

MINUTES
STATE BUILDING COMMISSION
December 17, 2015

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 members and Departments present. Lieutenant Governor Ron Ramsey called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Larry Martin, Commissioner, Department of Finance and Administration

ORGANIZATION

- Department of General Services
- Tennessee Wildlife Resources Agency
- Department of Environment & Conservation
- Department of Correction
- Department of Education
- Department of Children's Services
- Tennessee Board of Regents
- University of Tennessee

PRESENTER

Commissioner Bob Oglesby
Executive Director Ed Carter
Commissioner Bob Martineau
Deputy Commissioner Chuck Taylor
Deputy Commissioner Kathleen Airhart
Deputy Commissioner Debbie Miller
Executive Director Dick Tracy
CFO Butch Peccolo

OTHER PARTICIPANTS

Ray Boaz, Derthick Henley Wilkerson Architects

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to award a contract

Project Title: Energy Generation Systems

Project Description: Generation of electricity from systems installed and maintained by others and located on State owned properties.

SBC Number: 460/000-06-2015

Comment: Four proposals were received on November 17, 2015. The Notice of Intent to award was issued on December 7, 2015 naming Hannah Solar as the best evaluated proposer. No protests were received in the protest period. Systems will be installed at the following sites:

Department of Correction

- DeBerry Correctional Facility/ Riverbend Maximum Security Institution
- Bledsoe County Correctional Complex
- Northeast Correctional Complex
- Northwest Correctional Complex
- West Tennessee State Penitentiary
- Morgan County Correctional Complex
- Turney Center Industrial Complex
- Tennessee Prison for Women

General Services

- Metro Center Complex
- RS Gass Complex – various buildings
- Ellington Agricultural Center – various FRF buildings

Mental Health

- Middle TN Mental Health Institute
- Western Mental Health Institute

It is anticipated that, over the approximate 25 year term of this lease, the State will save \$20 million net present value.

Previous Action: 09/10/2015 SBC Referred to the ESC with authority to act
09/21/2015 ESC Agency requested deferral to a called meeting
09/23/2015 ESC Approved project and release of RFP

Minutes: 12/17/2015 SBC Approved award of a contract to Hannah Solar

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 2, Nashville, Davidson County, Tennessee

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

Project Title: Central Office - Mechanical Electrical Systems Upgrade

Project Description: Project will provide for mechanical and electrical systems upgrades of the entire central office facility including, but not limited to, HVAC and lighting systems replacement, and minor electrical and fire code upgrades.

SBC Number: 220/018-01-2013

Total Project Budget: \$3,945,000.00

| | | | | | | |
|---------------------------------|-----------------------|---------------------|-----------------------|-------|---------------|-----|
| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
| | \$3,430,000.00 | \$ 0.00 | \$3,430,000.00 | 13/14 | TWRA Op Funds | (A) |
| | 0.00 | 515,000.00 | 515,000.00 | 15/16 | TWRA Op Funds | (A) |
| Original Project Budget: | <u>\$3,430,000.00</u> | | | | | |
| Change in Funding: | | \$515,000.00 | | | | |
| Revised Project Budget: | | | \$3,945,000.00 | | | |

Comment: Five bids were received on November 12, 2015. An increase in funding is needed to award a contract to CHC Mechanical Contractors, Inc. for the base bid only. There will be no additional designer fees.

Previous Action: 08/08/2013 SBC Approved project
11/25/2013 ESC Selected designer (Engineering Services Group)

Minutes: 12/17/2015 SBC Approved a revision in project budget, funding and sources of funding in order to award a contract.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

J.R. Fleming Training Facility, Murfreesboro, Rutherford County, Tennessee

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

Project Title: ADA Upgrade

Project Description: Correct ADA deficiencies and all related work.

SBC Number: 402/002-01-2015

Total Project Budget: \$550,000.00

Source of Funding:

| | | | |
|--------------|-------|----------------------|-----|
| \$424,819.37 | 09/10 | CurrFundCapMaint/ADA | (R) |
| 125,180.63 | 10/11 | CurrFundCapMaint/ADA | (R) |

Comment: Address multiple ADA deficiencies identified in a recent survey.

Minutes: 12/17/2015 SBC Approved a project, budget, scope, funding, and sources of funding and proceeding with the process to select a designer.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Cedars of Lebanon State Park, Lebanon, Wilson County, Tennessee

Requested Action: Approval of a project, budget, scope, funding and source of funding and to accept gift-in-place construction, with plans and specs to be approved by the State Architect

Project Title: Picnic Shelter

Project Description: Construction of a new picnic shelter.

SBC Number: 126/015-02-2015

Total Project Budget: \$50,000.00

Source of Funding: \$30,000.00 Gift-in-Place (O)
20,000.00 15/16 TDEC Operating Funds (A)

Comment: Design services and construction labor will be donated. Construction materials will be purchased by the State.

Minutes: 12/17/2015 SBC Approved a project, budget, scope, funding and sources of funding and to accept gift-in-place construction, with plans and specs to be approved by the State Architect.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

Requested Action: Approval to utilize an Agency Consultant for a portion of design

Project Title: Bathhouse Replacement

Project Description: Replacement of bathhouses at Crockett, Tims Ford, Warriors Path, Pickwick, and Harrison Bay State Parks. All related work to be included.

SBC Number: 126/000-02-2015

Total Project Budget: \$5,100,000.00

Source of Funding: \$ 900,000.00 15/16 CurrFunds-CapImprov (A)
4,200,000.00 2015 G.O. Bonds CapImprov (A)

Comment: Use of an Agency Consultant is requested to expedite the work at one of the parks. Remaining parks will use a selected designer of record.

Previous Action: 07/09/2015 SBC Approved a project budget, scope, source(s) of funding and proceeding with the process to select a designer.

Minutes: 12/17/2015 SBC Approved utilizing an Agency Consultant for a portion of design.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

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

Project Title: Exterior Lighting Conversion

Project Description: Replacement of exterior campus lighting with LED Lights

SBC Number: 126/000-06-2015

Total Project Budget: \$286,435.00

Source of Funding: \$ 14,535.00 02/03 CurrFunds-CapMaint (R)
271,900.00 2015 G.O. Bonds CapMaint (Empower) (A)

Comment: This is funded out of the Empower TN Project Implementation fund. The upgrades will reduce energy consumption and utility cost. The Statewide Electrical Contract is requested to expedite delivery in order to realize savings as soon as possible. Because design services are limited to construction documents, the use of the Agency Consultant is requested.

This will take place at various parks across the state and a report of affected parks will be provided to State and Local Finance prior to the start of the construction and at the conclusion of the work. The time frame for payback is as follows:

| | |
|---------------------------|---------------------|
| Estimated Annual Savings: | \$24,000 - \$30,000 |
| Estimated Simple Payback: | 9-11 years |

Minutes: 12/17/2015 SBC Comptroller Wilson began a discussion regarding the lengthy payback period to recoup the cost of the energy efficient improvements. Bob Balzar, Director of Empower TN, was recognized and responded that the useful life of the installed improvements will exceed the payback period and so there is a positive benefit to the State. In response to Comptroller Wilson he said it was not what the industry would call "low hanging fruit", but it's important to upgrade equipment to save energy and reduce maintenance costs over many years.

Secretary Hargett asked if the payback is 9-11 years, what is the average useful life? Commissioner Martineau responded it was about 20 years, but that was the direct payback of just the energy savings vs. the cost of replacing the lights. He said they didn't even estimate the benefit of reduced labor costs to change the lights and maintain them because these lights will last much longer than the existing lights.

Commissioner Martineau said they were also very conservative in estimating payback projections, assuming no rate increases, and found when those were put in place that the paybacks are much faster. Secretary Hargett confirmed that the payback is essentially based strictly on the purchase of the lights and energy savings. He then asked, if 20 years is the most conservative, what is the best estimate? Commissioner Martineau responded that some of the lighting projects done in buildings are getting paybacks of 3-4 years. After general discussion, the Commission approved a project, budget, scope, funding and sources of funding utilizing the Statewide Electrical Contract to perform the work and the Agency Consultant for design.

DEPARTMENT OF CORRECTION

Statewide

Requested Action: Approval of a project, budget, scope, funding and source(s) of funding, utilizing Best Value alternative delivery method and proceeding with the process to select a designer

Project Title: LED Lighting Replacement and Upgrades

Project Description: Replacement of interior and exterior lighting with LED lights and controls including all related work.

SBC Number: 140/001-04-2015

Total Project Budget: \$6,288,000.00

Source of Funding:

| | | | |
|----------------|-------|-----------------------------|-----|
| \$5,659,200.00 | 2015 | GO Bonds-CapMaint (Empower) | (A) |
| 411,707.05 | 08/09 | CurrFunds-CapMaint/Sent Act | (R) |
| 217,092.95 | 09/10 | CurrFunds-CapMaint/Sent Act | (R) |

Comment: This is funded out of the Empower TN Implementation fund. Existing fixtures and housings will be utilized. Facilities included are; Riverbend Maximum Security Institution, Tennessee Prison for Women, and Turney Center Industrial Complex.

Best Value is being requested because of the need for specialized experience in secure prison environment. Firms that have experience with working within a secured environment will be sought. The time frame for payback is as follows:

| <u>Site</u> | <u>Est. Payback Time</u> | <u>Est. Annual Savings</u> |
|---------------------|--------------------------|----------------------------|
| Riverbend | 9.4 years | \$241,033 |
| TN Prison for Women | 10.3 years | \$81,306 |
| Turney Center | 14.7 years | \$192,961 |

Minutes: 12/17/2015 SBC Approved a project, budget, scope, funding and sources of funding, utilizing Best Value alternative delivery method and proceeding with the process to select a designer.

DEPARTMENT OF CORRECTION

Deberry Special Needs Facility, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, budget, scope, funding and source(s) of funding, utilizing Best Value alternative delivery method and proceeding with the process to select a designer

Project Title: LED Lighting Replacement and Water Conservation Upgrades

Project Description: Replacement of interior and exterior lighting with LED lights and controls including high mast lighting; installation of water conservation measures throughout the institution; and all related work.

SBC Number: 142/011-03-2015

Total Project Budget: \$5,082,000.00

Source of Funding: \$4,573,800.00 2015 GO Bonds-CapMaint (Empower) (A)
508,200.00 09/10 CurrFunds-CapMaint/Sent Act (R)

Comment: This is funded out of the Empower TN Implementation fund. Existing lighting fixtures and housings will be utilized.

Best Value is being requested because of the need for specialized experience in secure prison environment. Firms that have experience with working within a secured environment will be sought. The time frame for payback is as follows:

| <u>Project Component</u> | <u>Est. Payback Time</u> | <u>Est. Annual Savings</u> |
|--------------------------|--------------------------|----------------------------|
| LED Lighting | 11.4 years | \$282,812 |
| Water Conservation | 9.1 years | \$203,955 |

Minutes: 12/17/2015 SBC Approved a project, budget, scope, funding and sources of funding, utilizing Best Value alternative delivery method and proceeding with the process to select a designer.

DEPARTMENT OF CORRECTION

Southeast Tennessee State Regional Correctional Facility, Pikeville, Bledsoe County, Tennessee

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

Project Title: Bledsoe County Correctional Complex

Project Description: Construct new 1,444 bed prison adjacent to existing Southeast TN Regional Correctional Facility. New facility includes: 300 bed minimum security unit; 256 bed medium security unit; 120 bed high security unit, required infrastructure, support buildings, academic and vocational buildings.

SBC Number: 142/013-02-2004

Total Project Budget: \$190,000,000.00

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
|--------------------------|-------------------------|-------------------------|-------------------------|-------|-----------------------|-----|
| | \$ 9,000,000.00 | \$0.00 | \$9,000,000.00 | 97/98 | CurrFundCaplImprov | (A) |
| | 1,000,000.00 | 0.00 | 1,000,000.00 | 98/99 | CurrFundCaplImprov | (A) |
| | 13,500,000.00 | 0.00 | 13,500,000.00 | 01/02 | CurrFundCaplImprov/SA | (A) |
| | 2,430,000.00 | 0.00 | 2,430,000.00 | 04/05 | CurrFundCaplImprov/SA | (A) |
| | 51,557,104.53 | (8,000,000.00) | 43,557,104.53 | 08/09 | CurrFundCaplImprov/SA | (A) |
| | 5,000,000.00 | 0.00 | 5,000,000.00 | 2004 | GO Bonds-CaplImprov | (A) |
| | 60,612,895.47 | 0.00 | 60,612,895.47 | 2005 | GO Bonds-CaplImprov | (A) |
| | 19,900,000.00 | 0.00 | 19,900,000.00 | 2006 | GO Bonds-CaplImprov | (A) |
| | 35,000,000.00 | 0.00 | 35,000,000.00 | 2007 | GO Bonds-CaplImprov | (A) |
| Original Project Budget: | \$198,000,000.00 | | | | | |
| Change in Funding: | | (\$8,000,000.00) | | | | |
| Revised Project Budget: | | | \$190,000,000.00 | | | |

Comment: A request to remove funds from the project.

Previous Action:

| | | |
|------------|-----|--|
| 05/13/2004 | SBC | Project approval |
| 10/14/2004 | SBC | Appr Rev scope/EPC; plan & designer |
| 06/09/2005 | SBC | Refer to SC with authority to act |
| 06/20/2005 | ESC | Revise scope & utility cost |
| 01/12/2006 | SBC | Status of RFQ for Correction consultant |
| 04/13/2006 | SBC | Assign consultant contract |
| 06/14/2007 | SBC | Deferred action |
| 09/13/2007 | SBC | Appr issuing RFQ; close designer agreement |
| 02/14/2008 | SBC | Appr designer; issue RFP for CMGC |
| 03/13/2008 | SBC | Revise planning funds |
| 06/12/2008 | SBC | Revise EPC; proceed full planning |
| 07/10/2008 | SBC | Appr Flintco as CMGC |
| 05/14/2009 | SBC | Revise EPC; cancel utility grant w/Dayton |
| 09/10/2009 | SBC | Discussion; referred to SC w/authority |

09/21/2009 ESC Appr EDP; add'l design services; authority to proc
01/25/2010 ESC Appr GMP; proceed; add'l services
02/11/2010 SBC Refer to SC with authority (grant)
03/22/2010 ESC Appr grant to Spring City
01/13/2011 SBC Deferred grant request one month
02/22/2011 ESC Appr grant to City of Pikeville
05/31/2011 SBC Report designer add'l services
06/14/2012 SBC Approved grant to Volunteer Energy Coop

Minutes:

12/17/2015 SBC Lieutenant Governor Ramsey discussed the remaining \$8 million in the project and asked if the project was completed, why it wasn't closed out. TDOC Chief Financial Officer, Wes Landers, was called to the podium to answer questions regarding why money remained in the project and how much money remained in the project. Mr. Landers said that TDOC believed that the \$8 million was the majority of the remaining funds. Peter Heimbach added that any funds remaining in a closed out project become residual, and that the legislature, through the Appropriations Act, gives the Department of Finance and Administration the authority to distribute those residual funds, as appropriate, to projects that need them. In this case, it was planned to move the money to a second project at the Bledsoe facility in order to keep them within the Bledsoe facility. He added that one reason the 2004 project remains open is due to environmental permitting issues which will require monitoring and the expenditure of funds for several more years. The Commission approved a revision in project budget, funding and source of funding.

DEPARTMENT OF CORRECTION

Bledsoe Correctional Facility, Pikeville, Bledsoe County, Tennessee

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

Project Title: Correctional Complex Expansion

Project Description: Expansion of existing complex and to accommodate and additional 512 medium security inmates and to support *and improve* the process of classification of inmates. The project will also provide minor modifications to house female inmates in a separate security facility at the same complex and increase *the capacity of the Waste Water Treatment Plant*.

SBC Number: 142/013-01-2013

Total Project Budget: \$43,250,000.00

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
|--------------------|-----------------|---------------|-----------------|-------|---------------|-------|
| | \$20,250,000.00 | \$ 0.00 | \$20,250,000.00 | 13/14 | CFCI/Sent Act | (A) |
| | 10,000,000.00 | 0.00 | 10,000,000.00 | 08/09 | CFCI/Sent Act | (A/R) |
| | 0.00 | 5,000,000.00 | 5,000,000.00 | 15/16 | CFCI/Sent Act | (A) |
| | 0.00 | 8,000,000.00 | 8,000,000.00 | 08/09 | CFCI/Sent Act | (R) |

Original Project Budget: \$30,250,000.00

Change in Funding: \$13,000,000.00

Revised Project Budget: \$43,250,000.00

Comment: This request adds a FY 15/16 line-item in the capital budget and residual funding. Scope is revised to include additional waste water treatment capacity, to accommodate the new proposed prison expansion, along with improvements to the geothermal HVAC system to maximize operational parameters. An additional designer is requested for the wastewater treatment plant expansion.

Previous Action: 07/11/2013 SBC Approved project using CMGC
 08/19/2013 ESC Selected designer (Thomas Miller Partners)
 12/11/2014 SBC Approved award to Bell & Associates as CMGC

Minutes: 12/17/2015 SBC Approved a revision in project budget, scope, funding and sources of funding and proceeding with the process to select a designer.

DEPARTMENT OF EDUCATION

Tennessee School for Deaf, Knoxville, Knox County, Tennessee

Requested Action: Approval of the Guaranteed Maximum Price (GMP)

Project Title: New High School and Infrastructure Upgrades

Project Description: Construct new high school building and demolish the current Poore Hall building. Provide utility infrastructure upgrades and storm water management and all related work. The project will allow the campus to vacate four (4) currently outdated and non-code compliant buildings into one central location to better serve the needs of the students.

SBC Number: 168/007-01-2013

Total Project Budget: \$29,030,000.00

Source of Funding:

| | | | |
|---------------|-------|---------------------|-----|
| \$ 370,000.00 | 11/12 | CurrFunds-CapImprov | (A) |
| 5,500,000.00 | 2011 | GO Bonds-CapImprov | (A) |
| 360,000.00 | 12/13 | CurrFunds-CapMaint | (A) |
| 800,000.00 | 2012 | GO Bonds-CapMaint | (A) |
| 7,000,000.00 | 13/14 | CurrFunds-CapImprov | (A) |
| 15,000,000.00 | 2013 | GO Bonds-CapImprov | (A) |

Comment: GMP to perform all construction work of the project is \$19,847,206.

Previous Action:

| | | |
|------------|-----|--|
| 07/11/2013 | SBC | Approved project & using CM/GC |
| 07/30/2013 | ESC | Selected designer (Blankenship & Partners) |
| 10/02/2014 | ESC | Selected designer (The Lewis Group) |

Minutes: 12/17/2015 SBC Approved the Guaranteed Maximum Price (GMP).

DEPARTMENT OF CHILDREN'S SERVICES

New Visions Youth Development Center, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, budget, scope, funding and source(s) of funding and utilizing the previously selected designer

Project Title: Youth Development Center Upgrades

Project Description: Update existing infrastructure systems to complete upgrades to reinstate the facility as a functioning youth development center and all related work.

SBC Number: 144/004-01-2015

Total Project Budget: \$ 5,800,000.00

| | | | | |
|---------------------------|----------------|-------|---------------------|-----|
| Source of Funding: | \$1,621,500.00 | 11/12 | CurrFunds-CapMaint | (R) |
| | 478,500.00 | 12/13 | CurrFunds-CapMaint | (R) |
| | 2,675,200.00 | 14/15 | CurrFunds-CapImprov | (A) |
| | 1,024,800.00 | 15/16 | CurrFunds-CapImprov | (A) |

Comment: This project is to reinstate the New Visions YDC to allow the transfer of students from the adjacent Woodland Hills Youth Development Center. All current building systems will be updated to meet current requirements. The intent is to cancel projects at Woodland Hills Youth Development Center and, for efficiency, utilize the designer, McFarlin Huitt Panvini, from the cancelled SBC project # 144/002-01-2014. All funding is provided from the Emergency & Contingency fund.

Minutes: 12/17/2015 SBC Approved a project, budget, scope, funding and sources of funding and utilizing the previously selected designer.

TENNESSEE BOARD OF REGENTS

Statewide, Various Counties, Tennessee

Requested Action: Approval to issue an RFQ for statewide commissioning services

Project Title: Commissioning Services

Project Description: Provide Commissioning services statewide.

SBC Number: 166/000-03-2015

Comment: Project will perform commissioning services for projects as needed. RFQ will provide for selection of up to three commissioning services providers. The current contract expires on May 31, 2016. Use of the Commissioning contract will be funded through individual projects. Individual work orders will only require the approval of the SPA, OSA and Contractor. The total spent under Commissioning contracts will not exceed \$6.0 million without SBC approval.

Minutes: 12/17/2015 SBC Approved issuing an RFQ for statewide commissioning services.

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: Approval to utilize Construction Manager/General Contractor alternative delivery method

Project Title: D. P. Culp Addition and Renovations

Project Description: Phase 1 will include interior renovations for a multi-cultural center and various other student spaces. Phase 2 will construct a 46,000 sf addition to the student center and make interior and exterior renovations to the existing building. This addition will enhance circulation and provide space for food service, media center, student lounge, and other student functions.

SBC Number: 166/005-01-2014

Total Project Budget: \$40,500,000.00

Source of Funding: \$39,000,000.00 TSSBA (Student Fees) (A)
1,500,000.00 Plant (Aux-Student Fees) (A)

Comment: The multi-cultural center renovation has been completed. CM/GC is being requested because of the project's complexity and special requirements. A CM/GC with experience on complex additions to a concrete frame structure while keeping an existing facility in continuous operation will be sought.

Previous Action: 04/16/2014 SBC Approved project
05/19/2014 ESC Selected designer (Red Chair Architects)
08/13/2015 SBC Revised scope, budget & funding; issued RFQ for new designer

Minutes: 12/17/2015 SBC Approved utilizing Construction Manager/General Contractor alternative delivery method.

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Johnson City Day Center

Project Description: Demolish existing Johnson City Day Center and build a new facility.

SBC Number: 166/005-05-2015

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 Federal Grant (HRSA) (F)

Comment: ETSU has received a grant from Health Resources and Service Administration to rebuild the clinic run by the College of Nursing for the homeless in Johnson City. This Special Opportunity Disclosure was approved by THEC on November 16, 2015. This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

Minutes: 12/17/2015 SBC Approved a project, budget, scope, funding and source of funding and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of an amendment to the Memorandum of Understanding

Project Title: MT Boulevard Widening

Project Description: City of Murfreesboro to design and construct widening of MT Blvd. and related MTSU campus improvements. Scope includes road widening, improved pedestrian safety features, MTSU improvements (tennis courts, mitigation of impact at President's house, bike paths, transportation hub, entry features). Property disposal value will be source of federal match requirement.

SBC Number: 166/009-02-2006

Total Project Budget: \$18,537,587.00

Source of Funding:

| | | |
|-----------------|---------------------------------|-----|
| \$ 1,150,000.00 | Plant (Non-Auxiliary) | (A) |
| 8,768,401.00 | Federal grant (DOT) | (F) |
| 4,586,141.00 | Local funds (City Murfreesboro) | (O) |
| 2,009,525.00 | Land value | (O) |
| 2,023,520.00 | Plant (Auxiliary-Parking) | (A) |

Comment: With the TDOT, the City of Murfreesboro is connecting MT Boulevard with I-24 and widening a section at MTSU to improve traffic flow in the City. TDOT will administer the project through the City. MTSU is adding enhancements to the City's project including pedestrian safety features; bike paths, traffic calming, lighting improvements, and landscaping. The MOU and Amendment clarify each party's responsibilities and provide the terms of granting the funds to the City.

Previous Action:

| | | |
|------------|-----|---|
| 02/09/2006 | SBC | Approved project, selected designer (Lose & Associates) |
| 10/12/2006 | SBC | Approved participation in development of project |
| 07/11/2013 | SBC | Revised budget and funding |
| 11/12/2015 | SBC | Revised budget and funding |

Minutes: 12/17/2015 SBC Approved an amendment to the MOU.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Various Roof Replacements

Project Description: Replace roofs on various buildings across campus.

SBC Number: 166/007-05-2011

Estimated Project Cost: \$5,600,000.00

Source of Funding: \$ 100,000.00 11/12 Current Funds-Capital Maint (A)
\$5,500,000.00 2011 G.O. Bonds-Capital Maint (A)

Comment: Roofs were installed between 1985 and 1993 and include; Campus School, Panhellenic, Manning, Health Center, Psychology, Journalism, Fieldhouse Gym, Lipman Bldg., Ball Education, Art Building, South Campus Bldg. 34, and Nash Museum. *Additional scope is for the Defense Audit Building built in 1982 with renovations to the roof in 2004.* The work is expected to be accomplished within the current project funding.

Previous Action: 07/14/2011 SBC Approved project
07/25/2011 ESC Selected 2 designers (McGehee Nicholson Burke and The Horrell Group)

Minutes: 12/17/2015 SBC Approved a revision in scope.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Outdoor Classroom/Stage and Solar Demonstration

Project Description: Demolish and replace a covered classroom/stage including storage and restrooms. Install two solar tracker panels to demonstrate the efficacy of solar energy as a campus resource including one or two small open solar-powered charging pavilions for student use.

SBC Number: 166/032-02-2015

Total Project Budget: \$400,000.00

Source of Funding: \$400,000.00 Plant Funds (student fees) (A)

Comment: This is two FY 2015/2016 disclosed projects, Outdoor Classroom/Stage Replacement and Solar Energy Panel Installation. They were disclosed for \$210,000 and \$120,000, respectively. Sustainability and recreation fees are in place. This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

Minutes: 12/17/2015 SBC Approved a project, budget, scope, funding and source of funding and proceeding with the process to select a designer.

Bid Activity Report - No action required

- 1) **Jackson State Community College**
(Accessibility (ADA) Adaptations)
SBC Project No. 166/019-02-2010
Bid date: 12-09-2015
Bid Target: 45,000
MACC: \$50,000
- 2) **Pellissippi State Community College**
(Strawberry Plains HVAC Replacement)
SBC Project No. 166/032-06-2012
Bid date: 12-09-2015
Bid target: 140,000
MACC: 151,181
- 3) **Statewide, TCAT Oneida**
(TCAT MPE and Infrastructure Updates)
SBC Project No. 166/000-01-2015
Bid date: 12-09-2015
Bid Target: 100,000
MACC: 110,000
- 4) **Jackson State Community College**
(Restroom Renovations)
SBC Project No. 166/019-01-2015
Bid date: 12-09-2015
Bid Target: 195,000
MACC: \$214,000
- 5) **Statewide, TCAT Crump**
(TCAT MPE Updates)
SBC Project No. 166/000-01-2010
Bid date: 12-09-2015
Bid Target: 225,000
MACC: \$250,000
- 6) **Statewide, TCAT Knoxville**
(TCAT MPE and Infrastructure Updates)
SBC Project No. 166/000-01-2015
Bid date: 12-09-2015
Bid Target: 200,000
MACC: \$240,000

UNIVERSITY OF TENNESSEE

University of Tennessee Space Institute, Tullahoma, Coffee County, Tennessee

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

Project Title: UTSI – Upgrade Infrastructure Systems – Phase I

Project Description: This project will make improvements to the Main Academic Building (1964), Propulsion Research Facility (1990), Test Building 8103 (1980), Andy Holt Industry/Student Center (1969), and will provide some campus safety improvements. Main Academic Building improvements include adding an elevator, upgrading auditorium seating, replacing windows, and upgrading classrooms. The other facility upgrades include HVAC replacement, a roof replacement, site improvements, restroom upgrades and building system improvements.

SBC Number: 540/020-02-2015

Total Project Budget: \$2,000,000.00

Source of Funding: \$2,000,000.00 15/16 CurrFunds-CapMaint (A)

Comment: This is a FY 2015-2016 line-item project. The Tennessee Historical Commission requests to look at the design drawings of the Main Academic Building alteration, prior to issuing for construction, to insure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.

Minutes: 12/17/2015 SBC Approved a project, budget, scope, funding and source of funding and proceeding with the process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval to utilize Best Value alternative delivery method**

Project Title: Campus Beautification Projects-Volunteer Blvd Ph 1

Project Description: This project will improve Volunteer Boulevard from West Cumberland Avenue to East Cumberland Avenue. This project phase will improve landscaping on Volunteer Boulevard from Circle Park to UT Drive (2,800 linear feet).

SBC Number: 540/009-08-2015

Total Project Budget: \$6,400,000.00

Source of Funding: \$6,400,000.00 TSSBA (A)

Comment: Best Value is being requested because of the coordination required with other ongoing adjacent construction projects and scheduling required during the construction phase. Evaluation criteria will include experience with similar projects and demonstrated success in coordinating work with existing improvements.

Previous Action: 06/11/2015 SBC Referred to the ESC with authority to act.
 07/09/2015 SBC Approved project

Minutes: 12/17/2015 SBC Approved utilizing Best Value alternative delivery method.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a revision in scope and the Early Design Phase as presented by Derthick, Henley & Wilkerson Architects

Project Title: West Campus Housing and Garage

Project Description: The project provides for the planning of new housing and parking garage to be built on the west side of campus. The housing will accommodate approximately 600 beds and associated dining facilities. The garage will have approximately 650 parking spaces. The Racquet Center, built in 1976, will be demolished and the existing tennis courts will be renovated as part of this project.

SBC Number: 540/005-01-2014

Total Project Budget: \$80,000,000.00

Source of Funding: \$ 5,912,000.00 Plant (Aux-Housing/Dining/Parking) (A)
\$74,088,000.00 TSSBA (A)

Comment: This request adjusts the parking spaces to 650 and allows for the early design presentation of the West Campus Housing and Garage project.

Previous Action:

| | | |
|------------|-----|---|
| 01/16/2014 | SBC | Approved a full planning project using CM/GC |
| 06/23/2014 | ESC | Selected designer (March Adams & Associates - tennis) |
| 08/28/2014 | ESC | Selected designer (Derthick Henley Wilkerson – housing/ garage) |
| 11/13/2014 | SBC | Approved award to Hoar Construction as CM/GC |
| 02/12/2015 | SBC | Revised scope, current project funding & Total Project Budget |
| 05/13/2015 | SBC | Approved allocation of full funding |

Minutes: 12/17/2015 SBC Approved a revision in scope and the Early Design Phase as presented.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 12, 2015.

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:** STREAM **User Agency:** Department of Correction
Location: TN Correction Academy
Project Title: Reroof Various Buildings
SBC Project No: 140/009-01-2010
Designer: M. Shanks Architects **Contractor:** Don Kennedy Roofing
Construction Completion %: 100% **Targeted Substantial Completion:** 10/02/2015
Change Order No. 7 **Comment:** Hidden Conditions
Change Order Amount: \$10,761 Adjustment for replacement of deteriorated wood based on unit pricing.
Change Order Percentage: 2.04%
Cumulative Percentage: 42.59%
Approved Project Funding **After This Change Order**
Original Bid Target: \$1,000,000
Base Contract Amount: \$527,444 **Revised Contract Amount:** \$752,068.41
Contingency: \$100,000 **Remaining Undedicated Funds:** \$417,757.00
- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville
Project Title: Various Roof Repairs/Replacements
SBC Project No: 166/001-01-2013
Designer: Lyle Cook Martin **Contractor:** Don Kennedy Roofing
Construction Completion %: 82% **Targeted Substantial Completion:** 11/9/2015
Change Order No. 8 **Comment:** Hidden Conditions / Value Added
Change Order Amount: \$2,421.84 Clean up additional areas of moisture damage from leaks addressed in previous change orders.
Change Order Percentage: 0.36%
Cumulative Percentage: 23.50%
Approved Project Funding **After This Change Order**
Original Bid Target: \$1,005,000
Base Contract Amount: \$672,610 **Revised Contract Amount:** \$830,682.75
Contingency: \$100,500 **Remaining Undedicated Funds:** \$9,317.25

- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville
Project Title: New Farm Buildings
SBC Project No: 166/001-02-2014
Designer: Adkisson & Associates **Contractor:** KCS Construction
Construction Completion %: 34% **Targeted Substantial Completion:** 1/12/2016
Change Order No. 3 **Comment: Codes**
Change Order Amount: \$1,385.32 SFM requiring heater in sprinkler riser room.
Change Order Percentage: 0.15%
Cumulative Percentage: 26.79%
Approved Project Funding
Original Bid Target: \$1,000,000 **After This Change Order**
Base Contract Amount: \$949,999 **Revised Contract Amount:** \$1,204,486.37
Contingency: \$50,000 **Remaining Undedicated Funds:** \$84,128.31
- 4) **State Procurement Agency:** University of Tennessee **User Agency:** Institute of Agriculture
Location: Milan/Jackson
Project Title: Roof and Mechanical System Maintenance
SBC Project No: 540/001-03-2013
Designer: TLM Associates **Contractor:** Fisher Construction Company
Construction Completion %: 98% **Targeted Substantial Completion:** 11/22/2015
Change Order No. 4 **Comment: Codes / Added Scope**
Change Order Amount: \$91,217.51 SFM required sprinkler heads to be repositioned. Upgrading deteriorating finishes, providing insulated doors for thermal efficiency, addressing ADA entry issues, replacement of unit heaters and a water heater that were not operating properly, providing access doors in the ceiling areas for access to VAV boxes, as well as ice shields for the condensing units.
Change Order Percentage: 5.63%
Cumulative Percentage: 10.55%
Approved Project Funding
Original Bid Target: \$2,550,000 **After This Change Order**
Base Contract Amount: \$1,619,000 **Revised Contract Amount:** \$1,789,728.93
Contingency: \$255,000 **Remaining Undedicated Funds:** \$1,150,000
- 5) **State Procurement Agency:** University of Tennessee **User Agency:** UTK
Location: Knoxville
Project Title: Clement Hall Renovations Phase 3
SBC Project No: 540/009-08-2008
Designer: ACHW **Contractor:** GEM Technologies
Construction Completion %: 98% **Targeted Substantial Completion:** 2/28/2016
Change Order No. 4 **Comment: Added Scope**
Change Order Amount: \$399,521.51 This change order provides for the remediation of the brick and precast veneer on the upper floors where it was discovered that joints, shelf angles, and sealant joints were failing. This work includes cleaning the exterior and sealing the veneer.
Change Order Percentage: 26.38%
Cumulative Percentage: 31.52%
Approved Project Funding
Original Bid Target: \$2,400,000.00 **After This Change Order**
Base Contract Amount: \$1,514,386.73 **Revised Contract Amount:** \$1,991,809.27
Contingency: \$240,000.00 **Remaining Undedicated Funds:** \$960,000.00

| | | | | |
|----|--|-------------------------|--|-------------------------|
| 6) | State Procurement Agency: | University of Tennessee | User Agency: | UTK |
| | Location: | Knoxville | | |
| | Project Title: | University Center | | |
| | SBC Project No: | 540/009-22-2008 | | |
| | Designer: | BMa & MHM | Contractor: | Rentenbach Construction |
| | Construction Completion %: | CSA#2 100% | Targeted Substantial Completion: | 6/1/2015 |
| | Change Order No. | 11 | Comment: Codes / Added Scope | |
| | Change Order Amount: | \$245,178 | This incorporates work to cover SFM changes, added scope for changes to equipment, book store, branding, graphics, technological connectivity, credits for eliminated equipment, and designer omissions creating "premium" costs to the owner. | |
| | Change Order Percentage: | 0.44% | | |
| | Cumulative Percentage: | 11.04% | | |
| | <u>Approved Project Funding</u> | | <u>After This Change Order</u> | |
| | Original Bid Target: | \$149,250,000 | Revised Contract Amount: | \$61,546,317 |
| | Base Contract Amount: | \$55,429,765 | Remaining Undedicated Funds: | \$15,700,000 |
| | Contingency: | \$2,500,000 | | |

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

- 1) **Project:** University of Tennessee Knoxville - Audiology & Speech Pathology
SBC No. 540/013-01-2015
Designer: The Lewis Group Architects
Amount: \$124,800
Explanation: This additional service is to provide audio visual consultation services to the designer for specialized programmatic spaces which will adhere to the requirements of the Federal Health Information Portability and Accountability Act and assist in making the lab and testing spaces conform to the ANSI standard for audiometric testing facilities.

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*)

Other Business

Secretary Hargett stated that about a year ago, they had talked about some revisions to SBC Policy Item 2.01 and asked State Architect Peter Heimbach for an update on those discussions. He said staff had worked really hard trying to develop some new policies that, hopefully, would help streamline the process so that, perhaps, some of these requests wouldn't have to be on the agenda. Mr. Heimbach said they had discussed revisions to SBC Policy Item 2.01 with SBC staff but they were requested by F&A and the Strategies for Efficiency in Real Estate Management (SEREM) to be deferred until they had sufficient time to review those. Secretary Hargett said if there was something they could add to or take away to expedite the policies he would certainly do his part to make that happen. Mr. Heimbach said they were still working with F&A and SEREM to see if there are any issues or conflicts and, to his knowledge, they haven't come up with any, and he wasn't sure if any others have. Secretary Hargett suggested they discuss further offline.

There being no other business, the meeting adjourned at 11:34 a.m.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State