

# MINUTES

## STATE BUILDING COMMISSION

December 13, 2012

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present. Lieutenant Governor Ramsey called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

Tennessee Board of Regents  
Department of Transportation  
Department of Veterans Affairs  
Department of Environment and Conservation  
Department of Correction  
Department of General Services  
State Building Commission

Vice Chancellor David Gregory  
Commissioner John Schroer  
Commissioner Many-Bears Grinder  
Commissioner Bob Martineau  
Tom Robinson  
Peter Heimbach  
Bob Oglesby

### STATE BUILDING COMMISSION MEMBERS PRESENT

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

### STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor  
David Lillard, State Treasurer

### OTHERS PRESENT

Bob Oglesby, State Architect  
Georgia Martin, Office of the State Architect  
Jonathan Rummel, Secretary of State's Office  
Bruce Davis, Legislative Budget Office  
Jordan Young, Lt Gov Ramsey's Office  
Joy Harris, Treasurer's Office  
Genie Whitesell, Attorney General's Office  
Janie Porter, Attorney General's Office  
Diane Uhler, Tennessee Board of Regents  
John Carr, Dept of Finance and Administration  
Tami Robison, Department of General Services  
Lyndsay Botts, Department of Transportation  
Steve Cates, Department of General Services

Marcos Makonon, Department of General Services  
Penny DiPiazza, Department of General Services  
Dick Tracy, Tennessee Board of Regents  
Megan Lane, JPOR  
Jay Malpass, Motorola  
Cathy Higgins, Legislative Budget Office  
Trammel Hoehn, Dept of Finance and Administration  
Mark Cherpack, Dept of Finance and Administration  
Murray Crow, Dept of Environment and Conservation  
Steve Berry, Department of General Services  
Lynelle Jensen, Department of General Services  
Ron Colter, Department of General Services  
Representative Harold Love

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Murphy Center HVAC Updates/Improvements

Project Description: Replace HVAC system and make arena improvements

SBC Number: 166/009-02-2012

Revised Project Budget: \$5,270,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,500,000.00	0.00	\$1,500,000.00	2012	GO Bonds-CapMaint	(A)
	\$120,000.00	0.00	\$120,000.00	12/13	CurrFunds-CapMaint	(A)
	0.00	3,650,000.00	3,650,000.00		Plant (Non Auxiliary)	(A)
Original Project Budget:	<b>\$1,620,000.00</b>					
Change in Funding:		<b>\$3,650,000.00</b>				
Revised Project Budget:			<b>\$5,270,000.00</b>			

Comment: Additional scope will replace acoustical panels and make improvements to the arena lighting and restrooms. Murphy Center Improvements were **disclosed** in the FY 11/12 budget for \$2,250,000.

Previous Action: 07/12/2012 SBC Approved project  
 07/23/2012 ESC Selected designer (Smith Seckman, Reid, Inc.)

Minutes: 12/13/2012 SBC Approved a revision in scope, project budget, and source(s) of funding

## TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

**Requested Action:** Approval to Issue a Request for Proposals

**Project Title:** Master Plan

**Project Description:** Master Plan for Tennessee State University

**SBC Number:** 166/001-04-2012

**Comment:** The last master plan was completed in 2008.

**Minutes:** 12/13/2012 SBC Approved issuing Request for Proposals

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Hooper Eblen Center Scoreboard Replacement

**Project Description:** Replace basketball scoreboard

**SBC Number:** 166/011-05-2012

**Total Project Budget:** \$900,000.00

**Source of Funding:** \$600,000.00 Plant (Non-Auxiliary) (A)  
300,000.00 Plant (Auxiliary, food service and book store) (A)

**Comment:** Project was **disclosed** in the FY 11/12 budget cycle for \$900,000. The video scoreboard will be used for basketball games, graduation ceremonies, and other events.

**Minutes:** 12/13/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

Project Title: Property Acquisition and Renovation

Project Description: Acquire adjacent property and renovate additional areas in accordance with the Master Plan supplement

SBC Number: 166/012-01-2011

Revised Project Budget: \$16,300,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$9,000,000.00	\$ 0.00	\$9,000,000.00	10/11	CurrFunds-CapOutlay	(A)
	3,450,000.00	0.00	3,450,000.00		Plant (Non-Auxiliary)	(A)
	3,250,000.00	0.00	3,250,000.00		Gifts	(O)
	0.00	600,000.00	600,000.00		Federal Grant (Dept Labor)	(F)
Original Project Budget:	<u>\$15,700,000.00</u>					
Change in Funding:		<b>\$600,000.00</b>				
Revised Project Budget:			<b>\$16,300,000.00</b>			

Comment: *The Trade Adjustment and Assistance Community College and Career Training Grant funds are for the construction of a welding lab for the Robotics Welding Program to be housed in the Center for Engineering Technology, Arts and Sciences Building. Property was approved for purchase by the ESC on January 24, 2011 and acquired on June 16, 2011.*

Previous Action: 01/13/2011 SBC Approved project  
 01/24/2011 ESC Selected designer (Franklin Associates Architects, Inc.)  
 04/14/2011 SBC Approved utilizing Alternative Delivery Method  
 05/23/2011 SBC Award contract for BV #2  
 09/08/2011 SBC Revised funding  
 05/10/2012 SBC Revised funding

Minutes: 12/13/2012 SBC Approved a revision in scope, project budget, and source(s) of funding

## TENNESSEE BOARD OF REGENTS

### Bid Activity Report

- 1) Walters State Community College, Morristown  
(Greenville Sewer Corrections)  
SBC Project No. 166/023-02-2011  
Bid date: 11-14-2012  
SBC Action: Referred to Executive Subcommittee with authority to act
  
- 2) Middle Tennessee State University, Murfreesboro  
(Middle Tennessee Conference Center)  
SBC Project No. 166/009-06-2007  
Bid date: 11-20-2012  
SBC Action: Referred to Executive Subcommittee with authority to act

## DEPARTMENT OF TRANSPORTATION

### Acknowledgement of Report

- 1) The Commission acknowledged receipt of the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

DEPARTMENT OF VETERAN AFFAIRS

Veterans Cemeteries, Germantown, Shelby County, Tennessee

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

**Project Title:** Administration Building Addition

**Project Description:** Project provides renovation and addition to break area for cemetery employees and will provide connection to city water.

**SBC Number:** 682/000-04-2011

**Total Project Budget:** \$345,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>				
	\$210,000.00	\$ 0.00	\$210,000.00	11/12	CurrFunds CapImprov	(A)	
	0	8,337.38	8,337.38	98/99	CurrFunds CapImprov	(R)	
	0	76,184.06	76,184.06	03/04	CurrFunds CapImprov	(R)	
	0	50,478.56	50,478.56	09/10	CurrFunds CapImprov	(R)	
<b>Original Project Budget:</b>	<b>\$210,000.00</b>						
<b>Change in Funding:</b>		<b>\$135,000.00</b>					
<b>Revised Project Budget:</b>			<b>\$345,000.00</b>				

**Comment:** Additional funding is for adding scope to provide for a 2" domestic water line and a 6" fire line from the street to the facility (constructed 1980's) in order to satisfy water supply requirements necessary for State Fire Marshal approval. Project to include all related work.

**Previous Action:** 12/09/2011 SBC Approved project  
 12/19/2011 ESC Revised source of funding  
 12/19/2011 ESC Selected designer (Allen & Hoshall)

**Minutes:** 12/13/2012 SBC Approved a revision in scope, project budget, and source(s) of funding



DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Commissioner Martineau asked the Commission to recognize Murray Crow who was retiring after managing projects for State Parks for over 30 years. The Commission thanked Mr. Crow for his dedicated service and for being an asset to the State of Tennessee .

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Panther Creek State Park, Morristown, Hamblen County, Tennessee

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

**Project Title:** American Disabilities ACT (ADA) Rehabilitation

**Project Description:** Make renovations to bring accommodations into compliance with the ADA as indentified by a facilities review in areas outside the campground area

**SBC Number:** 126/072-02-2012

**Total Project Budget:** \$365,000.00

**Source of Funding:**

\$355,504.29	05/06	CurrFunds-CapMaint / ADA	(A/R)
9,495.71	06/07	CurrFunds-CapMaint / ADA	(A/R)

**Comment:** The project will make ADA compliant, multiple buildings at the park by renovating public parking, pathways and restrooms. There is approximately 7000 sf of building rehabilitation at nine (9) locations in the park. The rehabilitation does not address campgrounds.

**Minutes:** 12/13/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Chickasaw State Park, Henderson, Chester County, Tennessee

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

**Project Title:** American Disabilities Act (ADA) Rehabilitation

**Project Description:** Make renovations to bring accommodations into compliance with the ADA as indentified by a facilities review in areas outside the campground area

**SBC Number:** 126/021-02-2012

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

**Source of Funding:**

\$ 73,366.43	06/07	CurrFunds-CapMaint / ADA	(A/R)
\$526,633.57	07/08	CurrFunds-CapMaint / ADA	(R)

**Comment:** The project will make ADA compliant, multiple buildings at the park by renovating public parking, pathways, and restrooms. There is approximately 15,400 sf of building rehabilitation at 15 locations in the park.

**Minutes:** 12/13/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

T.O. Fuller State Park, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a project budget, scope, source(s) of funding utilizing consultant for design

**Project Title:** New Recreational Splash Pad

**Project Description:** Construct new splash pad with water features

**SBC Number:** 126/093-01-2012

**Total Project Budget:** \$140,000.00

**Source of Funding:** \$ 70,000.00 2011 LWCF Grant (F)  
\$ 70,000.00 12/13 State Parks Operating Funds (A)

**Comment:** Demolish an existing "baby pool" which is inoperable and replace it with a splash pad with water features. Funding is provided as a Land and Water Conservation Fund (LWCF) grant with a 50/50 match.

**Minutes:** 12/13/2012 SBC Approved a project budget, scope, source(s) of funding and utilizing consultant for design

DEPARTMENT OF CORRECTION

West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

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

Project Title: Electronics Systems Upgrade

Project Description: Upgrade antiquated electronic systems including CCTV (Closed Circuit Television), intercom, paging video and security networks, duress notification and watch tour stations.

SBC Number: 142/022-01-2005

Total Project Budget: \$2,550,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,450,000.00	\$ 0.00	\$2,450,000.00	05/06	CFCM/Sent Act	(A)
	0.00	100,000.00	100,000.00	07/08	CFCM/Sent Act	(R)
Original Project Budget:	<b>\$2,450,000.00</b>					
Change in Funding:		<b>\$100,000.00</b>				
Revised Project Budget:			<b>\$2,550,000.00</b>			

Comment: The revision in budget will allow the Department of Correction (TDOC) to purchase and install equipment that will complete critical interface between the new electronic equipment and TDOC regional and statewide communication system

Previous Action: 07/14/2005 SBC Approved project & designer (Buford-Goff)

Minutes: 12/13/2012 SBC Approved a revision in scope, project budget, and source(s) of funding

DEPARTMENT OF CORRECTION

Northwest Correctional Complex, Tiptonville, Lake County, Tennessee

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

**Project Title:** Damaged Roof Repair

**Project Description:** The repair and replacement of the roof on the industry, maintenance and Building 10, damaged during a wind storm event in May 2011.

**SBC Number:** 142/016-01-2012

**Total Project Budget:** \$285,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 25,000.00	\$ 0.00	\$ 25,000.00	11/12	CurrFunds-MajMaint/Sent Act	(A)
	210,000.00	50,000.00	260,000.00		Insurance Proceeds	(O)
<b>Original Project Budget:</b>	<u>\$235,000.00</u>					
<b>Change in Funding:</b>		<b>\$50,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$285,000.00</b>			

**Comment:** The facility sustained damage during a storm event on May of 2011 and will require the removal of the damaged roof and insulation along with perimeter anchoring and copings. The roof has been temporarily secured by the Department. This project is to provide the permanent solution.

**Previous Action:** 02/09/2012 SBC Approved project  
04/23/2012 ESC Selected designer (Clark Dixon Architects)

**Minutes:** 12/13/2012 SBC Approved a revision in scope, project budget, and source(s) of funding.

DEPARTMENT OF CORRECTION

Turney Center Industrial Complex, Only, Hickman County, Tennessee

**Requested Action:** Approval of a project budget, scope, source(s) of funding and utilizing Departmental consultant and resources

**Project Title:** Kitchen Hood Replacement

**Project Description:** Remove existing hood and install new hood with fire suppression and ventilation to cover the equipment footprint generated by new and larger equipment purchased

**SBC Number:** 142/005-03-2012

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

**Source of Funding:** \$200,000.00 07/08 CurrFunds-CapMaint/Sent Act (R)

**Comment:** The kitchen was reviewed by the State Fire Marshall and several deficiencies were noted. The hood replacement and supporting fire suppression system will address the violations noted in the report.

**Minutes:** 12/13/2012 SBC Approved a project budget, scope, source(s) of funding and utilizing Departmental consultant and resources

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 and revision of the GMP amount

**Project Title:** Renovations

**Project Description:** Update interior finishes, restrooms, elevator lobbies, systems update and other building requirements.

**SBC Number:** 529/079-04-2012

**Total Project Budget:** \$18,265,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$10,650,000.00	\$ 0	\$10,650,000.00	12/13	FRF CF Cap Improv (A)
	0	7,615,000.00	7,615,000.00	2001	FRF Bonds/Energy (A/R)
<b>Original Project Budget:</b>	<b>\$10,650,000.00</b>				
<b>Change in Funding:</b>		<b>\$7,615,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$18,265,000.00</b>		

**Comment:** This adds funds to the FY 12/13 line-item project to address needs identified in the master planning, facilities assessment and the Phase 1 building assessment. The additional funding will come from residual energy bonds. **(This is a T3 associated project)**

**Previous Action:** 07/12/2012 SBC Approved project & issue RFP for D/B  
 07/12/2012 SBC Approved award to DF Chase  
 09/18/2012 SBC Approved award of GMP

**Minutes:** 12/13/2012 SBC Comptroller Wilson asked if the scope was consistent with the line item approved by the General Assembly, and was told "yes". The Commission approved a revision in project budget, source(s) of funding and GMP amount.

DEPARTMENT OF GENERAL SERVICES

Middlebrook & Pellissippi – Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a Guaranteed Maximum Price (GMP) for Phase 2 construction services for the Knoxville sub project

**Project Title:** Office Consolidation Project (T3)

**Project Description:** Knoxville T3 Sub-project and related work for Middlebrook & Pellissippi locations

**SBC Number:** 460/000-02-2012-03 (T3)

**Current Project Funding:** \$71,500,000.00

**Source of Funding:**

460/000-02-2012	\$ 800,000.00		FRF-Operating Funds	(A)
	950,000.00		FRF Reserves	(R)
	69,500,000.00	12/13	FRF CurrFund Cap Improv	(A)
	250,000.00	12/13	Treasury Operating Funds	(A)

**Comment:** This is for approval of the GMP for Phase 2 construction services for the Knoxville sub project

**Previous Action:**

02/09/2012 SBC	Approved project & issued RFP for Design/Build (T3)
07/12/2012 SBC	Approved additional funding; revised Total Project Budget & issuing RFP for Design/Build (T3)
10/11/2012 SBC	Approved Phase 1 contract (Rentenbach Constructors)

**Minutes:** 12/13/2012 SBC Request referred to the Executive Subcommittee with authority to act



DEPARTMENT OF GENERAL SERVICES

Statewide

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

**Project Title:** Consultant

**Project Description:** Consultant to provide professional services to STREAM and various agencies through STREAM for fiscal year 2013

**SBC Number:** 529/000-08-2012

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 200,000.00	\$ 0	\$ 200,000.00	12/13	CurrFunds Major Maint	(A)
	200,000.00	0	200,000.00	12/13	FRF Operating Funds	(A)
	100,000.00	0	100,000.00	12/13	Other AgencyOp Funds	(A)
	500,000.00	0	500,000.00	12/13	DGS OpFunds (PrePlan)	(A)
	0	250,000.00	250,000.00	12/13	FRF CFCM / E&C	(A)
<b>Original Project Budget:</b>	<b>\$1,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$250,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,250,000.00</b>			

**Comment:** This adds funding to the floor consultant program to address the engineering needs associated with the emergency project SBC 529/073-02-2012, to repair the buss duct at the Andrew Jackson building and assess other buildings with similar infrastructure.

**Previous Action:** 07/12/2012 SBC Approved project  
 07/23/2012 ESC Selected designers  
 10/11/2012 SBC Selected West Arch (Askew Hargraves Harcourt)

**Minutes:** 12/13/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF GENERAL SERVICES

Donnelly J. Hill State Office Building, Memphis, Shelby County, Tennessee

Requested Action: Approval to cancel a project

Project Title: Light Controls Upgrade

Project Description: Upgrade to existing lighting control system

SBC Number: 460/003-03-2011

Total Project Budget: \$12,291.80

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$170,000.00	(\$157,708.20)	\$12,291.80	FRF CurrFund-CapMaint/Energy (A/R)
Original Project Budget:	<u>\$170,000.00</u>			
Change in Funding:		(\$157,708.20)		
Revised Project Budget:			\$12,291.80	

Comment: This FY 11/12 line-item is being cancelled to allow the energy funds to be repurposed to higher priority needs as allowed by 2012 PC 1029, Section 41, item 28

Previous Action: 09/08/2011 SBC Approved project  
09/29/2011 ESC Selected designer (Allen & Hoshall)

Minutes: 12/13/2012 SBC Comptroller Wilson expressed his concern over canceling the project and said he is always very cautious with line-item projects being canceled and potentially used for other projects. The Commission approved cancellation of the project.

DEPARTMENT OF GENERAL SERVICES

Chattanooga State Office Building, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Mechanical Systems Upgrade

Project Description: Replacement of existing cooling tower, two existing steam boilers, the existing air handler unit and related equipment

SBC Number: 520/001-01-2011

Total Project Budget: \$108,509.89

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,900,000.00	(\$1,900,000.00)	\$ 0	2008	FRF GO Bonds CM Energy (A/R)
	0	38,509.89	38,509.89	12/13	FRF OpFunds (501.02) (A)
	70,000.00	0	70,000.00		FRF CFCM (501.04) Energy (A/R)

Original Project Budget: \$1,970,000.00

Change in Funding: (\$1,861,490.11)

Revised Project Budget: \$108,509.89

Comment: This FY 11/12 line-item is being cancelled to allow the energy funds to be repurposed to higher priority needs as allowed by 2012 PC 1029, Section 41, item 28

Previous Action: 07/14/2011 SBC Approved project  
08/22/2011 ESC Selected designer (West Welch Reed)

Minutes: 12/13/2012 SBC Comptroller Wilson expressed his concern over canceling the project and said he is always very cautious with line-item projects being canceled and potentially used for other projects. The Commission approved cancellation of the project.

DEPARTMENT OF GENERAL SERVICES

Cordell Hull State Office Building & Central Services, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Energy Management System Upgrade

Project Description: Replacement of energy management system and controls

SBC Number: 460/011-01-2008

Total Project Budget: \$48,123.86

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$595,000.00	(\$546,876.14)	\$48,123.86	FRF (501.04)	(A)
	260,000.00	(260,000.00)	0	Energy Funds	(A)
Original Project Budget:	<u>\$855,000.00</u>				
Change in Funding:		(\$806,876.14)			
Revised Project Budget:			<u>\$48,123.86</u>		

Comment: This FY 11/12 line-item project is being cancelled to allow the energy funds to be repurposed to higher priority needs as allowed by 2012 PC 1029, Section 41, Item 28

Previous Action: 08/14/2008 SBC Approved project; referred designer to SC  
08/25/2008 ESC Selected designer (Branham & Lloyd)  
06/09/2011 SBC Revised funding & scope

Minutes: 12/13/2012 SBC Comptroller Wilson expressed his concern over canceling the project and said he is always very cautious with line-item projects being canceled and potentially used for other projects. The Commission approved cancellation of the project.

DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval of a revision to the project budget, scope and source(s) of funding and to amend the contract

**Project Title:** Capital Improvements Master Plan

**Project Description:** Development of a comprehensive statewide capital improvements master plan that encompasses the need for State facilities and programs throughout Tennessee and provide oversight of implementation of the master plan.

**SBC Number:** 460/000-01-2011

**Total Project Budget:** \$6,500,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$ 0	\$ 500,000.00	11/12	CurrFunds CapImprov	(A)
	500,000.00	0	500,000.00	11/12	FRF Reserves (501.01)	(A)
	2,514,000.00	0	2,514,000.00		FRF Reserves	(A)
	986,000.00	1,000,000.00	1,986,000.00	12/13	DGS OpFunds/Pre Plan	(A)
	0	1,000,000.00	1,000,000.00	12/13	CurrFunds CapImprov	(A)
<b>Original Project Budget:</b>	<b>\$4,500,000.00</b>					
<b>Change in Funding:</b>		<b>\$2,000,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$6,500,000.00</b>			

**Comment:** Amendment adds FY 12/13 line-item funding for the Capital Improvements Master Plan, Phase 2 and additional DGS operating funds for preplanning

**Previous Action:**

- 09/08/2011 SBC Approved project
- 12/19/2011 ESC Deferred protest
- 12/29/2011 ESC Discussion of protest status
- 01/23/2012 ESC Approved award to Jones Lange LaSalle
- 06/14/2012 SBC Approved amending contract; revised scope & funding
- 11/15/2012 SBC Referred to ESC with authority to act
- 11/19/2012 ESC Approved contract amendment
- 12/13/2012 SBC Referred to ESC with authority to act a revision to the project budget, scope and source(s) of funding and to amend the contract

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 15, 2012.

Acknowledgement of Reporting Items

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

1)	<b>State Procurement Agency:</b>	General Services	<b>User Agency:</b>	Health
	<b>Location:</b>	RS Gass State Lab		
	<b>Project Title:</b>	Mechanical System Upgrades		
	<b>SBC Project No:</b>	406/003-01-2010		
	<b>Designer:</b>	IC Thomasson	<b>Contractor:</b>	CHC Mechanical Contractors Inc
	<b>Construction Completion %:</b>	80%	<b>Targeted Substantial Completion:</b>	1/21/2013
	<b>Change Order No.</b>	3	<b>Comment:</b>	<b>Programmatic Changes &amp; Code Requirement</b>
	<b>Change Order Amount:</b>	\$104,649.95		Programmatic changes include four new fume hood exhaust fans, non-corrosive stainless steel ducts and incorporation of scope previously defined for the next phase (#3) into the current phase 2 so it will coincide with a new roofing project schedule to start construction in October 2012. Code requirement is to replace 26 existing light fixtures.
	<b>Change Order Percentage:</b>	5.12%		
	<b>Cumulative Percentage:</b>	16.49%		
	<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
	<b>Original Bid Target:</b>	\$2,100,000.00	<b>Revised Contract Amount:</b>	\$2,382,221.84
	<b>Base Contract Amount:</b>	\$2,045,000.00	<b>Remaining Contingency:</b>	\$ 142,778.16
	<b>Contingency:</b>	\$ 480,000.00		

2) State Procurement Agency:	TN Board of Regents	User Agency:	East Tennessee State University
Location:	Johnson City		
Project Title:	Married Student Housing Renovation		
SBC Project No:	166/005-08-2010		
Designer:	Beeson Lusk Street	Contractor:	BurWil Construction Company
Construction Completion %:	89%	Targeted Substantial Completion:	01/12/2013
Change Order No.	8	Comment:	<b>Hidden Conditions &amp; Programmatic</b>
Change Order Amount:	\$57,458.94		Abate asbestos insulation and mastic in block walls of
Change Order Percentage:	2.24%		building being demolished. Finish site with seed & straw
Cumulative Percentage:	10.76%		instead of gravel parking.
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$3,200,000.00	Revised Contract Amount:	\$2,835,423.61
Base Contract Amount:	\$2,560,000.00	Remaining Contingency:	\$ 320,000.00
Contingency:	\$ 320,000.00		

- Report of Sole Source Procurement

- 1) Project Title: Sewer Plant Decommissioning – Cumberland Mountain State Park  
SBC No. 126/030-01-2003  
Comment: The request is for E-one grinder pumps, competitively priced and readily available to all bidders. This request is in the best interest of the state based on facility staff prior experience in regards to their ease of serviceability and low cost of on-going maintenance
  
- 2) Project Title: Second Floor Shell Space – WRS Tennessee Tower  
SBC No. 529/079-01-2012  
Comment: The request is to specify new bathroom finishes and toilet accessories to match existing to remain finishes or items which use the same janitorial supplies and limit the number of parts needed to be stocked. Items include: ceiling tile and grid; recessed paper tower dispenser and waste receptacle; paper towel dispenser; wall mounted soap dispenser; toilet paper dispenser; surface mounted seat cover dispenser; soap dispenser.
  
- 3) Project Title: Upper Cumberland Interior Renovations  
SBC No. 460/000-02-2012  
Comment: The request is to use a geothermal heat pump which matches the existing manufacturer's system; and to match the existing countertop constructed of recycled materials, in support of maintaining the building's LEED Platinum certification

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There being no further business, the meeting adjourned at 11:18 a.m.

Approved:

  
Mark A. Emkes, Commissioner  
Department of Finance and Administration