

**MINUTES**  
STATE BUILDING COMMISSION  
August 21, 2014

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The State Building Commission met this day at 10:00 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 10:02 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

- |  |                                 |
|--|---------------------------------|
| • Department of Mental Health and Substance Abuse Services | Commissioner Doug Varney        |
| • Tennessee State Veterans Homes Board                     | Commissioner Many-Bears Grinder |
| • Department of Correction                                 | Commissioner Derrick Schofield  |
| • Department of Transportation                             | Commissioner John Schroer       |
| • University of Tennessee                                  | President Joe DiPietro          |
| • Department of Finance and Administration                 | State Architect Peter Heimbach  |
| • Department of General Services                           | Commissioner Bob Oglesby        |
| • Military Department                                      | LTC Andy Milligan               |
| • Department of Safety and Homeland Security               | Colonel Tracy Trott             |
| • Tennessee Board of Regents                               | Vice Chancellor David Gregory   |
| • State Building Commission                                | State Architect Peter Heimbach  |

STATE BUILDING COMMISSION MEMBERS PRESENT

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

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Vice-Chairman Ron Ramsey, Lieutenant Governor

OTHERS PRESENT

Peter Heimbach, State Architect	Jonathan Rummel, Secretary of State's Office
Georgia Martin, Office of the State Architect	Joy Harris, Treasurer's Office
Jordan Young, Lt. Governor's Office	Whitney Goetz, Treasurer's Office
Hayden Pendergrass, House Speaker's Office	Genie Whitesell, Attorney General's Office
Bruce Davis, Legislative Budget Office	Janie Porter, Attorney General's Office
Kathy Stickel, Comptroller's Office	

DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES

Moccasin Bend Mental Health Institute, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Unit 6 Dayroom Addition

**Project Description:** New addition to increase the Dayroom. Project will include all related work.

**SBC Number:** 344/009-01-2014

**Total Project Budget:** \$300,000.00

**Source of Funding:** \$300,000.00 14/15 CurrFunds-CapImprov (A)

**Comment:** This is a FY 14/15 line-item in the capital budget. The Dayroom serves as the patient's activity area. After this expansion the Dayroom will comply with current codes and regulations. The addition is to a wing that was built in the 1970's. The wing is less than 50 years old and does not require Tennessee Historical Commission review.

**Minutes:** 08/21/2014 SBC Approved a project, budget, scope, source(s) of funding and proceeding with the process to select a designer.

## TENNESSEE STATE VETERANS HOMES BOARD

### Veterans Nursing Home, Shelby County, Tennessee

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

**Project Title:** West Tennessee Veterans Nursing Home Planning

**Project Description:** Planning for a 144 bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include site diligence, land acquisition and all related work.

**SBC Number:** 680/006-01-2014

**Total Project Budget:** \$70,000,000.00

**Current Project Funding:**  
(if not fully funded) \$ 600,000.00

**Source of Funding:** \$ 600,000.00 14/15 CurrFunds-CapImprov (A)

**Comment:** This is a FY 14/15 line-item in the capital budget. The \$600,000 will go towards an early pre-planning effort including site analyses and selection, survey and testing. The new West Tennessee Veterans Home in Shelby County will provide a home for qualified veterans of the West Tennessee area and to honor and serve them in dignity and respect, recognizing each resident's special health and welfare needs.

**Minutes:** 08/21/2014 SBC Speaker Harwell asked how much of the project budget would be federally funded, and when did they anticipate receiving the money. Commissioner Grinder responded that they were not far enough into the project to have a timeline, but that federal funds would not pay for the land. The Commission approved preplanning a project, budget, scope and source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF CORRECTION

Charles Bass Correctional Complex, Nashville, Davidson County, Tennessee

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

**Project Title:** Charles Bass Correctional Complex Fire Loop Replacement

**Project Description:** Replace and extend the fire suppression infrastructure and all associated work.

**SBC Number:** 140/020-01-2014

**Total Project Budget:** \$450,000.00

**Source of Funding:** \$450,000.00 14/15 CurrFunds-CapMaint/Sent Act (A)

**Comment:** This is a FY 14/15 line-item in the capital budget. The project will allow the full use of the Charles Bass Correctional Complex Annex.

**Minutes:** 08/21/2014 SBC Approved a project, budget, scope, source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF CORRECTION

Statewide

**Requested Action:** Approval to cancel the contract with the previously approved designer and to proceed with the process to select a designer

**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.

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

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

**Source of Funding:** \$90,000.00      12/13      CurrFunds-MajorMaint      (A)

**Comment:** This contract is being cancelled at the request of the consultant. The contract term for the new consultant will be from selection to October 31, 2015. This will be the first year of a maximum of five years for the new contract.

**Previous Action:** 04/11/2013 SBC      Approved project  
06/24/2013 ESC      Selected designer (R&N Systems Design)

**Minutes:** 08/21/2014 SBC      Approved cancelling contract with previously approved designer and proceeding with the process to select a designer.

DEPARTMENT OF CORRECTION

**Statewide**

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

**Project Title:** Various Facilities Parking and Paving Repairs

**Project Description:** Repair and replacement of failing pavement in parking and roadway paving at several institutions.

**SBC Number:** 140/001-07-2013-01

**Total Project Budget:** \$1,600,000.00

**Source of Funding:** \$1,600,000.00    13/14    CurrFunds-CapMaint/Sent Act    (A)

**Comment:** The sub project for Riverbend Maximum Security Institution Paving Replacement exceeded the bid target. Funds were available within the master project to increase the maximum allowable construction cost (MACC) from \$192,500.00 to \$225,830.00 to award the base bid. No additional funding is requested.

**Previous Action:** 07/11/2013 SBC    Approved project  
07/30/2013 ESC    Selected designer (Hart Freeland Roberts)

**Minutes:** 08/21/2014 SBC    Approved awarding contract for bid above MACC.

DEPARTMENT OF TRANSPORTATION

Region 3, Nashville, Davidson County, Tennessee

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

**Project Title:** Chiller Replacement

**Project Description:** Remove and replace the two existing chillers at TDOT Region 3 Headquarters including piping and insulation. Project to include all related work.

**SBC Number:** 243/020-01-2014

**Total Project Budget:** \$580,000.00

**Source of Funding:** \$580,000.00 TDOT Operational Funds (A)

**Comment:** Both the main and back-up chillers are 25 years old and are original to the building. The main chiller failed and is beyond repair. The facility is currently operating on the back-up chiller.

**Minutes:** 08/21/2014 SBC Approved a project, budget, scope, source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF TRANSPORTATION

Region 2, Chattanooga, Hamilton County, Tennessee

**Requested Action:** Presentation and approval of the Early Design Phase as presented by Kline Swinney Associates

**Project Title:** Region 2 Headquarters Complex

**Project Description:** Develop the new Region 2 Headquarters Complex on Enterprise S. Blvd to add numerous structures.

**SBC Number:** 242/010-02-2013

**Total Project Budget:** \$ 32,000,000.00

<b>Source of Funding:</b>	\$ 16,230,000.00	Various	TDOT Residual Plant Construction Funds	(R)
	400,000.00	01/02	TDOT Plant Construction Funds	(A)
	350,000.00	02/03	TDOT Plant Construction Funds	(A)
	950,000.00	03/04	TDOT Plant Construction Funds	(A)
	270,000.00	04/05	TDOT Plant Construction Funds	(A)
	1,300,000.00	06/07	TDOT Plant Construction Funds	(A)
	1,500,000.00	07/08	TDOT Plant Construction Funds	(A)
	6,000,000.00	2012	TDOT Bond Authorization	(A)
	5,000,000.00	2013	TDOT Bond Authorization	(A)

**Previous Action:** 09/12/2013 SBC Referred to ESC with authority to act  
09/23/2013 ESC Approved project  
10/21/2013 ESC Selected designer (Allen & Hoshall/Kline Swinney)

**Minutes:** 08/21/2014 SBC Approved the Early Design Phase as presented.



UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a project budget, scope, and source(s) of funding and to use the designer recommended by the donor

**Project Title:** Alpha Gamma Rho

**Project Description:** Renovate the AGR fraternity house, improve accessibility, expand the dining room, expand the chapter room, and add bedrooms and restrooms.

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

**Total Project Budget:** \$1,060,000.00

**Source of Funding:** \$1,060,000.00            Gift/Donations    (O)

**Comment:** Due to the nature of the gifts, it is requested that the project be considered a special opportunity project. The fraternity is requesting to use The Lewis Group designers.

**Minutes:** 08/21/2014 SBC    Approved a project budget, scope, and source(s) of funding and using The Lewis Group to design the 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:** West Campus Redevelopment

**Project Description:** This project will replace housing and dining in North Carrick, South Carrick, Reese, Humes, Morrill, Apartment Residence, and Presidential Dining, all of which will be demolished. It will provide approximately 2,700 beds, and a dining and office facility with site amenities.

**SBC Number:** 540/009-05-2014

**Total Project Budget:** \$234,200,000.00

**Source of Funding:** \$193,800,000.00 14/15 TSSBA (A)  
\$ 40,400,000.00 14/15 Plant (Aux-Housing/Dining/Facility Fees) (A)

**Comment:** Three proposals were received on 06/30/2014. Notice of Intent to Award was released on 07/25/2014 naming Messer Construction Company as the best evaluated proposer. This is a FY2014-2015 **disclosed** project.

**Previous Action:** 06/12/2014 SBC Approved project & using CM/GC  
06/23/2014 ESC Designer selected (CH2M Hill)

**Minutes:** 08/21/2014 SBC Approved award of contract to Messer Construction as CM/GC.

UNIVERSITY OF TENNESSEE

University of Tennessee, Memphis, Shelby County, Tennessee

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

Project Title: Link Building HVAC Improvements

Project Description: This project will upgrade air handlers and air distribution system, lighting, ceiling, carpet, seating, and the audio/visual system. Modifications for accessibility will also be made.

SBC Number: 540/013-01-2014

Total Project Budget: \$3,200,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$ 0.00	\$ 500,000.00	14/15	CurrFunds-CapMaint	(A)
	2,500,000.00	0.00	2,500,000.00	2014	GO Bonds-CapMaint	(A)
	0.00	200,000.00	200,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	<b>\$3,000,000.00</b>					
Change in Funding:		<b>\$200,000.00</b>				
Revised Project Budget:			<b>\$3,200,000.00</b>			

Comment: The original project budget is a FY2014-15 line-item. This increase will provide for improvements to the Link Auditorium which include improvements to replace seating, carpet, lighting, and ceiling. ADA and audio/visual improvements will be made.

Previous Action: 07/10/2014 SBC Approved project

Minutes: 08/21/2014 SBC Approved revision in scope, project budget and source of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Memphis, Shelby County, Tennessee

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

**Project Title:** Good Manufacturing Process Facility

**Project Description:** This project will renovate approximately 13,000 square feet in the building located at 208 South Dudley Street, and approximately 6,200 square feet of the Hyde building.

**SBC Number:** 540/013-04-2013

**Total Project Budget:** \$16,950,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 7,000,000.00	\$5,750,000.00	\$12,750,000.00	Plant (Non-Auxiliary)	(A)
	4,200,000.00	0.00	4,200,000.00	Plough Grant	(O)
<b>Original Project Funding:</b>	<u>\$11,200,000.00</u>				
<b>Change in Funding:</b>		<b>\$5,750,000.00</b>			
<b>Revised Project Funding:</b>			<b>\$16,950,000.00</b>		

**Comment:** This request will provide for an additional clean room and equipment, and replacement space in the Hyde building.

**Previous Action:** 10/10/2013 SBC Approved project using original designer (Evans Taylor Foster Childress / brg3s)  
05/08/2014 SBC Approved award to Flintco as CM/GC

**Minutes:** 08/21/2014 SBC Approved revision in scope, project budget and source of funding.

DEPARTMENT OF FINANCE & ADMINISTRATION

Tennessee State Capitol, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope and source(s) of funding utilizing the Tennessee Arts Commission for artist selection

**Project Title:** David Crockett Monument

**Project Description:** Creation and placement of a monument to honor and commemorate David Crockett.

**SBC Number:** 529/005-01-2014

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

**Current Project Funding:** \$25,000.00  
(if not fully funded)

**Source of Funding:** \$25,000.00      14/15      Major Maint-Operating Funds (355.02)      (A)

**Comment:** In accordance with 2014 Public Chapter 919 Section 12, Item 7, there was a non-recurring State appropriation to the Department of Finance and Administration through the Miscellaneous Appropriation for the sole purpose of implementing SJR 505 for the commissioning of a monument of David Crockett to be placed in the Capitol. The Tennessee Arts Commission will be handling the artist selection by a contest process. The project will be done in coordination with the Capitol Commission.

**Minutes:** 08/21/2014 SBC Speaker Harwell asked what would be the source of the additional funding. Peter Heimbach responded that they currently did not have a source, but there was the ability within the act to raise funds, or the State could provide those additional funds. The Commission approved the project, budget, scope and source of funding utilizing the Tennessee Arts Commission for artist selection.

DEPARTMENT OF GENERAL SERVICES

National Civil Rights Museum, Memphis, Shelby County, Tennessee

Requested Action: Approval of a grant

Project Title: National Civil Rights Museum Maintenance Grant

Project Description: Annual grant to provide maintenance support.

SBC Number: 160/020-01-2014

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 14/15 CurrFunds-CapMaint (A)

Comment: This a FY 14/15 line-item in the capital budget to address maintenance and renovation needs.

Minutes: 08/21/2014 SBC Approved grant.

DEPARTMENT OF GENERAL SERVICES

Tennessee Performing Arts Center, Nashville, Davidson County, Tennessee

Requested Action: Approval of a grant

Project Title: TPAC Annual Maintenance Grant

Project Description: State maintenance assistance for the Tennessee Performing Arts Center.

SBC Number: 529/075-03-2014

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 14/15 CurrFunds-CapMaint (A)

Comment: This is a FY 14/15 line-item grant in the capital budget to address maintaining major systems relating to theatre design and operations at various TPAC locations.

Minutes: 08/21/2014 SBC Approved grant.

DEPARTMENT OF GENERAL SERVICES

Statewide

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

**Project Title:** Management Assistance

**Project Description:** Provide departments and entities various management assistance and consulting services relating to management of capital projects statewide

**SBC Number:** 529/000-05-2008

**Total Project Budget:** \$23,756,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 850,000.00	\$ 0.00	\$ 850,000.00	06/07	CurrFunds-CapMaint	(A)
	500,000.00	0.00	500,000.00	10/12	CurrFunds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	11/12	CurrFunds-CapMaint	(A)
	100,000.00	0.00	100,000.00		FRF Reserves	(R)
	1,876,000.00	0.00	1,876,000.00		FRF Reserves	(R)
	100,000.00	0.00	100,000.00	12/13	DGS OpFunds Preplan	(A)
	1,000,000.00	0.00	1,000,000.00	13/14	CurrFunds-CapMaint	(A)
	8,600,000.00	4,350,000.00	12,950,000.00		Various Project Funds	(O)
	3,730,000.00	0.00	3,730,000.00	12/13	CurrFunds-CapMaint	(A)
	0.00	1,000,000.00	1,000,000.00	14/15	CurrFunds-CapMaint	(A)
	0.00	150,000.00	150,000.00	14/15	DGS OpFunds Preplan	(A)
	0.00	500,000.00	500,000.00	14/15	DGS OpFunds(501.03)	(A)
<b>Original Project Budget:</b>	<b>\$17,756,000.00</b>					
<b>Change in Funding:</b>		<b>\$6,000,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$23,756,000.00</b>			

**Comment:** Request to add FY 14/15 line item funding to the contract, additional DGS operating funds and funding from various project funds.

**Previous Action:**

12/11/2008	SBC	Approved issuance of RFP
12/22/2008	ESC	Discussion
04/08/2010	SBC	Allocated funding; award contract
08/19/2010	SBC	Rescinded Faith Gould & approved PB Americas
04/12/2012	SBC	Deferred at agency's request
05/10/2012	SBC	Revised funding
07/12/2012	SBC	Revised funding
09/18/2012	SBC	Revised funding
09/12/2013	SBC	Revised funding; extended contract
03/13/2014	SBC	Revised Total Project Budget; extended contract
07/10/2014	SBC	Revised funding

**Minutes:** 08/21/2014 SBC Approved revision in project budget and source(s) of funding.



DEPARTMENT OF GENERAL SERVICES

John Sevier State Office Building, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding  
 Project Title: Elevator Modernization  
 Project Description: Modernization of three passenger elevators and related equipment including finishes.  
 SBC Number: 460/070-01-2011

Total Project Budget: \$800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$600,000.00	\$ 0.00	\$600,000.00	11/12	FRF CurrFunds-CapMaint	(A/R)
	80,000.00	0.00	80,000.00	11/12	FRF OperFunds	(A)
	0.00	120,000.00	120,000.00	14/15	FRF OperFunds	(A)
Original Project Budget:	<b>\$680,000.00</b>					
Change in Funding:		<b>\$120,000.00</b>				
Revised Project Budget:			<b>\$800,000.00</b>			

Comment: Additional funds are being requested to refurbish the motors.

Previous Action: 07/14/2011 SBC Approved project  
 07/25/2011 ESC Selected designer (Centric Architecture)

Minutes: 08/21/2014 SBC At the request of the agency, the item was deferred.

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: Tennessee Tower Cafeteria

Project Description: A gift-in-place construction for the build-out of the cafeteria space in Tennessee Tower.

SBC Number: 529/079-02-2013

Total Project Budget: \$2,520,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,670,000.00	\$850,000.00	\$2,520,000.00	Gift-in-Place (Contract) (O)
Original Project Budget:	<u>\$1,670,000.00</u>			
Change in Funding:		\$850,000.00		
Revised Project Budget:			\$2,520,000.00	

Comment: Tennessee Business Enterprises (TBE) will be adding additional gift funds to cover costs for food service equipment and furnishings within the proposed space.

Previous Action: 11/14/2013 SBC Approved acceptance of gift

Minutes: 08/21/2014 SBC Comptroller Wilson stated that the term "gift-in-place" was confusing. Peter Heimbach responded that the word "contract" was added in the source of funding to denote that the gift in place was a contract obligation of the vendor. The Commission approved a revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

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

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

**Project Title:** Third Floor Electrical Panels

**Project Description:** Replacement of two existing distribution panels, addition of one new panel, and all related work for an electrical system with the required capacity to serve the third floor proposed cafeteria area.

**SBC Number:** 529/079-04-2014

**Total Project Budget:** \$125,100.00

**Source of Funding:** \$125,100.00 FRF Reserves (R)

**Comment:** Completion of the work must be timely to allow the proposed cafeteria equipment tie-in to occur prior to opening.

**Minutes:** 08/21/2014 SBC Approved a project, budget, scope, source(s) of funding, utilizing departmental consultant for design and the Job Order Contract to perform the work.

DEPARTMENT OF GENERAL SERVICES

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

**Requested Action:** Approval to proceed with a previously approved preplanning project and allocate full funding to the project

**Project Title:** Tennessee Tower HVAC Upgrades – First and Third Floors

**Project Description:** HVAC system upgrades including replacement of equipment, cleaning/servicing of remaining equipment, new controls, balancing and commissioning. Temporary cooling and all related work will be included for a fully functioning system while the facility is in full operation.

**SBC Number:** 529/079-03-2014

**Total Project Budget:** \$3,500,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$300,000.00	\$ 0.00	\$ 300,000.00		FRF Reserves
	0.00	3,200,000.00	3,200,000.00	14/15	FRF CurrFunds-CapMaint (A/R)
<b>Original Project Budget:</b>	<u>\$300,000.00</u>				
<b>Change in Funding:</b>		<b>\$3,200,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$3,500,000.00</b>		

**Comment:** Request to add FY 14/15 line-item in the capital budget.

**Previous Action:** 05/08/2014 SBC Approved preplanning project  
05/19/2014 ESC Selected designer (Smith Seckman Reid)

**Minutes:** 08/21/2014 SBC Approved proceeding with a previously approved preplanning project and allocating full funding to the project.

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding, proceeding with the process to select a designer and to utilize an alternative delivery method for Construction Manager/General Contractor

**Project Title:** State Capitol Motlow Tunnel Repairs

**Project Description:** Repair the Motlow Tunnel and plaza to the south of the State Capitol building by providing a watertight solution to address the existing infiltration issues.

**SBC Number:** 529/005-02-2014

**Total Project Budget:** \$6,990,000.00

**Source of Funding:** \$6,990,000.00 14/15 FRF CurrFunds-CapMaint (A/R)

**Comment:** This is a FY 14/15 line-item in the capital budget.

A CM/GC is being requested due to work being performed in a structure of historic importance and project complexity. Firms with experience working with historic structures and complex water intrusion will be sought.

The Tennessee Historical Commission determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

**Minutes:** 08/21/2014 SBC Approved a project, budget, scope, source(s) of funding, proceeding with the process to select a designer and utilizing a CM/GC.

DEPARTMENT OF GENERAL SERVICES

Mid Cumberland Regional Health Office, Nashville, Davidson County, Tennessee

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

**Project Title:** HVAC Upgrades

**Project Description:** Replace closed circuit cooling tower and multiple water source heat pumps. All related HVAC system work to be included for a complete and operational system for the facility.

**SBC Number:** 408/002-01-2012

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 80,000.00	\$ 0.00	\$ 80,000.00	12/13	FRF CurrFunds-CapMaint/Energy	(A/R)
	300,000.00	0.00	300,000.00	2001	FRF GO Bonds-CapMaint	(A/R)
	0.00	320,000.00	320,000.00		FRF Reserves	(R)
<b>Original Project Budget:</b>	<b>\$380,000.00</b>					
<b>Change in Funding:</b>		<b>\$320,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$700,000.00</b>			

**Comment:** Request increase in funding to have all heat pumps replaced at the same time since approximately one half of the 35 heat pumps are not working at the present time.

**Previous Action:** 06/14/2012 SBC Approved project & issued RFP for D/B  
 07/12/2012 SBC D/B rescinded per 460/000-02-2012 action  
 04/16/2014 SBC Revised scope, need designer  
 04/21/2014 ESC Selected designer (Smith Seckman Reid)

**Minutes:** 08/21/2014 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

Cordell Hull / Central Services Buildings, Nashville, Davidson County, Tennessee

**Requested Action:** Acknowledgment of Phase 2 of the study and presentation of Department of General Services' analysis

**Project Title:** Building Evaluation

**Project Description:** Provide a comprehensive evaluation of the building to determine the viability and cost of reuse of the Cordell Hull and Central Services building.

**SBC Number:** 529/011-01-2013

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

**Source of Funding:** \$100,000.00 13/14 FRF Operating Funds

**Comment:** Phase 2 compared and reconciled the Phase 1 report with the previous JLL study.

**Previous Action:** 10/10/2013 SBC Reported threshold project  
10/21/2013 ESC Recorded designer selection (Centric Architecture)  
04/16/2014 SBC Report on Phase 1 of study

**Minutes:** 08/21/2014 SBC Commissioner Oglesby presented Phase 2 of the study and the Department of General Services' analysis for the evaluation of the Cordell Hull and Central Services buildings. He provided a timeline of events and stated that the State's vendor, Jones Lang LaSalle, was asked to report on renovation and long term maintenance costs. He introduced David Plummer, Centric Architecture, who was selected to conduct a full evaluation of deferred maintenance and to look at tenant improvements to make it a useable office building. Mr. Plummer stated that they did a timeline comparison and, while the reports differed in some ways, their major findings were similar to those of the original report. Mr. Plummer went over the five scenarios identified in the original report and stated that Centric's scope was not to be real estate advisors, but to compare maintenance costs and to identify any differences. Commissioner Oglesby stated that, upon completion of Centric's report, DGS proceeded with its own analysis of the scenarios in the original report and some additional considerations, which he then discussed in detail. This DGS analysis included consideration of Centric's observation that the condition and the rehabilitation potential of Cordell Hull and Central Services were different enough that the State should decide the future of the two buildings separately. This observation led DGS to develop the scenario of renovating Cordell Hull but demolishing Central Services and replacing it with a parking garage containing about 150 spaces, and with a greenspace roof. Estimates developed by DGS suggest this would be the most cost-effective scenario for the State.

Commissioner Oglesby expressed concern about the physical condition of Cordell Hull, which he noted continues to deteriorate, and about the safety of the occupants working there. He specifically cited mold and air quality issues, the presence of asbestos and lead paint, HVAC system deficiencies and the unavailability of replacement parts for obsolete equipment, and code and life safety violations throughout the building. He also pointed out that, with the building in its current condition and needing approximately \$16 million in deferred maintenance, a critical mechanical system could fail at any time, necessitating costly emergency evacuation of the occupants and possibly creating significant work delays and interruptions in service to taxpayers. Such an emergency evacuation would not only be costly, he said, but would put employees in less convenient and less productive work space.

Speaker Harwell asked if the State needed this office space. Commissioner Oglesby responded that it was more cost effective to have owned office space than leased office space. He said there are other employees across the state that are currently in leased space that could be more effectively housed in a State office building like Cordell Hull. Speaker Harwell expressed the need for more parking and asked when DGS would be making an official recommendation. Commissioner Oglesby replied that he could make a recommendation that day. Treasurer Lillard asked for his recommendation.

Commissioner Oglesby stated that, since he had not prepared a formal recommendation, he would give the summary points of that recommendation. His primary recommendation was that the occupants of Cordell Hull be relocated promptly and that Cordell Hull then be renovated, with the Central Services building being demolished since it cannot be upgraded or updated to become a cost-effective facility for the State. The Commissioner explained that his recommendation to renovate the building after moving the occupants out, rather than renovating with them in place, could not be justified solely on a cost basis, but that there were other significant factors besides cost to consider. Among these factors are risks associated with the disruption that renovations would cause for employees working in the building at the time, and unknown risks from continued water intrusion, possible building system failure, and exposure to environmental hazards. He said the Cordell Hull renovation would be more disruptive to the occupants than the Tennessee Tower and State Capitol renovations due to the exterior work involved and the loss of major systems, such as HVAC and plumbing. He discussed the cost of doing business and said it was worth considering the cost of moving the occupants out before renovating, adding that the State's competitors for employees would not consider renovating a building of this magnitude with occupants still in the building. He said that one has to look at the whole picture and consider the pain and risk by delaying this decision. Commissioner Oglesby said that, to add value to the process, DGS considered the bigger scheme of things. The State has needs to renovate other buildings in the downtown area, such as the James K. Polk and Rachel Jackson buildings. He said since they don't have checker space on the board left to move those people around during similar levels of renovations, they believe the Cordell Hull renovation plan provides an opportunity to save the State money by creating that checker space. By entering into a long-term lease for 10 years, it would allow the people in buildings to be renovated to move into Cordell Hull after it's been renovated, and not have to enter into short-term premium cost leases.



Secretary Hargett asked what kind of consideration is given when determining who gets to stay downtown and who doesn't. Commissioner Oglesby responded that DGS is in a partnership with the other agencies and they have to find a balance as to where they go and what is in the best interest of the State. Kimberly Lamb was asked by Commissioner Oglesby to talk more about DGS' partnership with other agencies and discussions regarding space needs.

Treasurer Lillard confirmed with Commissioner Oglesby that what he was recommending, in general terms, was to renovate the Cordell Hull building, demolish the Central Services building and replace it with a parking garage. Commissioner Oglesby agreed and again stressed his view that it was important to act as quickly as possible to move people out of Cordell Hull. He said they have a lease on the table with terms good until September 9, but they are still finalizing the wording and would like to move forward with that. He said they have some funds available and would like to start leveraging those funds to go ahead and start pre-construction services before next fiscal year, and that they would come back to the Commission and ask for additional funding for the full scope.

If the State is unable to conclude the currently negotiated leases before they expire on September 9, Commissioner Oglesby said, it would likely take another 18 months from the time discussions start to negotiate new lease agreements and to have space built out for the tenants. During that time, the risks from continued water intrusion and the likelihood of mechanical system failure would only increase. He also added that if leases are not concluded now, the business model for renovating Cordell Hull would change during that 18 months, perhaps to the point where renovating Cordell Hull might no longer be a valid recommendation.

Treasurer Lillard complimented Commissioner Oglesby, stating that DGS had done a great job under his leadership by putting more emphasis on looking at all the requirements necessary to deal with aged buildings and their deferred maintenance needs. He suggested that the Commission needed to hear more details and receive an actual proposal, and recommended that the matter be referred to the Executive Subcommittee with authority to act. Secretary Hargett stated that the request before the Commission was just for acknowledgement of the report. Commissioner Oglesby expressed his concern about the timeline from the beginning discussions to procurement and hoped to be able to move forward with the lease they have under discussion so they could start moving people by next April.

Treasurer Lillard made a motion that the SBC acknowledge receipt of the report and analysis by General Services and recommended that all matters regarding the Cordell Hull portion of the project be referred to the Executive Subcommittee with authority to act. Secretary Hargett further asked that the letter from Patrick McIntyre, Executive Director of the Tennessee Historical Commission, be made a part of the Minutes. The motion was properly seconded, and passed without objection.

The following letter from Executive Director Patrick McIntyre is spread below as part of the Minutes:

**From:** Patrick McIntyre

**Sent:** Wednesday, August 20, 2014 4:43 PM

**To:** Janet McGaha; Ron Ramsey; Beth Harwell; Tre Hargett; Justin Wilson; David Lillard; Larry Martin;

**Cc:** Peter L. Heimbach; Jordan Young; Hayden Pendergrass; Jonathan Rummel; Joy Harris; Kathy Stickel; Bruce Davis; Bob Oglesby

**Subject:** RE: Cordell Hull building

Dear Members of the State Building Commission:

Under TCA 4-11-111, the Tennessee Historical Commission is accorded the authority to review and comment to the State Building Commission on “historically, architecturally or culturally significant” state-owned properties. We understand that the August 21 regular State Building Commission meeting will include the results from Phase II of the report by Centric Architecture, demonstrating it is more cost-effective to renovate the Cordell Hull Building than to build a new building of similar size and quality.

As the State Historic Preservation Office, our agency has previously determined that the Cordell Hull Building is eligible for the National Register of Historic Places. Following the initial report on the building in 2013, we urged the Department of General Services to take another look at this building. We applaud the commitment shown to do so and feel that the resulting studies have proven that the structure can be rehabilitated and continue to serve as an asset to the State. Rehabilitating the Cordell Hull Building is also a fiscally sound option, and more cost effective than demolishing the building.

With its solid cut limestone exterior and exceptional Tennessee marble gracing its interior--much of it painstakingly book-matched to achieve handsome patterns-- the quality of construction materials far exceeds what is available today. It was clear that this building was built to be a permanent and worthy addition to the Capitol Complex, a role it has fulfilled for over 60 years. It is our turn to make the necessary commitment to maintain this structure for another generation of service. I hope the results of the report will help shed light on this landmark and its strong potential for continued use. Thank you.

Sincerely,

E. Patrick McIntyre, Jr.  
Executive Director and  
State Historic Preservation Officer  
Tennessee Historical Commission  
2941 Lebanon Road  
Nashville, TN 37243-0442  
(615) 770-1096  
[www.tnhistoricalcommission.org](http://www.tnhistoricalcommission.org)

DEPARTMENT OF GENERAL SERVICES

**Bid Activity Report**

**1) Bledsoe Creek State Park**

(New Visitors Center)

SBC Project No. 126/012-01-2012

Bid Target: \$655,000.00

M.A.C.C. \$687,750.00

Bid date: 7/24/2014

SBC Action: Referred to ESC with authority to act

DEPARTMENT OF MILITARY

Readiness Center, Winchester, Franklin County, Tennessee

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

Project Title: Reroof and Interior Repairs

Project Description: Removal of the roofing system and related interior & exterior building envelope repairs.

SBC Number: 361/097-03-2012

Total Project Budget: \$573,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$370,000.00	(\$83,500.00)	\$286,500.00	12/13	CurrFunds-CapMaint	(A)
	370,000.00	(83,500.00)	286,500.00		Federal Funds (NGB)	(F)
Original Project Budget:	<u>\$740,000.00</u>		<u>\$573,000.00</u>			
Change in Funding:		(\$167,000.00)				
Revised Project Budget:			\$573,000.00			

Comment: The project bid under target resulting in excess funds. Construction is complete on the Winchester project and it is currently in closeout phase. Funding is being added to the Gordonsville RC Reroof & Facility Update project (361/007-01-2013).

Previous Action: 07/12/2012 SBC Approved project  
07/23/2012 ESC Selected designer (Alpha Three Group)

Minutes: 08/21/2014 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF MILITARY

Readiness Center, Gordonville, Smith County, Tennessee

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

**Project Title:** Gordonsville RC Re-Roof and Facility Update

**Project Description:** Removal and replacement of existing roofing system on two buildings. Foundation and exterior building envelope repairs and improvements, mold mitigation as needed and interior repairs to floors, ceilings and walls.

**SBC Number:** 361/007-01-2013

**Total Project Budget:** \$737,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$290,000.00	\$ 0.00	\$290,000.00	13/14	CurrFunds-CapMaint	(A)
	280,000.00	83,500.00	363,500.00		Federal Funds (NGB)	(F)
	0.00	83,500.00	83,500.00	12/13	CurrFunds-CapMaint	(R)
<b>Original Project Budget:</b>	<u>\$570,000.00</u>					
<b>Change in Funding:</b>		<b>\$167,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$737,000.00</b>			

**Comment:** Funding is being added from the Winchester RC Reroof & Interior Repairs project (361/097-03-2012) in order to award the base bid and alternate.

**Previous Action:** 07/11/2013 SBC Approved project & using BV  
07/30/2013 ESC Selected designer (Hart Freeland Roberts)  
07/10/2014 SBC Referred to ESC with authority to act

**Minutes:** 08/21/2014 SBC Approved a revision in project budget and source(s) of funding in order to award a contract.

## DEPARTMENT OF SAFETY AND HOMELAND SECURITY

### Statewide

**Requested Action:** Approval of a revision in scope, with work to be accomplished within current project funding, utilizing the Job Order Contract to perform a portion of the work and proceeding with the process to select a designer

**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.

**SBC Number:** 502/001-01-2011

**Total Project Budget:** \$121,590,000.00

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

**Comment:** This project provides for the renovation of a portion of an existing Safety building that is adjacent to a tower site in Jackson, Tennessee, to house communications technicians. This work was not within the original scope of the project and is outside of the state's consultant and contractor's primary responsibility and expertise. Safety is consolidating their West TN operation and shifting staff. JOC is being requested in order expedite the work due to an expiring lease where some of this staff is currently housed. The estimated renovation cost is \$275,000

**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 SC with authority
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

**Minutes:** 08/21/2014 SBC Approved a revision in scope, with work to be accomplished within current project funding, utilizing the Job Order Contract to perform a portion of the work and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:** Animal Science Center

**Project Description:** Construct animal handling area and classroom.

**SBC Number:** 166/003-08-2013

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

**Source of Funding:** \$400,000.00 13/14 CurrFunds-CapImprov (A)  
\$200,000.00 Gifts (O)  
\$200,000.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** Seven bids were received on July 2, 2014 with B. R. Miller & Company as the low bidder at \$660,000. A reallocation is necessary to award the bid.

**Previous Action:** 10/10/2013 SBC Approved project  
10/21/2013 ESC Selected designer (Lyle Cook Martin Architects, Inc.)

**Minutes:** 08/21/2014 SBC Approved award of contract for a bid above MACC.

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

Project Title: Management Support Services

Project Description: Provide facilities development assistance

SBC Number: 166/000-02-2013

Total Project Budget: \$2,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,500,000.00	\$ 0.00	\$1,500,000.00	13/14	CurrFunds-CapMaint	(A)
	0.00	1,000,000.00	1,000,000.00	14/15	CurrFunds-CapMaint	(A)
Original Project Budget:	<u>\$1,500,000.00</u>					
Change in Funding:		<b>\$1,000,000.00</b>				
Revised Project Budget:			<b>\$2,500,000.00</b>			

Comment: This is a line-item in the FY 14/15 budget.

Previous Action: 07/11/2013 SBC Approved project

Minutes: 08/21/2014 SBC Approved a revision in project budget and source(s) of funding.



## TENNESSEE BOARD OF REGENTS

### University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:** Approval to accept gift-in-place construction, with plans and specs to be approved by the State Architect

**Project Title:** University Center Dining Upgrades

**Project Description:** Upgrade dining components in the University Center food court, including flooring, lighting, signage, plumbing, electrical, refrigeration, and interior finishes.

**SBC Number:** 166/007-21-2014

**Total Project Budget:** \$275,000.00

**Source of Funding:** \$275,000.00 Gift-in-Place (Contract) (O)

**Comment:** This project was approved by THEC as a Special Opportunity Disclosure on July 14, 2014. Aramark will provide drawings and obtain required permits.

**Minutes:** 08/21/2014 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by the State Architect.

TENNESSEE BOARD OF REGENTS

**Jackson State Community College**, Jackson, Madison County, Tennessee

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

**Project Title:** Health Sciences Building

**Project Description:** Construct new facilities for Health Sciences and renovate vacated areas.

**SBC Number:** 166/019-01-2013

**Total Project Budget:** \$16,580,000.00

**Current Project Funding:** \$ 1,000,000.00  
(if not fully funded)

**Source of Funding:** \$ 980,000.00 Gifts (O)  
20,000.00 Plant (Non-Auxiliary) (A)

**Comment:** Project is on TBR's FY 14/15 Capital Outlay List. Ten proposals were received on 07/15/2014. The Notice of Intent to award was sent August 8, 2014 naming Hoar Construction, LLC as the best evaluated proposer.

**Previous Action:** 07/11/2013 SBC Approved full planning of project  
07/30/2013 ESC Selected designer (Fleming/Associates/Architects)  
11/14/2013 SBC Approval to utilize CM/GC delivery method

**Minutes:** 08/21/2014 SBC Approved award of contract to Hoar Construction as CM/GC.

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

**Project Title:** Union Campus Parking Structure

**Project Description:** Construct two-level parking structure on Beale Street with 141 parking spaces (136 auto, five motorcycle).

**SBC Number:** 166/033-02-2011

**Total Project Budget:** \$4,190,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,990,000.00	\$1,200,000.00	\$4,190,000.00	Plant (Auxiliary-Parking) (A)
<b>Original Project Budget:</b>	<b>\$2,990,000.00</b>			
<b>Change in Funding:</b>		<b>\$1,200,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$4,190,000.00</b>	

**Comment:** Project will provide additional parking for staff and students on the Union Campus. Two bids were received on July 9<sup>th</sup> with Zellner Construction Services as the low bidder. Additional funds are for base bid + one alternate. There will be no additional designer fees.

**Previous Action:** 07/14/2011 SBC Approved project  
09/29/2011 ESC Selected designer (Allen & Hoshall, Inc.)  
01/09/2014 SBC Revised funding  
04/16/2014 SBC Approved Early Design Phase

**Minutes:** 08/21/2014 SBC Approved a revision in project budget and source(s) of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Duffer Plaza Site Improvements

Project Description: Perform site improvements to Duffer Plaza, including hardscape and landscape improvements. Scope shall include lighting, drainage, and necessary utility infrastructure for this area.

SBC Number: 166/025-01-2014

Total Project Budget: \$700,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$700,000.00	(\$700,000.00)	\$0.00	Plant (Auxiliary-Parking) (A)
Original Project Budget:	\$700,000.00			
Change in Funding:		(\$700,000.00)		
Revised Project Budget:			\$0.00	

Comment: This project would be too disruptive while the Humanities Building is constructed.

Previous Action: 05/08/2014 SBC Approved project

Minutes: 08/21/2014 SBC Approved cancellation of project.



- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** University of Memphis  
**Location:** Memphis  
**Project Title:** Housing Sprinkler Upgrades  
**SBC Project No:** 166/007-07-2012  
**Designer:** Allen & Hoshall **Contractor:** Barnes & Brower Inc  
**Construction Completion %:** 99% **Targeted Substantial Completion:** 08/08/2014  
**Change Order No.** 7 **Comment: Hidden Conditions**  
**Change Order Amount:** \$62,906.75 Old valves for sectional water shut-off are deteriorated  
**Change Order Percentage:** 2.58% and will not completely shut off flow.  
**Cumulative Percentage:** 10.63%  
**Approved Project Funding**  
**Original Bid Target:** \$2,500,000 **After This Change Order**  
**Base Contract Amount:** \$2,436,478 **Revised Contract Amount:** \$2,695,423  
**Contingency:** \$250,000 **Remaining Undedicated Funds:** \$54
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee Tech University  
**Location:** Cookeville  
**Project Title:** Tech Village Apartments Renovations  
**SBC Project No:** 166/011-03-2009  
**Designer:** HFR Design **Contractor:** Mid-State Construction  
**Construction Completion %:** 97% **Targeted Substantial Completion:** 04/23/2014  
**Change Order No.** 15 **Comment: Hidden Conditions / Added Scope**  
**Change Order Amount:** <\$143,354.84> Designer recommended days for early turnover of 5  
**Change Order Percentage:** 0 buildings. Reconcile of CO#10 NTE conditions. Parking  
**Cumulative Percentage:** 10.16 lot work & connection of dishwashers in several  
buildings.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$6,457,000  
**Base Contract Amount:** \$6,274,000 **Revised Contract Amount:** \$6,911,282  
**Contingency:** \$412,120 **Remaining Undedicated Funds:** \$521,781
- 5) **State Procurement Agency:** Univ of Tennessee **User Agency:** UTK  
**Location:** Knoxville  
**Project Title:** Austin Peay and Alumni Systems Improvements  
**SBC Project No:** 540/009-07-2010  
**Designer:** The Lewis Group **Contractor:** K&F Construction  
**Construction Completion %:** 95% **Targeted Substantial Completion:** 11/13/2013  
**Change Order No.** 2 **Comment: Hidden Conditions**  
**Change Order Amount:** \$85,745.71 Window removal revealed multiple deteriorated precast  
**Change Order Percentage:** 7.47% window surrounds, required duct replacement,  
**Cumulative Percentage:** 11.73% deteriorated chilled water piping and exhaust  
fans/motors.  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$1,800,000  
**Base Contract Amount:** \$1,148,000 **Revised Contract Amount:** \$1,282,679  
**Contingency:** \$180,000 **Remaining Undedicated Funds:** \$2,660,000

- 6) State Procurement Agency: Univ of Tennessee User Agency: UTK  
Location: Knoxville  
Project Title: Austin Peay and Alumni Systems Improvements  
SBC Project No: 540/009-07-2010  
Designer: The Lewis Group Contractor: K&F Construction  
Construction Completion %: 100% Targeted Substantial Completion: 11/13/2013  
Change Order No. 3 Comment: Hidden Conditions  
Change Order Amount: \$13,967.47 Deterioration of precast window surrounds, caulk  
Change Order Percentage: 1.22% sealant repairs to 50 windows; reinstall flashing.  
Cumulative Percentage: 12.95%  
Approved Project Funding  
Original Bid Target: \$1,800,000  
Base Contract Amount: \$1,148,000 Revised Contract Amount: \$1,296,647  
Contingency: \$180,000 Remaining Undedicated Funds: \$2,660,000
- 7) State Procurement Agency: Univ of Tennessee User Agency: UT Institute of Agriculture  
Location: Greeneville  
Project Title: Clyde Austin 4-H Center Renovations  
SBC Project No: 540/001-05-2012  
Designer: Design Innovations Contractor: K&F Construction  
Construction Completion %: 91.43% Targeted Substantial Completion: 10/18/2014  
Change Order No. 4 Comment: Hidden Conditions / Added Scope  
Change Order Amount: \$140,615.33 Replace unsuitable asphalt base; add additional  
Change Order Percentage: 5.45% workbay; install PA speakers; connect smoke detectors  
Cumulative Percentage: 15.60% to air handlers.  
Approved Project Funding  
Original Bid Target: \$3,650,000  
Base Contract Amount: \$2,579,400 Revised Contract Amount: \$2,981,781  
Contingency: \$365,000 Remaining Undedicated Funds: \$1,159,000
- 8) State Procurement Agency: STREAM User Agency: Environment & Conservation  
Location: Davy Crockett Birthplace State Park  
Project Title: Upgrade Campground  
SBC Project No: 126/034-01-2012  
Designer: Reedy & Sykes Contractor: Ronald Franks Construction  
Construction Completion %: 99% Targeted Substantial Completion: 05/18/2014  
Change Order No. 7 Comment: Value Added  
Change Order Amount: \$50,766.56 Improve substandard dump station; install concrete  
Change Order Percentage: 6.43% dumpster pads; bring sewer treatment plant into code  
Cumulative Percentage: 16.08% compliance.  
Approved Project Funding  
Original Bid Target: \$790,000  
Base Contract Amount: \$790,000 Revised Contract Amount: \$917,005  
Contingency: \$145,000 Remaining Undedicated Funds: \$30,000

9) State Procurement Agency: STREAM User Agency: Health  
 Location: Jackson  
 Project Title: West TN Regional Health Chiller Replacement  
 SBC Project No: 408/005-01-2011  
 Designer: TLM Associates Contractor: Martin/White  
 Construction Completion %: 99% Targeted Substantial Completion: 05/09/2014  
 Change Order No. 2 Comment: Omission  
 Change Order Amount: \$21,636.50 Install two chilled water pump pads and extend  
 Change Order Percentage: 9.1% temporary chiller rental through 5/8/14.  
 Cumulative Percentage: 14.77%

**After This Change Order**

Original Bid Target: \$250,000  
 Base Contract Amount: \$237,450 Revised Contract Amount: \$272,523.50  
 Contingency: \$25,000 Remaining Undedicated Funds: \$12,550.00

10) State Procurement Agency: STREAM User Agency: Intellectual & Dev Disabilities  
 Location: Nashville  
 Project Title: Harold Jordan Center Renovations  
 SBC Project No: 344/003-01-2012  
 Designer: Kennon|Calhoun Contractor: Edwards Construction  
 Construction Completion %: 75.96% Targeted Substantial Completion: 08/14/2014  
 Change Order No. 3 Comment: Codes  
 Change Order Amount: \$34,982.99 Security fence had to be rerouted to segregate the  
 Change Order Percentage: 6.14% mandated enlarged BioDetention pond from the  
 Cumulative Percentage: 10.33% recreation area.

**After This Change Order**

Original Bid Target: \$800,000  
 Base Contract Amount: \$570,000 Revised Contract Amount: \$628,855  
 Contingency: \$80,000 Remaining Undedicated Funds: \$296,000

- **Report of Projects Not Requiring SBC Approval** 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: General Services  
 Location: WR Snodgrass Tennessee Tower  
 Project Title: Drainage Repairs – Third Floor  
 Project Description: Replacement and repairs of trench drain system at 3<sup>rd</sup> Floor entrance and all affected and related structural system, MEP systems and finishes.  
 SBC Project No. 529/079-02-2014  
 Total Project Budget: \$250,000  
 Source of Funding: \$230,000 (14/15 FRF CurrFunds-CapMaint); \$20,000 (FRF Reserves)  
 This request allocates FY 14/15 line item funding to fully fund a previously approved preplanning maintenance threshold project.



2) State Procurement Agency: STREAM  
 User Agency: Agriculture  
 Location: Ellington Agricultural Center  
 Project Title: Porter Labs – New Building Automation System  
 Project Description: Replace outdated, inoperable building automation system with an updated, digital, open protocol building automation system to control the central hot water and chilled water plant, exhaust hood operation and building HVAC.  
 SBC Project No. 100/000-04-2014  
 Total Project Budget: \$221,800  
 Source of Funding: 14/15 FRF CurrFunds-CapMaint

3) State Procurement Agency: STREAM  
 User Agency: Health  
 Location: Mid-Cumberland Regional Health Office  
 Project Title: Roof Replacement  
 Project Description: Remove/replace existing roofing system, parapet cap, copings and flashing.  
 SBC Project No. 408/002-01-2014  
 Total Project Budget: \$230,000  
 Source of Funding: 14/15 FRF CurrFunds-CapMaint (A/R)

- **Report of 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: Paris Landing State Park (Sewer System Upgrade)  
 SBC No. 126/075-01-2009  
 Designer: TLM Associates  
 Amount: \$11,560.56  
 Explanation: Construction observation

2) Project: Booker T. Washington State Park (Group Camp)  
 SBC No. 126/010-01-2012  
 Designer: TWH Architects  
 Amount: \$12,135  
 Explanation: The State Fire Marshal required sprinklers in the original 8-cabin group camp adding scope to the design.

- **Report of Sole Source / Proprietary Procurement**

1) Project Title: Good Manufacturing Process Facility – UTHSC  
 SBC No. 540/013-04-2013  
 Comment: G-CON Manufacturing is the designer, manufacturer, and distributor of modular cleanrooms that are designed as autonomous cleanroom systems in that each one is a self-contained cleanroom environment with a dedicated HVAC and fire-protection system and fully integrated mechanical, plumbing, electrical distribute and control system. This autonomous design allows the entire cleanroom system to be built and tested in the factory prior to shipment and then supports a rapid installation, startup and commissioning at the site by G-CON personnel.

### **Other Business**

There being no other business, the meeting adjourned at 11:00 a.m.

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State