

MINUTES
STATE BUILDING COMMISSION
April 12, 2018

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 11:06 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

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

ORGANIZATION

- University of Tennessee
- Department of Environment & Conservation
- Department of General Services
- Department of Commerce & Insurance
- Department of Safety & Homeland Security
- Tennessee Historical Commission
- Tennessee Board of Regents
- State Building Commission

PRESENTER

President Joe DiPietro
Commissioner Bob Martineau
Deputy Commissioner John Hull
Deputy Commissioner Brian McCormack
Colonel Tracy Trott
Executive Director Patrick McIntyre
Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Senator Bo Watson
Baird Dixon, Street Dixon Rick Orcutt Winslow

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer

Project Title: Mapp Building Additive Mfg Lab & Entrepreneurial Center

Project Description: This project will include interior build out for an Additive Manufacturing Lab on the 1st Floor and a 5,708 sf Entrepreneurial Center on the 2nd Floor.

SBC Number: 540/005-02-2018

Total Project Budget: \$1,290,000.00

Source of Funding: \$1,290,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 17/18 disclosed project reported to THEC on March 28, 2018.

Minutes: 04/12/2018 SBC Lieutenant Governor McNally stated that the information he has shows that the plant funds for UTC and UTHSC have a negative balance and questioned how this project could be funded with plant funds. President DiPietro responded that the University has the funds available. Michelle Crowder added a letter from the Chief Financial Officer guaranteeing the money had been provided in response to a previous request from SBC staff.

Secretary of State asked for an explanation as to how UT can have a letter guaranteeing the money even though they have a negative balance. Michelle Crowder stated that at the time the report was given money had not yet been moved over from other sources. Secretary Hargett stated that in the interest of transparency they need to know where the money is coming from.

Lieutenant Governor McNally asked UT to provide a current balance in plant funds and all the unallocated reserves that are used to replenish the plant funds. UT agreed to provide that information for the UT system.

Lieutenant Governor McNally recognized Senator Watson in attendance.

The Commission approved the project and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Executive & Continuing Education Center/Mapp Bldg

Project Description: This project will create an Executive & Continuing Education Center in the James A. Mapp Building (1995). The center will include offices, classroom, open space for group work, and a small catering kitchen.

SBC Number: 540/005-01-2017

Total Project Budget: \$1,415,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,200,000.00	\$215,000.00	\$1,415,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$1,200,000.00				
Change in Funding:		\$215,000.00			
Revised Project Budget:			\$1,415,000.00		

Comment: This increase is based on the designer's estimate for the State's requested scope.

Previous Action: 01/09/2017 SBC Approved project and proceeding with the process to select a designer
04/24/2017 ESC Approved designer selection (Cogent Studio LLC)

Minutes: 04/12/2018 SBC Approved a revision in project budget and funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval to award a contract

Project Title: Maclellan Renovation – Program Project

Project Description: This project will provide programming for the Maclellan renovation. The natatorium interior will be demolished, leaving the shell and replaced with a two story structure for various student services function. Public restrooms and locker rooms, and building and building access will be upgraded to incorporate ADA requirements. Electrical system, HVAC units, AHUs & exhaust fans, and the domestic water heating system will be replaced. Building finishes, furnishings, signage, windows, and exterior doors will be replaced. Building sidewalks will be repaired. Bleachers, seating, and built-in equipment in the gym area will be replaced.

SBC Number: 540/005-09-2017

Total Project Budget: \$100,000.00

Source of Funding: \$100,000.00 Plant Funds (Non-Aux) (A)

Comment: This request is to award a contract to the programming consultant. Three proposals were received on January 11, 2018. The Notice of Intent to award was sent on February 19, 2018 naming Allen & Hoshall, Inc. as the best evaluated proposer.

Previous Action: 10/12/2017 SBC Approved project, and proceeding with the process to select a programming consultant.

Minutes: 04/12/2018 SBC Approved awarding a contract.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval to award a contract**

Project Title: Health Science Building (Program)

Project Description: This project will provide programming for the construction of a new, approximately 160,000 GSF, health sciences laboratory facility and parking area with approximately 500 spaces. This facility will address the projected regional workforce growth in the health sciences fields (Nursing, Physical therapy, Occupation therapy and related programs) now limited by the program space. The facility will also have approximately 15,000 sf of Biology research lab space to support the health science fields.

SBC Number: 540/005-08-2017

Total Project Budget: \$250,000.00

Source of Funding: \$250,000.00 Plant Funds (Non-Aux) (A)

Comment: This request is to award a contract to the programming consultant. Ten proposals were received on January 10, 2018. The Notice of Intent to award was sent on March 21, 2018 naming Hellmuth Obata & Kassabaum, Inc. (HOK) as the best evaluated proposer.

Previous Action: 10/12/2017 SBC Approved project and source of funding and proceeding with the process to select a programming consultant.

Minutes: 04/12/2018 SBC Approved awarding a contract.

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: **Approval of a project and to issue an RFQ for master planning services**

Project Title: Master Plan Update

Project Description: This project will provide an update to the Campus Master Plan for the University of Tennessee Health Science Center.

SBC Number: 540/013-01-2018

Total Project Budget: \$400,000.00

Source of Funding: \$400,000.00 Plant Funds (Non-Aux) (A)

Comment: This project will provide an update to the 2015 master plan.

Minutes: 04/12/2018 SBC President DiPietro stated that he understand the Commission has the same concerns about the transparency on the source of plant funds for UTHSC as well and will get the information to the Commission.

The Commission approved a project and issuing an RFQ for master planning services.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Middleton, Hardeman County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer

Project Title: Lone Oaks 4-H Center Life Safety Improvements

Project Description: This project will provide code deficiency corrections at the Sales Barn Facility including sprinkler system installation, ADA accessible toilets, floor/wall/ceiling one-hour separation, and electrical and mechanical improvements.

SBC Number: 540/001-01-2018

Total Project Budget: \$825,000.00

Source of Funding: \$825,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an additional FY 17/18 disclosed project reported to THEC on March 28, 2018.

Minutes: 04/12/2018 SBC Approved a project and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

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

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

Project Title: Clyde Austin 4-H Center Renovations

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

SBC Number: 540/001-05-2012

Total Project Budget: \$4,838,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$4,200,000.00	\$0.00	\$4,200,000.00	12/13	CurrFunds-CapMaint	(A)
	300,000.00	0.00	300,000.00	2012	GO Bonds-CapMaint	(A)
	0.00	338,000.00	338,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	\$4,500,000.00					
Change in Funding:		\$338,000.00				
Revised Project Budget:			\$4,838,000.00			

Comment: This increase is based on the designer's estimate for the State's requested scope.

Previous Action:

07/12/2012	SBC	Approved project
07/23/2012	ESC	Approved designer (Design Innovations)
05/11/2017	SBC	Approved revision in scope
09/14/2017	SBC	Approved revision in scope

Minutes: 04/12/2018 SBC Approved a revision in project budget and funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a project**

Project Title: Taylor Law Remediation and Repairs

Project Description: This project will replace the damaged sprinkler head and repair water damages to three floors within Taylor Law.

SBC Number: 540/009-02-2018

Total Project Budget: \$792,000.00

Source of Funding: \$792,000.00 Plant Funds (Non-Aux) (A)

Comment: This an additional FY 17/18 disclosed project reported to THEC on March 28, 2018.

Minutes: 04/12/2018 SBC Approved a project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

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: \$129,000,000.00

Source of Funding:	\$ 90,250,000.00	17/18	CurrFunds-CapImp	(A)
	10,000,000.00		Gifts	(O)
	10,750,000.00		Plant Funds (Non-Aux)	(A)
	18,000,000.00		TSSBA	(A)

Comment: Three proposals were received on February 5, 2018. The Notice of Intent to award was sent on March 6, 2018 naming Blaine Construction Corporation as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

04/18/2016	SBC	Approved preplanning a project with process to select a designer
01/23/2017	ESC	Approved designer selection (McCarty Holsaple McCarty, Inc.)
07/13/2017	SBC	Approved revision in project budget and funding to fully fund the project.
12/14/2017	SBC	Approved utilizing Construction Manager/General Contractor alternative delivery method.

Minutes: 04/12/2018 SBC Approved awarding a contract to the best evaluated proposer for a Construction Manager/General Contractor.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: Approval of a revision in project budget and funding in order to award a contract

Project Title: Steam Lines Upgrade

Project Description: This project will replace approximately 6,000 linear feet of steam and condensate piping. Associated manholes will also be replaced or modified as required. The Pump House will be demolished as part of the project.

SBC Number: 540/011-01-2014

Total Project Budget: \$9,857,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$5,300,000.00	\$0.00	\$5,300,000.00	17/18	CurrFunds-CapMaint	(A)
	500,000.00	0.00	500,000.00	14/15	CurrFunds-CapMaint	(A)
	3,600,000.00	0.00	3,600,000.00	2014	GO Bonds-CapMaint	(A)
	0.00	169,100.00	169,100.00	07/08	CurrFunds-CapMaint	(R)
	0.00	157,900.00	157,900.00	2007	GO Bonds-CapMaint	(R)
	0.00	130,000.00	130,000.00	04/05	CurrFunds-CapMaint	(R)
Original Project Budget:	\$9,400,000.00					
Change in Funding:		\$457,000.00				
Revised Project Budget:			\$9,857,000.00			

Comment: Three bids were received on February 28, 2018. An increase in funding is needed to award a contract to Dunbar Mechanical Contractors for the base bid and three alternates.

Previous Action:

07/10/2014	SBC	Approved project with process to select a designer
08/28/2014	ESC	Approved designer (Pickering Firm)
01/14/2016	SBC	Approved revision in scope
07/13/2017	SBC	Approved revision in budget, scope, and funding

Minutes: 04/12/2018 SBC Approved a revision in project budget and funding in order to award a contract.

Secretary Hargett stated that he had visited the Knoxville Campus recently. He enjoyed the visit and the progress being made in upgrading the campus is something future generations can be proud of. President DiPietro thanked the Secretary for his comments and stated that there has been a lot of building and improvements to the campus with the help of the Governor's office, the General Assembly and donors. They are proud of the partnership and what has been accomplished together.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Montgomery Bell State Park, Burns, Dickson County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

Project Title: Montgomery Bell State Park Inn Renovation

Project Description: Renovate the inn, conference center, kitchen, and restaurant; replace mechanical, plumbing and electrical systems, repair parking lots and swimming facilities and all required related work.

SBC Number: 126/054-01-2017

Total Project Budget: \$12,125,000.00

Source of Funding: \$12,125,000.00 16/17 CurrFunds-CapImp (A)

Comment: Three (3) proposals were received on Thursday February 22, 2018. The Notice of Intent to award was sent on Wednesday, March 13, 2018 naming Doster Construction as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 09/14/2017 SBC Approved project and to select designer utilizing CM/GC
10/23/2017 ESC Approved designer selection (EOA Architects)

Minutes: 04/12/2018 SBC Approved awarding a contract to the best evaluated proposer for a Construction Manager/General Contractor.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Pickwick Landing State Park, Pickwick Dam, Hardin County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

Project Title: Pickwick Landing State Park Inn Renovation

Project Description: Renovate the inn, conference center, kitchen, and restaurant; replace mechanical, plumbing and electrical systems, repair parking lots and swimming facilities and all required related work.

SBC Number: 126/079-01-2017

Total Project Budget: \$11,680,000.00

Source of Funding: \$11,680,000.00 17/18 CurrFunds-CapImp (A)

Comment: Two (2) proposals were received on Thursday, February 8, 2018. The Notice of Intent to award was sent on Thursday, March 1, 2018 naming Doster Construction as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 08/10/2017 SBC Approved project and to select designer utilizing GM/GC
08/21/2017 ESC Approved designer selection (Renaissance Group, Inc)

Minutes: 04/12/2018 SBC Approved awarding a contract to the best evaluated proposer for a Construction Manager/General Contractor.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Warriors' Path State Park, Kingsport, Sullivan County, Tennessee

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

Project Title: Warriors' Path SP Deferred Maintenance

Project Description: Renovations to the park's marina, visitor center, campground, utilities and other facilities.

SBC Number: 126/096-01-2016

Total Project Budget: \$6,472,700.00

Source of Funding: \$6,472,700.00 16/17 CurrFunds-CapMaint (A)

Previous Action: 07/14/2016 SBC Approved project, budget, scope, funding and source of funding, and proceeding with the process to select a designer
08/22/2016 ESC Approved designer selection (Reedy & Sykes)

Minutes: 04/12/2018 SBC Approved the Early Design Phase as recommended by the State Architect.

Comptroller Wilson thanked Commissioner Martineau for all he's done for the Committee and the State of Tennessee. He stated that there have been substantial accomplishments and that the Commissioner should be proud of what has been achieved. Commissioner Martineau thanked the members of the Commission. Commissioner Martineau added that during his tenure TDEC has had almost \$170 million to reinvest in improvements for the parks in order to preserve the parks for future generations.

Lieutenant Governor McNally stated that he had appreciated working with the Commissioner, especially his willingness to find solutions where they had had differences.

DEPARTMENT OF GENERAL SERVICES

Regional Intervention Program Facility, Nashville, Davidson County, Tennessee

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

Project Title: New Regional Intervention Program Building

Project Description: Construct a new behavioral healthcare facility to serve the agency's Regional Intervention Program, and all required related work.

SBC Number: 344/022-01-2017

Total Project Budget: \$4,600,000.00

Source of Funding: \$4,600,000.00 17/18 FRF CurrFunds-CapImp (A)

Previous Action: 7/13/2017 SBC Approved project and to select designer using Best Value
7/27/2017 ESC Approved designer selection (Bauer Askew Architecture, PLLC)

Minutes: 04/12/2018 SBC Approved the Early Design Phase as recommended by the State Architect.

DEPARTMENT OF COMMERCE & INSURANCE

TN Fire Service and Codes Enforcement Academy, Bell Buckle, Bedford County, Tennessee

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

Project Title: TN Fire Training Academy New Conference Center

Project Description: Construct a conference center which will include an auditorium, classrooms, and simulation labs including necessary infrastructure, and all required related work.

SBC Number: 700/001-01-2017

Total Project Budget: \$5,710,000.00

Source of Funding: \$5,710,000.00 17/18 CurrFunds-CapImp (A)

Previous Action: 7/13/2017 SBC Approve project and to select designer
7/27/2017 SBC Approve designer selection (Kennon Calhoun Workshop)

Minutes: 04/12/2018 SBC Approved the Early Design Phase as recommended by the State Architect.

DEPARTMENT OF SAFETY & HOMELAND SECURITY

Statewide, Tennessee

Requested Action: Approval of a final payment agreement for a consultant

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-CapImp	(A)
	10,000,000.00	11/12	CurrFunds-CapImp	(A)
	950,000.00	2010	GOBonds-CapImp	(A)
	70,000,000.00	2012	GOBonds-CapImp	(A)
	10,000,000.00	2012	TDOS Op Funds	(A)
	754,874.00	2007	GOBonds-CapImp	(R)
	245,126.00	2003	GOBonds-CapImp	(R)

Comment: A final payment agreement is needed to process payment for services that have been performed. This project is now complete.

Previous Action:

01/13/2011	SBC	Refer to SC with authority
01/24/2011	ESC	Deferred action
03/21/2011	SBC	Approved proceeding w/Phase 1 of EPC
03/28/2011	ESC	Approved consultant (Buford Goff)
12/09/2011	ESC	Approved subcontractor plan and contract
01/12/2012	SBC	Revise 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	Referred to ESC approval of contract amendment
05/26/2015	ESC	Approved contract amendment
04/18/2016	SBC	Approved amendments to contracts & utilizing JOC
02/09/2017	SBC	Approval to award a contract for a subproject bid above the MACC
03/09/2017	SBC	Approved the amendments to the Motorola Contract and Buford Goff Consultant Agreements
06/19/2017	SBC	Reported determination not to enter into contract amendments previously approved in March 2017 SBC Meeting

Minutes: 04/12/2018 SBC Approved a final payment agreement for a consultant.

Treasurer Lillard thanked Colonel Trott for his service with the State. Lieutenant Governor McNally stated that he has enjoyed working with Colonel Trott over the years. Under Colonel Trott's leadership, the Lt. Governor added, there has been a lot done to improve safety for Tennesseans and the Highway Patrol has been a great help to the Legislature.

TENNESSEE HISTORICAL COMMISSION

Carter House State Historic Site, Franklin, Williamson County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by Street Dixon Rick Orcutt Winslow

Project Title: Carter House New Visitor Center

Project Description: Construct a new visitor's center including demolishing the existing visitor center, site improvements, and all required related work.

SBC Number: 160/008-01-2017

Total Project Budget: \$3,120,000.00

Source of Funding: \$3,120,000.00 17/18 CurrFunds-CapImp (A)

Previous Action: 07/13/2017 SBC Approved project and to select designer using Best Value
07/27/2017 ESC Approved designer selection (Street Dixon Rick Orcutt Winslow)

Minutes: 04/12/2018 SBC Executive Director Patrick McIntyre introduced Baird Dixon with Street Dixon Rick Orcutt Winslow. Mr. Dixon gave the presentation. Treasurer Lillard asked Mr. Dixon to address how the natural wood would hold up over time. Mr. Dixon replied that they are researching this and looking at products that will not need much maintenance and will last long term while achieving the design intent.

The Commission approval of the Early Design Phase as presented by Street Dixon Rick Orcutt Winslow.

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

Requested Action: Approval of a revision in project scope, budget and funding, and proceeding with the process to select consultants

Project Title: Statewide Consultants

Project Description: System-wide professional services with consultants for Architecture, Engineering, and other specialty consultants. Funding will be allocated from appropriate sources for specific services.

SBC Number: 166/000-03-2017

Total Project Budget: \$1,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 850,000.00	\$450,000.00	\$1,300,000.00		Plant Funds (Non-Aux) (A)
	50,000.00	50,000.00	100,000.00	05/06	CurrFunds-CapMaint (R)
Original Project Budget:	\$ 900,000.00				
Change in Funding:		\$500,000.00			
Revised Project Budget:			\$1,400,000.00		

Comment: This action is to replace consultants with expiring contracts on 9/30/18. The revised scope clarifies the description going forward. The project serves system wide needs for professional services on a variety of small objectives. Residual funds will be used when applicable expenditures cannot be billed to specific institutions. Below are the active consultant contracts for this project

<u>Consultants</u>	<u>Service</u>	<u>Start Date</u>	<u>Current End</u>	<u>5-Year Limit</u>
Adams Craft Herz Walker, Inc.	Architecture	11/15/2017	09/30/2020	09/30/2022
Bauer Askew Architecture	Architecture	11/15/2017	09/30/2020	09/30/2022
I. C. Thomasson Associates	MEP	10/30/2017	09/30/2020	09/30/2022
Stantec Consulting Services	Geotechnical	01/10/2018	09/30/2020	09/30/2022
Gould Turner Group, P.C.	Int. Design	11/30/2017	09/30/2020	09/30/2022
J Holmes Architecture	Architecture	02/08/2018	09/30/2020	09/30/2022

Previous Action:

07/13/2017	SBC	Approved project and process to select 5 consultants
07/27/2017	ESC	Selected 4 consultants
09/28/2017	ESC	Selected Geotechnical consultant
11/09/2017	SBC	Revised budget and selected Architectural consultant

Minutes: 04/12/2018 SBC Approved a revision in project scope, budget and funding, and proceeding with the process to select consultants.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a revision in project budget and funding in order to award a contract

Project Title: Facilities Storage Shed

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

SBC Number: 166/009-01-2017

Total Project Budget: \$161,155.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$138,155.00	\$23,000.00	\$161,155.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	<u>\$138,155.00</u>			
Change in Funding:		\$23,000.00		
Revised Project Budget:			\$161,155.00	

Comment: Seven bids were received on March 14, with Nex-Gen Construction, LLC submitting the low bid. Additional funds are for base bid. There will be no additional designer fees.

Previous Action: 05/11/2017 SBC Approved project
07/27/2017 ESC Selected designer (Rodney L. Wilson Consulting)

Minutes: 04/12/2018 SBC Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of revision in project budget

Project Title: Master Plan Update

Project Description: Update Master Plan, including building and site studies, programming, traffic/parking, and related analysis.

SBC Number: 166/011-05-2007

Total Project Budget: \$365,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$350,000.00	\$15,000.00	\$365,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$350,000.00			
Change in Funding:		\$15,000.00		
Revised Project Budget:			\$365,000.00	

Comment: Additional funds are needed to amend the master plan update for clarification and refinement of future project locations and green spaces.

Previous Action:

07/12/2007	SBC	Approved project
08/16/2007	ESC	Selected designer (Bauer Askew Architecture)
03/11/2010	SBC	Approved master plan
12/09/2010	SBC	Revised funding
03/14/2013	SBC	Revised scope and funding
03/13/2014	SBC	Approve master plan update

Minutes: 04/12/2018 SBC Approved revision in project budget.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a revision in project budget and funding in order to award a contract

Project Title: Residence Hall Upgrades

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

SBC Number: 166/011-08-2015

Total Project Budget: \$13,737,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$12,860,000.00	\$ 0.00	\$12,860,000.00	TSSBA (rent)	(O)
	\$550,000.00	327,000.00	877,000.00	Plant Funds (Aux-Housing)	(A)
Original Project Budget:	\$13,410,000.00				
Change in Funding:		\$327,000.00			
Revised Project Budget:			\$13,737,000.00		

Comment: Five bids were received on March 21st, with W & O Construction Company, Inc. submitting the low bid. Additional funds are for base bid plus alternates 1 and 2. There will be no additional designer fees.

Previous Action:

09/10/2015	SBC	Approved project
10/22/2015	ESC	Selected designer (Maffett Loftis Engineering)
06/19/2017	SBC	Revised budget and funding

Minutes: 04/12/2018 SBC Approved revision in project budget and funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in project funding and scope

Project Title: Indoor Football Practice Facility

Project Description: *Construct additions to the existing football practice facility for support services and to enclose the turf field.*

SBC Number: 166/007-04-2014

Total Project Budget: \$19,000,000.00

Current Project Budget: \$10,600,000.00
(if not fully funded)

Source of Funding: \$10,000,000.00 TSSBA (AA Conference) (O)
600,000.00 Gifts (O)

Comment: Funding is being reallocated from moveable equipment to meet designer's and CM/GC's estimates. The scope is being updated to better describe the work being performed. Phase 2 will include the enclosed turf field.

Previous Action: 03/13/2014 SBC Approved gift-in-place project
09/14/2017 SBC Revised budget, funding, use of CM/GC, and selecting designer (Fleming Architects)
01/11/2018 SBC Award CM/GC (Turner Construction Company)

Minutes: 04/12/2018 SBC Approved revision in project funding and scope.

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

Project Title: Warf Science Building Addition and Renovation

Project Description: Renovate the Warf Building and construct a new Mechatronics Lab addition.

SBC Number: 166/025-01-2017

Total Project Budget: \$6,200,000.00

Source of Funding:	\$1,560,000.00	16/17	CurrFunds-CapImp (<i>D55Cap</i>)	(A)
	190,000.00		Plant Funds (Non-Aux)	(A)
	274,000.00		Gifts	(O)
	4,176,000.00	17/18	CurrFunds-CapImp	(A)

Comment: Four proposals were received on March 6th. The Notice of Intent to award was sent on March 28nd naming Southland Constructors, Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action:	03/09/2017	SBC	Approved project
	04/24/2017	ESC	Selected designer (J Holmes Architecture)
	07/13/2017	SBC	Revised budget and funding
	10/12/2017	SBC	Approved use of CM/GC

Minutes: 04/12/2018 SBC Approved awarding a contract to the best evaluated proposer for a Construction Manager/General Contractor.

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee

Requested Action: **Approval of a revision in project budget**

Project Title: Greene County Expansion

Project Description: Construct a new facility and selective demolition as needed.

SBC Number: 166/023-01-2011

Total Project Budget: \$30,900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 9,795,448.00	\$ 0.00	\$9,795,448.00	10/11	CurrFunds-CapImp	(A)
	2,552,655.00	0.00	2,552,655.00		Gifts and Land proceeds	(O)
	2,801,897.00	250,000.00	3,051,897.00		Plant Funds (Non-Aux)	(A)
	4,100,000.00	0.00	4,100,000.00	16/17	CurrFunds-CapImp	(A)
	8,000,000.00	0.00	8,000,000.00		TSSBA (Gifts)	(A)
	3,400,000.00	0.00	3,400,000.00	17/18	CurrFunds-CapImp	(A)
Original Project Budget:	\$30,650,000.00					
Change in Funding:		\$250,000.00				
Revised Project Budget:			\$30,900,000.00			

Comment: The additional funding is needed for the build-out of the Police Academy Program and to provide general millwork. Additional funding will replenish contingency and miscellaneous funds.

Previous Action: 01/13/2011 SBC Approved project
 01/24/2011 ESC Selected designer (Fisher + Associates)
 07/14/2011 SBC Revised scope, funding, & issue RFP for CMGC
 11/10/2011 SBC Awarded CM/GC (Johnson & Galyon, Inc.) & approved EDP
 12/12/2013 SBC Revised budget and funding
 08/04/2014 ESC Revised source of funding
 11/23/2015 ESC Revised source of funding
 07/14/2016 SBC Revised sources of funding
 07/13/2017 SBC Revised budget and funding

Minutes: 04/12/2018 SBC Approved revision in project budget.

** Work to be done in Greene County

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on March 8, 2018.

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, Tennessee		
Project Title:	Holt Hall Improvements		
SBC Project No:	540/005-03-2011		
Designer:	Artech Design Group, Inc	Contractor:	J&J Contractors, Inc.
Construction Completion %:	66%	Targeted Substantial Completion:	10/31/2018
Change Order No.	2	Comment: Omission/Design Modifications/Added Scope	
Change Order Amount:	\$479,634.58	This change order encompasses work to address the design omission for emergency lighting on the 3 rd floor which was not indicated on the drawings, design modifications by the owner to update doors and door hardware to comply with new access control updates at the university, a new wall to accommodate a main distribution panel for better head clearance, and modification to casework and associated utility changes, as well as additional scope imposed by the owner to replace the existing roof which was initially anticipated by the project, but earlier not pursued due to budget concerns, add a differential pressure switch at a pump, and add a current switch status to 4 exhaust fans.	
Change Order Percentage:	8.34%		
Cumulative Percentage:	13.41%		
 <u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$7,100,000	Revised Contract Amount:	\$6,520,882.28
Base Contract Amount:	\$5,750,000	Remaining Undedicated Funds:	\$1,495,000.00
Contingency:	\$700,000		

2) State Procurement Agency: University of Tennessee
 Location: Knoxville, Tennessee
 Project Title: Alpha Gamma Rho
 SBC Project No: 540/009-12-2014
 Designer: The Lewis Group Architects
 Construction Completion %: 55%
 Change Order No. 6
 Change Order Amount: \$35,079
 Change Order Percentage: 2.03%
 Cumulative Percentage: 19.72%

User Agency: UT Knoxville

Contractor: Wright Contracting, Inc.
 Targeted Substantial Completion: 05/15/2018
 Comment: Hidden Conditions/Codes/Design Modifications
 This change order addresses hidden conditions that required replacement of a portion of plaster ceiling after discovering that sanitary lines required reconfiguration with new access panels and clean outs, new floor drain at a shower, reworking of wiring at doorways, and relocation of wall switches due to disruption by construction, and modifications to the main transformer to accept additional feeder lines from distribution panels. This work also includes codes issues discovered regarding the need to provide an additional electrical pull box and concrete encasement of the main electrical connections to the main panel, and replacement of existing and deficient ground wiring and neutral connections at sub panels and adding GFCI receptacles, including refeeding main and sub panels. There is one portion of work associated with an owner requested design modification to replace the existing aluminum doors and frames at the exit stairwells with hollow metal.

After This Change Order

Revised Contract Amount: \$2,064,020
 Remaining Undedicated Funds: \$195,700

Approved Project Funding

Original Bid Target: \$1,904,000
 Base Contract Amount: \$1,724,000
 Contingency: \$190,000

3) State Procurement Agency: STREAM
 Location: Statewide, Tennessee
 Project Title: Paint Water Tanks
 SBC Project No: 126/000-03-2011
 Designer: Hethcoat & Davis, Inc.
 Construction Completion %: 80%
 Change Order No. 1
 Change Order Amount: \$31,795.85
 Change Order Percentage: 14.27%
 Cumulative Percentage:

User Agency: Dept. of Environment & Conservation

Contractor: Simpson Industrial Service, LLC
 Targeted Substantial Completion: 03/14/2018
 Comment: Design Modifications
 This change order provides for additional surface coating within the interior of the tank to remediate pitting in the walls. Also included is the replacement of an interior ladder and modification to an existing manway to combat corrosion through dissimilar metals.

After This Change Order

Revised Contract Amount: \$254,633.85
 Remaining Undedicated Funds: \$147,615.00

Approved Project Funding

Original Bid Target: \$320,000
 Base Contract Amount: \$222,838
 Contingency: \$129,162

4) State Procurement Agency: STREAM User Agency: Dept. of Environment & Conservation
 Location: David Crockett State Park
 Project Title: Campground Improvements
 SBC Project No: 126/033-02-2015
 Designer: CTI, Inc. Contractor: John T. Hall Construction
 Construction Completion %: 60% Targeted Substantial Completion: 05/04/2018
 Change Order No. 1 Comment: Hidden Conditions/Codes/Omission
 Change Order Amount: \$121,504.93 This change order provides for removal of 22 trees, which were not accounted for on the survey, along with additional conduit and conductors to serve the campground host site which both are termed as omissions. Additionally, work includes erosion control along a retaining wall which includes culverts for 2 campsites and is termed as a hidden condition. Also included is an upgrade to the electrical panels and transformer pads as required by the Lawrenceburg Utility Co.
 Change Order Percentage: 10.57%
 Cumulative Percentage: 10.57%

Approved Project Funding

Original Bid Target: \$1,291,400
 Base Contract Amount: \$1,150,000
 Contingency: \$270,540

After This Change Order

Revised Contract Amount: \$1,271,504.93
 Remaining Undedicated Funds: \$293,337.29

5) State Procurement Agency: STREAM User Agency: Dept. of Environment & Conservation
 Location: Fall Creek Falls State Park
 Project Title: Fall Creek Falls State Park Sewage Treatment Upgrade
 SBC Project No: 126/036-01-2015
 Designer: Hethcoat & Davis, Inc. Contractor: Norris Brothers
 Construction Completion %: 70% Targeted Substantial Completion: 05/24/2018
 Change Order No. 1 Comment:
 Change Order Amount: \$149,910 This change order addresses the need to replace the existing undersized influent gravity sewer line with a new appropriately sized line. This need was discovered during construction and is termed as a hidden condition.
 Change Order Percentage: 18.18%
 Cumulative Percentage: 18.18%

Approved Project Funding

Original Bid Target: \$1,332,248
 Base Contract Amount: \$824,770
 Contingency: \$640,703

After This Change Order

Revised Contract Amount: \$974,680
 Remaining Undedicated Funds: \$711,236

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

1) State Procurement Agency: University of Tennessee
 Location: Health Science Center
 Project Title: Multidisciplinary Simulation Center – GEB Annex
 SBC Project No: 540/013-03-2012
 Designer: brg3s, Inc.
 Amount: \$2,445
 Explanation: This ASR addresses the owner's request for additional gas line services to provide full functionality of the mannequins used in the simulation operating room suites. This covers revisions to the floor plans and elevations and coordination with other utility work.

- **Report** of a designer ownership change. “CH2M Hill Companies, Ltd (CH2M)” is now a wholly owned direct subsidiary of “Jacobs Engineering Group Inc. (Jacobs)”. CH2M will maintain its name on all State projects.
- **Report** of a designer name change from “J Holmes Architecture” to “J Holmes Architecture / Lyle Cook Martin Architects / Joint Venture” on the following two State projects.
 - Volunteer State Community College, Warf Science Building Addition and Renovation, SBC 166/025-01-2017
 - Volunteer State Community College, Ramer Renovations, SBC 166/025-02-2017

Report of Items Submitted to the SBC

- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)
- **Annual Report of the Facilities Revolving Fund** (in accordance with Item 14.01B(4)(b) of the *SBC By-Laws, Policy & Procedures*)

Assistant Commissioner John Carr and Chief Financial Officer Ron Plumb, both with the Department of General Services, gave a presentation on the Facilities Revolving Fund. Lieutenant Governor McNally asked if DGS has identified the agencies they would like to bring into FRF and if so which agencies. Assistant Commissioner Carr replied “yes” and they would like to include Department of Children’s Services, Department of Veteran’s Services for their cemeteries, Department of Human Services and the Department of Safety for tower spaces.

Treasurer Lillard asked Assistant Commissioner Carr to discuss the \$27.6 million unobligated reserve in regard to deferred maintenance. Assistant Commissioner Carr replied that there is a large backlog of maintenance and the \$27 million is not sufficient to cover all the ongoing maintenance needs. DGS is very appreciative of the Administration, the Legislature and this Commission, with the help on General Fund appropriations for their assistance in addressing the ongoing maintenance needs. Treasurer Lillard asked if the deferred maintenance needs are divided into categories, for instance highest category would affect life safety. Assistant Commissioner Carr replied that they do categorize the needs. Treasurer Lillard asked if DGS has the numbers according to each category. Assistant Commissioner Carr replied that DGS can provide that to the Commission. Treasurer Lillard asked about a recommendation for reducing the deferred maintenance items should the State devote a certain amount of resources each year. Assistant Commissioner Carr replied that this is a situation that is addressed through the budget process. Treasurer Lillard asked how it helps address deferred maintenance by transferring other agencies into FRF. Assistant Commissioner Carr replied that many times agencies that manage their own real estate do not manage it at the same level as the other State office space and putting those properties into FRF will help to be more consistent using best management practices.

Other Business

There being no further business, the meeting adjourned at 11:52 a.m.

* * * * *

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State