget, source of funding and the selection of Tunnell-Spangler-Walsh as consultant.

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen 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: Mechanical and Electrical Updates

Project Description: Update controls, boilers, hot water pumps and drives, piping, and lighting.

SBC Number: 166/023-01-2015

Total Project Budget: \$800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$750,000.00	\$ 0.00	\$750,000.00	15/16	CurrFunds-CapMaint	(A)
	\$0.00	50,000.00	\$50,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	<u>\$750,000.00</u>					
Change in Funding:		\$50,000.00				
Revised Project Budget:			\$800,000.00			

Comment: Three bids were received on March 23rd with Interstate Mechanical Contractors, Inc. submitting the low bid. Additional funds are for base bid only. There will be no additional designer fees.

Previous Action: 07/09/2015 SBC Approved project
 07/20/2015 ESC Selected designer (Facility Systems Consultants)

Minutes: 04/18/2016 SBC Approved a revision in project budget, funding, and sources of funding in order to award a contract.

DEPARTMENT OF GENERAL SERVICES

Andrew Jackson Foundation, Nashville, Davidson County, Tennessee

Requested Action: Approval of an amendment to the grant agreement

Project Title: Andrew Jackson Foundation Hermitage Mansion Restoration Phase 3 - Grant

Project Description: Funds are provided to continue the restoration of the Hermitage.

SBC Number: 529/000-03-2013

Total Project Budget: \$814,400.00

Source of Funding: \$ 660,000.00 13/14 CurrFunds-CapImprov (A)
154,400.00 15/16 CurrFunds-CapImprov (A)

Comment: The term of the grant will be extended one year and will expire on July 31, 2017. The current term is August 1, 2013 through July 31, 2016.

Previous Action: 07/11/2013 SBC Approved grant
07/09/2015 SBC Revised funding

Minutes: 04/18/2016 SBC Approved an amendment to the grant agreement.

DEPARTMENT OF GENERAL SERVICES

Lowell Thomas State Office Building, Jackson, Madison County, Tennessee

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

Project Title: Lowell Thomas State Office Building Interior Renovation

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

SBC Number: 523/060-01-2016

Total Project Budget: \$430,000.00

Source of Funding: \$430,000.00 15/16 FRF Operation Fund (501.03) (A)

Comment: The Job Order Contract is requested as the delivery method in order to expedite the project to relocate the agency out of leased space into State owned space. The anticipated construction cost is \$180,000. The use of the Agency Consultant is requested as design services are limited to construction documents and construction administration.

Minutes: 04/18/2016 SBC Approved a project, budget, scope, funding and source of funding utilizing the Agency Consultant for design and the Job Order Contract to perform the work.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to award a contract to the best evaluated proposer and a supplemental contract to the second best evaluated proposer for Value Added Resellers

Project Title: VAR Contracts

Project Description: VAR contracts to be assigned to related capital and maintenance projects. Scope of related projects will include installation of LED lighting; LED and HVAC control interface and metering with wireless control platform and will include incidental design.

SBC Number: 529/000-06-2015

Comment: Two proposals were received on March 15, 2016. The Notice of Intent to award was sent on March 30, 2016 naming Sylvania Lighting as the best evaluated proposer for all three Grand Divisions. The State requests awarding a supplemental contract to SmartWatt Energy for all three Grand Divisions. The supplemental contract would only be for use under the terms set forth in Section A.2 of the Pro Forma Contract. No protests were received in the protest period.

Previous Action:

11/12/2015	SBC	Approved project, scope and issuing RFP for VARS
01/14/2016	SBC	Referred to ESC with authority to act
01/25/2016	ESC	Item pulled at Agency's request

Minutes: 04/18/2016 SBC Approved award of a contract to Sylvania Lighting and a supplemental contract to SmartWatt Energy for Value Added Resellers.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a project, scope and qualification of vendors

Project Title: Modular Bath House Contract(s)

Project Description: Statewide prequalified vendors intended to be utilized for purchase and installation of modular bath houses. Vendors will provide costs on a project basis.

SBC Number: 460/000-01-2016

Comment: The results of the State's research and Request for Information have indicated that there are three vendors interested in providing modular bath houses with the specifications required by TDEC: CXT, Inc.; Concrete Modular Systems, Inc.; and Modular Connections, LLC. If other qualified vendors become known to the State, they will also be provided an opportunity to compete for the State's business.

Minutes: 04/18/2016 SBC Approved a project, scope and qualification of vendors.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Fall Creek Falls State Park, Pikeville, Bledsoe County, Tennessee

Requested Action: Approval of a project, budget, scope, funding and source(s) of funding and to utilize the Agency Consultant for design

Project Title: Fall Creek Falls Nature Center ADA Upgrades

Project Description: ADA improvements to the Betty Dunn Nature Center.

SBC Number: 126/036-01-2016

Total Project Budget: \$808,000.00

Source of Funding:	\$274,819.37	10/11	CurrFunds-CapMaint-ADA Funds	(R)
	371,580.63	11/12	CurrFunds-CapMaint-ADA Funds	(R)
	161,600.00	07/08	CurrFunds-CapImprov	(R)

Comment: Improvements will include grading, drainage, paving, landscaping and the addition of barrier free restroom to make the facility and adjacent nature overlooks ADA compliant. The use of the Agency Consultant is requested due to programming and design work already done by this consultant.

Minutes: 04/18/2016 SBC Approved a project, budget, scope, funding and sources of funding and to utilize the Agency Consultant for design.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Justin P. Wilson Cumberland Trail State Park, Pikeville, Cumberland County, Tennessee***

Requested Action: Approval of a revision in project budget, funding and source(s) of funding to fully fund the project

Project Title: Cumberland Trail State Park Bridge Construction

Project Description: Construct bridges as required throughout the 300 mile length of linear park. Bridges will span creeks and steep terrain obstacles.

SBC Number: 126/031-01-2015

Total Project Budget: \$1,165,482.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$450,000.00	\$ 0.00	\$ 450,000.00	15/16	StateAgencyOperFunds	(A)
	0.00	715,482.00	715,482.00		Federal Grant	(F)
Original Project Budget:	\$450,000.00					
Change in Funding:		\$715,482.00				
Revised Project Budget:			\$1,165,482.00			

Comment: The budget was modified to include a Federal grant and agency matching operating funds to complete the project. Designer to be selected at the April Executive Subcommittee.

A portion of the funds for the project are provided through a Federal grant which requires a 50/50 match. The State's match is being provided by a combination of the previously approved funds (\$450,000) along with the State's purchase of land via Transaction # 15-06-032 in the amount of \$265,482.

*** Construction will occur in Cumberland, Campbell, Rhea, Morgan, Marion, Claiborne, Sequatchie, Anderson, Scott, Bledsoe and Hamilton counties.

Previous Action: 07/09/2015 SBC Approved project utilizing Agency Resources for construction

Minutes: 04/18/2016 SBC Approved a revision in project budget, funding and sources of funding to fully fund the project.

WEST TENNESSEE RIVER BASIN AUTHORITY

Statewide

Requested Action: Approval of a revision in project budget, funding and source(s) of funding and to extend the contract for an additional 12 months

Project Title: Engineering Services Consultant

Project Description: Professional engineering services for the agency.

SBC Number: 128/020-01-2014

Total Project Budget: \$800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$100,000.00	\$ 0.00	\$100,000.00	14/15	CurrFunds-MajorMaint	(A)
	200,000.00	500,000.00	700,000.00	15/16	CurrFunds-MajorMaint	(A)
Original Project Budget:	\$300,000.00					
Change in Funding:		\$500,000.00				
Revised Project Budget:			\$800,000.00			

Comment: The agreement for the current consultant will be amended to extend the contract to include November 1, 2016 through October 31, 2017. This is the third year of a maximum of five years of this contract. The agency has received a number of grants for which this contract is intended to provide the design services.

Previous Action:

07/10/2014	SBC	Approved project
12/17/2014	ESC	Selected designer (Kimley Horn & Associates)
07/09/2015	SBC	Revised funding; extended contract

Minutes: 04/18/2016 SBC Approved a revision in project budget, funding and sources of funding and to extend contract an additional 12 months.

DEPARTMENT OF EDUCATION

Tennessee School for the Blind, 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: School for Blind Building 1-A Fire Suppression

Project Description: Installation of fire protection system and controls, abatement as required, utility infrastructure upgrades and all related work.

SBC Number: 168/005-01-2014

Total Project Budget: \$2,165,636.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 340,000.00	\$ 0.00	\$ 340,000.00	14/15	CurrFunds-CapImprov	(A)
	700,000.00	0.00	700,000.00	2014	GO Bonds-CapImprov	(A)
	883,550.00	0.00	883,550.00	06/07	CurrFunds-CapImprov	(R)
	0.00	242,086.00	242,086.00	07/08	CurrFunds-CapImprov	(R)
Original Project Budget:	<u>\$1,923,550.00</u>					
Change in Funding:		\$242,086.00				
Revised Project Budget:			\$2,165,636.00			

Comment: Two bids were received on March 24, 2016. An increase in funding is needed to award a contract to Wellspring Builders for the base bid and Alternate #1. There will be no additional designer fees.

Previous Action: 07/10/2014 SBC Approved project using Best Value
 08/28/2014 ESC Selected designer (I C Thomasson Associates)
 05/13/2015 SBC Revised budget & funding

Minutes: 04/18/2016 SBC Approved a revision in project budget, funding and sources of funding in order to award a contract.

DEPARTMENT OF SAFETY AND HOMELAND SECURITY

Statewide

Requested Action: Approval of an amendment to the contract for construction; approval of an amendment to the consultant agreement; and approval to utilize the Job Order Contract to perform a portion of the work

Project Title: Public Safety Interoperable Communication System

Project Description: Phase 1: East TN, Statewide project to provide public safety with an interoperable communication system and purchase necessary frequencies and radio equipment. Phase 2: Middle & West TN, Statewide project to provide public safety with an interoperable communication system and purchase necessary frequencies and radio equipment and all related work. Interior and exterior renovation of a portion of an existing Safety building that includes mechanical, electrical and plumbing systems and all related work. Demolition of an existing facility and construction of a new facility.

SBC Number: 502/001-01-2011

Total Project Budget: \$121,590,000.00

Source of Funding:	\$ 29,640,000.00	10/11	CurrFunds-CapImprov	(A)
	10,000,000.00	12/13	CurrFunds-CapImprov	(A)
	950,000.00	2010	GO Bonds-CapImprov	(A)
	70,000,000.00	2012	GO Bonds-CapImprov	(A)
	10,000,000.00	11/12	Operating Funds	(A)
	1,000,000.00		Residual Bond Funds	(R)

Comment: The contract amendment will be for the Motorola contract to increase the maximum liability by \$554,546.57 and to extend the term of the contract to construct a new Tennessee Advanced Communications Network site in White County and related work and is anticipated to be accomplished within the current project funding.

The project consultant agreement will be amended to incorporate services for assessments provided earlier in the project.

The Job Order Contract is requested to complete the HVAC upgrade on the 31st floor of Tennessee Tower to maintain ambient temperature to optimize the electronic equipment operations, whose anticipated construction cost is \$135,000.

Previous Action:	01/24/2011	ESC	Deferred action
	03/21/2011	SBC	Approved proceeding w/ Phase 1 of EPC
	03/21/2011	SBC	Referred to ESC with authority to act

03/28/2011	ESC	Approved consultant (Buford Goff & Associates)
12/09/2011	ESC	Approved subcontractor plan & contract
01/12/2012	SBC	Revised funding & scope
09/18/2012	SBC	Allocation of funding; revised budget; presentation
01/10/2013	SBC	Approved contract amendment & allocate funding
08/21/2014	SBC	Revised scope & using JOC
08/28/2014	ESC	Selected designer (Goodwyn Mills Cawood)
05/13/2015	SBC	Revised scope; referred contract amendment to ESC
05/26/2015	ESC	Approved contract amendment

Minutes:

04/18/2016	SBC	<p>Treasurer Lillard inquired of the status of other agencies using the Interoperable System as originally discussed and approved. He said they need to have a system in place where all of the agencies could use it in case of an emergency. Mike Boshers responded that talks are underway with agencies across the state, and they are partnering with other cities where anyone who wants to, can come on board.</p> <p>The Commission approved an amendment to the contract for construction, an amendment to the consultant agreement, and utilizing the Job Order Contract to perform a portion of the work.</p>
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STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meetings held on March 10 and March 30, 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:** University of Tennessee **User Agency:** UT Chattanooga
Location: Chattanooga
Project Title: Pedestrian Mall – Phase 2
SBC Project No: 540/005-01-2011
Designer: Ross/Fowler **Contractor:** J&J Contractors
Construction Completion %: 70% **Targeted Substantial Completion:** May 2016
Change Order No. 1 **Comment: Added Scope**
Change Order Amount: \$271,702.31 This change order provides for additional scope added by the UTC campus to provide a large three-dimensional letter "C" on grade at the mall, with a proposed fire pit adjacent, which will become a focal point of the mall.
Change Order Percentage: 37.29%
Cumulative Percentage: 37.29%
Approved Project Funding
Original Bid Target: \$630,000 **After This Change Order**
Base Contract Amount: \$728,600 **Revised Contract Amount:** \$1,000,302.31
Contingency: \$35,150 **Remaining Undedicated Funds:** \$170,000.00
- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville
Project Title: New Farm Buildings
SBC Project No: 166/001-02-2014
Designer: Adkisson & Associates **Contractor:** KCS Construction
Construction Completion %: 77% **Targeted Substantial Completion:** 03/26/2016
Change Order No. 6 **Comment: Hidden Conditions / Delays**
Change Order Amount: \$14,449.59 This change order provides a different eye wash station to be serviced by an existing 1" water line, where initially thought to have been a 1.5" line as indicated on record drawings. This portion includes a credit for the initial eye wash, and a debit for a re-stocking fee. The remaining portion of this CO is due to the delays in resolving electrical power service to the Pavilion and Pesticide buildings, where overhead service was changed by the university to underground service.
Change Order Percentage: 1.52%
Cumulative Percentage: 33.57%
Approved Project Funding
Original Bid Target: \$1,000,000 **After This Change Order**
Base Contract Amount: \$949,999 **Revised Contract Amount:** \$1,268,900.78
Contingency: \$50,000 **Remaining Undedicated Funds:** \$35,548.81

- 3) State Procurement Agency: TN Board of Regents User Agency: University of Memphis
Location: Memphis
Project Title: CFA Museum HVAC Modifications
SBC Project No: 166/007-01-2014
Designer: HNA Engineering Contractor: Metro Mechanical Contractors
Construction Completion %: 89% Targeted Substantial Completion: 04/17/16
Change Order No. 6 Comment: Hidden Conditions / Omission
Change Order Amount: \$15,309.82 This change accommodates the removal of existing, abandoned
Change Order Percentage: 6.69% thermostats that were leaking creating inefficiencies with the system,
Cumulative Percentage: 15.24% and replacement of existing, undersized, ductwork, as well as
providing larger VAV drain pans, where artifacts were moved to for
display, all of which are defined as hidden conditions. Isolation
valves were required for certain parts of the system, which the
designer should have foreseen, therefore this section of work is
defined as an omission.
- Approved Project Funding After This Change Order
Original Bid Target: \$335,000
Base Contract Amount: \$228,700 Revised Contract Amount: \$263,558.36
Contingency: \$30,000 Remaining Undedicated Funds: \$101,441.64
- 4) State Procurement Agency: TN Board of Regents User Agency: STCC
Location: Memphis
Project Title: Union Ave & Macon Cove Accessibility ADA Adaptations
SBC Project No: 166/033-03-2010
Designer: Barganza Assoc Contractor: Albro Construction Services
Construction Completion %: 96% Targeted Substantial Completion: 2/27/16
Change Order No. 7 Comment: Hidden Conditions
Change Order Amount: \$16,252.07 This change reworks existing bathroom studs, after demolition
Change Order Percentage: 3.98% revealed existing stud spacing was inadequate to support backer
Cumulative Percentage: 11.75% board and tile finish assembly. Also, additional days were added to
accommodate further demolition and reconstruction of this wall area,
along with remediating a busted vent stack.
- Approved Project Funding After This Change Order
Original Bid Target: \$328,000
Base Contract Amount: \$408,793 Revised Contract Amount: \$456,824.02
Contingency: \$111,432 Remaining Undedicated Funds: \$2,608.93
- 5) State Procurement Agency: TN Board of Regents User Agency: Middle Tennessee State University
Location: Murfreesboro
Project Title: Underground Electrical Update
SBC Project No: 166/009-04-2004
Designer: Leidos Engineering Contractor: S & W Contracting Co
Construction Completion %: 91% Targeted Substantial Completion: 12/14/2015
Change Order No. 4 Comment: Hidden Conditions
Change Order Amount: \$64,865.17 This change order work provides for a small portion of value
Change Order Percentage: 9.34% added work to reroute a communications line to be consistent
Cumulative Percentage: 20.82% with the other existing ones, with a majority of this work being
replacement and rerouting of steam damaged conduits.
- Approved Project Funding After This Change Order
Original Bid Target: \$1,811,085
Base Contract Amount: \$694,720 Revised Contract Amount: \$839,365.14
Contingency: \$93,315 Remaining Undedicated Funds: \$436,319.16

- **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: Tennessee Wildlife Resources Agency
Location: Region 1 – West
Project Title: Bartlett Gun Range HVAC Replacement
Project Description: Replacement of existing HVAC equipment at the Bartlett indoor gun range.
SBC Project No. 220/017-01-2016
Total Project Budget: \$325,000
Source of Funding: TWRA Operating Funds 2016

- 2) **State Procurement Agency:** STREAM
User Agency: Department of Environment & Conservation
Location: Montgomery Bell State Park
Project Title: Golf Course Maintenance
Project Description: Upgrades to golf courses to adjust course difficulty level to include the relocation, rebuilding and or elimination of bunkers and all related work.

SBC Project No. 126/054-02-2015
Total Project Budget: \$259,000 – increased from \$240,000
Source of Funding: \$ 19,000 – 02/03 CurrFunds-CapMaint (R)
\$240,000 – 15/16 CurrFunds-CapMaint (A)

Comment: Increase in funding needed in order to award a contract

- 3) **State Procurement Agency:** University of Tennessee
User Agency: UT Chattanooga
Location: Chattanooga
Project Title: Library Water Damage Repair
Project Description: This project will repair interior finishes and contents damaged by sprinkler malfunction in the Library.

SBC Project No. 540/005-02-2016
Total Project Budget: \$300,000
Source of Funding: Plant Funds (Non-Auxiliary)
Comment: Funding subject to change pending determination of fault

- 4) **State Procurement Agency:** STREAM
User Agency: Education
Location: TN School for the Blind
Project Title: Student Cottage HVAC / Water Heater Replacement
Project Description: Replace HVAC systems and water heaters in Student Cottages 1 – 10.
SBC Project No. 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)

- **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 of Tennessee Chattanooga – Fletcher Hall Improvements
SBC No. 540/005-02-2009
Designer: TWH Architects
Amount: \$12,037
Explanation: This additional service is for updating the existing second floor restroom finishes and fixtures in Fletcher Hall.

- **Sole Source / Proprietary Procurement**

1) **Project Title:** Western Mental Health Institute – Administration Building Relocation
SBC No. 344/015-01-2015
Type: Proprietary
Comment: The WMHI facility is currently protected by a Simplex fire alarm system. This system is a digital computer type system with programming specific to the device and to the facility. Re-programming the Simplex main control panel to accept changes, new locations and new devices is a task reserved for Simplex personnel and requires a Simplex programmed computer, not available outside Simplex. If this was a new addition to the facility, the potential of using an alternate fire alarm system could be considered as an alternate approach. This project involves six relatively small areas of renovation surrounded by other areas served by the simplex system. It is our strong recommendation that it is in the best interest of the State, considering that this is an interior renovation project, divided six small areas, that the current Simplex fire alarm system be modified to accommodate the renovation.

Report of Items Submitted to the SBC

- **Annual Report of the National Civil Rights Museum** in Memphis (in accordance with the lease agreement between the State and the Lorraine Civil Rights Museum Foundation)
- **Annual Report of the Facilities Revolving Fund** (in accordance with Item 14.01B(4)(b) of the SBC By-Laws, Policy & Procedures)

Other Business

There being no other business, the meeting adjourned at 9:25 a.m.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State