

MINUTES
STATE BUILDING COMMISSION
January 10, 2013

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 29 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 State Veterans Homes Board
Tennessee Board of Regents
University of Tennessee
Department of Safety
Department of Correction
Department of Environment and Conservation
Department of General Services
Military Department
State Building Commission

Commissioner Many-Bears Grinder
Chancellor John Morgan
President Joe DiPietro
Colonel Tracy Trott
Director Tom Robinson
Deputy Commissioner Brock Hill
Executive Director Peter Heimbach
MG Max Haston
State Architect 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
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor

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
Melinda Parton, Comptroller'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
Penny DiPiazza, Department of General Services
Dick Tracy, Tennessee Board of Regents

Mark Cherpack, Dept of Finance and Administration
Steve Berry, Department of General Services
Lynelle Jensen, Department of General Services
LTC Dereck Stewart, Department of Safety
Mike Boshers, Department of Safety
Crystal Collins, THEC
Chris Tarnocki, THEC
Eddie Rhodman, DCS
Barry Hill, BGA
Greg Steck, Department of General Services
Jim Dixey, Department of General Services
Arnold Hooper, Department of Safety
Randy Johnson, Motorola

Matt Ingham, Department of General Services
Jay Hosay, Messer Construction
Jonathan Holmes, Messer Construction
Chuck Welch, Michael Brady INC
Larry Stephens, Michael Brady Inc
Chloe Shafer, Department of General Services
Heather Iverson, Department of General Services
Phil Colter, Department of General Services
Donelson Howell, Department of General Services
Representative Cameron Sexton

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Clarksville, Montgomery County, Tennessee

Requested Action: **Approval to recognize bond proceeds for the project**

Project Title: Tennessee Veterans Homes - Clarksville

Project Description: Provide full planning for at least a 96-bed intermediate and skilled care nursing home for veterans of Tennessee, including all related work.

SBC Number: 680/000-01-2011

Total Project Budget: \$22,674,000.00

Current Project Funding:
(if not fully funded) \$8,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,390,000.00	\$ 0	\$1,390,000.00		Local (City & County) (O)
	110,000.00		110,000.00		Gift-in-Place/County (O)
	0	4,500,000.00	4,500,000.00	2006	GO Bonds Cap Improv (A)
	0	2,000,000.00	2,000,000.00	2011	GO Bonds Cap Improv (A)
Original Project Budget:	\$1,500,000.00				
Change in Funding:		\$6,500,000.00			
Revised Project Budget:			\$8,000,000.00		

Comment: This approval is to recognize bond proceeds for this project as required by the Federal Veteran Affairs, for the grant match. Further SBC action will be required to authorize expenditure of the bond proceeds.

Previous Action:

04/14/2011	SBC	Referred to ESC with authority to act
02/21/2012	SBC	Approved full planning
03/02-2012	ESC	Selected designer (Hart Freeland Roberts)
06/14/2012	SBC	Approved issuing RFP for CMGC
10/11/2012	SBC	Approved contract award to Hardaway Construction for CMGC
10/26/2012	ESC	Approved gift of property
11/15/2012	SBC	Approved Early Design Phase

Minutes: 01/10/2013 SBC Approved recognizing bond proceeds for the project

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Cleveland, Bradley County, Tennessee

Requested Action: **Approval to recognize bond proceeds for the project**

Project Title: TN Veterans Home - Cleveland

Project Description: Intermediate and skilled care nursing facility/community living center for the veterans of Tennessee

SBC Number: 680/001-01-2012

Total Project Budget: \$31,400,000.00

Current Project Funding:
(if not fully funded) \$ 4,690,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 510,000.00	\$ 0	\$ 510,000.00		City of Cleveland (O)
	1,020,000.00	0	1,020,000.00		Bradley County (O)
	60,000.00	0	60,000.00		Gift-in-Place (O)
	0	3,100,000.00	3,100,000.00	2012	GO Bonds CapImpr (A)
Original Project Budget:	\$1,590,000.00				
Change in Funding:		3,100,000.00			
Revised Project Budget:			\$4,690,000.00		

Comment: This approval is to recognize bond proceeds for this project as required by the Federal Veteran Affairs, for the grant match. Further SBC action will be required to authorize expenditure of the bond proceeds.

Previous Action: 10/11/2012 SBC Approved full planning; gift in place, RFP for CMGC
 11/19/2012 ESC Selected designer (The Lewis Group)
 11/15/2012 SBC Approved Early Design Phase

Minutes: 01/10/2013 SBC Approved recognizing bond proceeds for the project

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval to utilize Best Value Option 1 alternative delivery method**

Project Title: Cope Building Renovations

Project Description: Make interior renovations

SBC Number: 166/009-09-2011

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 Plant (Non-Auxiliary) (A)

Comment: Project is for interior renovations in offices, restrooms and corridors, and any infrastructure needed to support these renovations.

Previous Action: 11/10/2011 SBC Approved project
 12/19/2011 ESC Selected designer (Gould Turner Group)

Minutes: 01/10/2013 SBC Approved utilizing Best Value Option 1 delivery method

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval to Issue a Request for Proposals for a Construction Manager/General Contractor**

Project Title: Murphy Center HVAC Updates/Improvements

Project Description: Replace HVAC system and make arena improvements

SBC Number: 166/009-02-2012

Total Project Budget: \$5,270,000.00

Source of Funding: \$1,500,000.00 2012 G. O. Bonds-Capital Maintenance (A)
 120,000.00 12/13 Current Funds-Capital Maintenance (A)
 3,650,000.00 2007 Plant (Non Auxiliary) (A)

Comment: A Construction Manager will protect the schedule, budget, and quality of this project in the face of complex work and scheduling requirements.

Previous Action: 07/12/2012 SBC Approved project
 07/23/2012 ESC Selected designer (Smith Seckman, Reid, Inc.)
 12/13/2012 SBC Revised scope and funding

Minutes: 01/10/2013 SBC Approved issuing RFP for CM/GC

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in scope, with work to be accomplished within existing project funding**

Project Title: Several Bldgs. Window and Waterproofing Corrections

Project Description: Various roofing and envelope repairs

SBC Number: 166/001-03-2006

Total Project Budget: \$3,120,000.00

Source of Funding: \$ 200,000.00 06/07 Current Funds-Capital Maintenance (A)
 2,000,000.00 2006 G. O. Bonds-Capital Maintenance (A)
 920,000.00 2007 G. O. Bonds-Capital Maintenance (A)

Comment: There are several buildings needing repairs which weren't in the original scope. Roofing and exterior repairs are needed for Clement Hall, the Humanities Building, and the Boswell entry. Repairs will be accomplished within the current project budget. There remains \$225,806.53 in the project and the new scope is estimated at \$206,000.

Previous Action: 06/08/2006 SBC Approved project
 07/20/2006 ESC Selected designer (Adkisson/Harrison & Assoc. Architecture)
 07/12/2007 SBC Revised budget and acknowledged allocation

Minutes: 01/10/2013 SBC Approved revision in scope

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Tech Village Apartments Renovations

Project Description: Renovate apartment buildings and community building in Tech Village West.

SBC Number: 166/011-03-2009

Revised Project Cost: \$15,976,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$13,150,000.00	0.00	\$13,150,000.00	TSSBA (rent)	(A)
	2,426,000.00	400,000.00	2,826,000.00	Plant (Auxiliary-Housing)	(A)
Original Project Budget:	\$15,576,000.00				
Change in Funding:		\$400,000.00			
Revised Project Budget:			\$15,976,000.00		

Comment: This project will renovate up to 13 buildings and a community center. The Village was constructed in 1973 and hidden structural deficiencies were discovered during the course of the project. Change orders and a reallocation depleted the contingency. The additional funds will restore the contingency for the remainder of the project.

Previous Action:

09/10/2009	SBC	Approved project & designer (Hart Freeland Roberts)
10/14/2010	SBC	Revised funding
01/13/2011	SBC	Revised funding and adjust base
07/14/2011	SBC	Revised funding

Minutes: 01/10/2013 SBC Revised project budget and sources of funding

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Community Health Facility

Project Description: Construct a new facility

SBC Number: 166/007-07-2007

Total Project Budget: \$60,000,000.00

Current Project Funding: \$ 3,253,484.00
(if not fully funded)

Source of Funding: \$ 850,000.00 07/08 CurrFundsCapImprov (A)
 \$ 303,484.00 Federal Funds (HRSA) (F)
 \$ 2,100,000.00 Gifts (O)

Comment: New facility is for the School of Audiology and Speech Pathology and the Loewenberg School of Nursing.

Previous Action: 07/12/2007 SBC Approved project
 08/16/2007 ESC Selected designer (Askew Nixon Ferguson Architects, Inc.)
 11/12/2009 SBC Revised funding
 05/10/2012 SBC Revised funding
 10/11/2012 SBC Approved EDP and issuance of RFP for CM/GC

Minutes: 01/10/2013 SBC Approved award to HOAR Construction as CM/GC

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: **Approval to cancel a project**

Project Title: Mynders Hall Roof Replacement

Project Description: Replace roof on Mynders Hall dormitory

SBC Number: 166/007-08-2012

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$550,000.00	\$(550,000.00)	\$ 0.00	Plant (Auxiliary-Housing) (A)
Original Project Budget:	\$550,000.00			
Change in Funding:		\$(550,000.00)		
Revised Project Budget:			\$ 00.00	

Comment: Funds were needed for remediation work in the West Hall facility and for the Carney Johnston Renovation project.

Previous Action: 07/12/2012 SBC Approved project
 09/24/2012 ESC Selected designer (Fleming/Associates/Architects)

Minutes: 01/10/2013 SBC Approved cancellation of project

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Soccer Facility Construction

Project Description: Provide facilities for soccer and track

SBC Number: 166/007-01-2013

Total Project Budget: \$1,800,000.00

Source of Funding: \$1,800,000.00 Gift-in-place (O)

Comment: Project was **disclosed** in the FY 11/12 budget cycle for \$900,000. The track field was not a part of the original disclosure. The existing track at the Park Avenue Campus will be reconfigured and resurfaced, moving field events to the perimeter. A soccer field will be created in the interior of the track and allow Title IX projects to proceed. The UoM Foundation will manage the project.

Minutes: 01/10/2013 SBC Approved project budget, scope and sources of funding

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Women's Softball Training Facility

Project Description: Construct women's softball training facility

SBC Number: 166/007-02-2013

Total Project Budget: \$1,800,000.00

Current Project Funding: \$ 100,000.00
(if not fully funded)

Source of Funding: \$ 100,000.00 Gifts (O)

Comment: This required Title IX Project was **disclosed** in the FY 11/12 budget cycle for \$1,000,000. After review and comparison to the men's facility, the campus determined that the facility needed to be larger than first disclosed. It is anticipated that most of the funding will come from gifts.

Minutes: 01/10/2013 SBC Approved full planning a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

UNIVERSITY OF TENNESSEE

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

Requested Action: **Approval to revise project budget and cancel project**

Project Title: Master Plan

Project Description: Master Plan for Health Science Center

SBC Number: 540/013-02-2002

Revised Project Budget: \$24,820.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$150,000.00	(\$125,180.00)	\$24,820.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	<u>\$150,000.00</u>			
Change in Funding:		(\$125,180.00)		
Revised Project Budget:			\$24,820.00	

Comment: This project was initiated to update the Master Plan for UTHSC. The project scope now required is substantially greater than originally anticipated. This request seeks approval to cancel the project and a new Master Planning project will be requested.

Previous Action: 03/25/2002 SBC Approved project & designer (Pickering Firm)

Minutes: 01/10/2013 SBC Approved cancellation of project

UNIVERSITY OF TENNESSEE

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

Requested Action: **Approval to issue a request for proposals for Master Planning Services**

Project Title: Master Plan

Project Description: Master Plan for Health Science Center

SBC Number: 540/013-01-2013

Comment: This project will provide a new Campus Master Plan for the University of Tennessee, Health Science Center. The last Master Plan was complete in 1996.

Minutes: 01/10/2013 SBC Approved issuing RFP for master planning services

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval to cancel the project**

Project Title: 1818 Andy Holt Avenue Renovations

Project Description: This project will provide for programmatic upgrades to accommodate new occupants in the former Student Health Center.

SBC Number: 540/009-14-2011

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$600,000.00	(\$600,000.00)	\$0.00	Plant (Non Auxiliary)	(A)
Original Project Budget:	\$600,000.00				
Change in Funding:		(\$600,000.00)			
Revised Project Budget:			\$0.00		

Comment: This project will be cancelled and the scope and funding added to the Old Health Clinic Improvements project (SBC No. 540/009-05-2012).

Previous Action: 07/14/2011 SBC Approved project

Minutes: 01/10/2013 SBC Approved cancellation of project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Old Health Clinic Improvements

Project Description: To make miscellaneous improvements and renovate the Old Student Health Clinic for other program needs

SBC Number: 540/009-05-2012

Total Project Budget: \$1,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,500,000.00	\$600,000.00	\$2,100,000.00	Plant (Non Auxiliary)	(A)
Original Project Budget:	\$1,500,000.00				
Change in Funding:		\$600,000.00			
Revised Project Budget:			\$2,100,000.00		

Comment: This will combine a previously approved project for 1818 Andy Holt Avenue Renovations (SBC No. 540/009-14-2011) with this project to make improvements to the Old Student Health Clinic at UT Knoxville. The space will be renovated for the College of Nursing and a Herbarium.

Previous Action: 06/14/2012 SBC Approved project budget, scope, source (s) of funding utilizing in-house personnel

Minutes: 01/10/2013 SBC Approved revision in project budget, scope and sources of funding

DEPARTMENT OF SAFETY

Statewide

Requested Action: Approval to amend a contract and allocate remaining funding for the project for implementation of Phase 2

Project Title: Public Safety Interoperable Communication System

Project Description: Provide public safety with an interoperable communication system and purchase necessary frequencies for radio equipment statewide.

SBC Number: 502/001-01-2011

Total Project Budget: \$121,590,000.00

Source of Funding:	<u>Original</u>		<u>Change</u>		<u>Revised</u>		
	\$29,640,000.00	\$	0		\$ 29,640,000.00	10/11	CurrFund CapImprov (A)
	10,000,000.00		0		10,000,000.00	11/12	Operating Funds (A)
	950,000.00		0		950,000.00	2010	GO Bonds CapImprov (A)
	1,000,000.00		0		1,000,000.00		Residual Bond Funds (R)
	3,500,000.00		6,500,000.00		10,000,000.00	12/13	CurrFundCapImprov (A)
	0		70,000,000.00		70,000,000.00	2012	GO Bonds CapImprov (A)
Original Project Budget:	\$45,090,000.00						
Change in Funding:			\$76,500,000.00				
Revised Project Budget:					\$121,590,000.00		

Comment: This is allocating remaining FY 12/13 line-item funding. The Department of Safety is entering into the second phase of the statewide initiative to upgrade and create an interoperable communication system for public safety purposes. The terms and language in Phase 1 of the contract with Motorola will remain in force and the Statement of Work has been expanded for the addition of Phase 2 (Middle & West Tennessee) communications sites. This will complete the statewide functional system in accordance with the Department of Safety’s requirements and the federal narrow banding mandate.

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

Minutes: 01/10/2013 SBC Approved amending contract and allocate remaining funding for implementation of Phase 2

DEPARTMENT OF CORRECTION

West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

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

Project Title: Energy Upgrades and Improvements

Project Description: Work shall include the following 1) Facility management system expansion improvements, 2) Motor and variable frequency drive replacements, 3) Operations and maintenance commissioning, 4) Replace heating and cooling loop lines, 5) Mechanical improvements, including converting the current central plant steam boiler system to a hot water system, 6) Operations and maintenance retro commissioning, 7) Replace heating and cooling loop lines, 8) Mechanical improvements.

SBC Number: 142/022-02-2007

Total Project Budget: \$13,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$10,700,000.00	\$ 0	\$10,700,000.00	07/08	CurrFunds CapMaint/SA (R)
	0	482,629.31	482,629.31	07/08	CurrFunds CapMaint/SA (R)
	0	461,722.30	461,722.30	08/09	CurrFunds CapImprov/SA (R)
	0	355,648.39	355,648.39	09/10	CurrFunds CapMaint/SA (R)
	<u>0</u>	<u>1,000,000.00</u>	<u>1,000,000.00</u>	10/11	CurrFunds CapMaint/SA (R)
Original Project Budget:	\$10,700,000.00				
Change in Funding:		\$2,300,000.00			
Revised Project Budget:			\$13,000,000.00		

Comment: A new requirement for steam boiler operation by the Tennessee Board of Boiler Rules necessitates a significant investment in training and time. Replacement of the steam boilers, with a hot water system, will avoid ongoing costly operational expenses as a result of these new requirements. Water control devices and recommissioning of the facility management system has been removed from the scope. This project also includes commissioning of new equipment and piping systems. This project is in Design Development.

Previous Action: 08/16/2007 SBC Approved project & designer (SSR Ellers)
02/22/2011 ESC Changed designer name (Smith Seckman Reid)

Minutes: 01/10/2013 SBC Approved revision in project budget, scope and sources of funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

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

Project Title: State Parks Small Projects

Project Description: Upgrade 16 playgrounds at 16 parks

SBC Number: 126/000-01-2013

Total Project Budget: \$1,000,000.00

Source of Funding:

\$ 500,000.00	12/13	Current Funds Capital Improv	(A)
\$ 500,000.00		LWCF Grant	(F)

Comment: The \$500,000 is a FY 12/13 line-item. The project will provide upgrades to 16 parks using a 50/50 match from the Land Water Conservation Fund (LWCF). There will be 16 individual projects of \$62,500; one for each park/playground. Modifications may include American Disabilities Act (ADA), parking and other related improvements as required for each individual site. Construction will be accomplished through General Services purchasing; design and specifications will be provided by departmental consultants.

Minutes: 01/10/2013 SBC Approved project budget, scope, sources of funding and utilizing departmental consultant for design

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Cumberland Mountain State Park, Crossville, Cumberland County, Tennessee

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

Project Title: Foot Bridge Replacement

Project Description: Replace existing foot bridge over Lake Inlet that connects two (2) trails

SBC Number: 126/030-01-2011

Total Project Budget: \$360,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$325,000.00	\$ 0	\$325,000.00	06/07	CurrFunds CapMaint	(R)
	0	35,000.00	35,000.00	12/13	State Parks OpFunds	(A)

Original Project Budget: **\$325,000.00**

Change in Funding: **\$35,000.00**

Revised Project Budget: **\$360,000.00**

Comment: Due to unforeseen subsurface conditions below the lake bed, it has become necessary to revise the foundation support system for the foot bridge piers. A piling support system will be installed to carry the weight of the bridge through soft soils to the solid load bearing rock strata.

Previous Action: 04/14/2011 SBC Approved project
06/22/2011 ESC Selected designer (Bender & Assoc.)

Minutes: 01/10/2013 SBC Approved revision in project budget and sources of funding

DEPARTMENT OF GENERAL SERVICES

665 Mainstream and 220 French Landing, Nashville, Davidson County, Tennessee

Requested Action: **Approval to award a contract to the successful Design/Build team for Phase 1 pre-construction services**

Project Title: Office Consolidation Project (T3)

Project Description: 665 Mainstream (Piedmont Gas Building) and 220 French Landing sub-project and related work

SBC Number: 460/000-02-2012-05 (T3)

Current Project Funding: \$71,500,000.00

Source of Funding:	\$ 800,000.00		FRF-Operating Funds	(A)
460/000-02-2012-05	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 a FY 12/13 line-item. Funds are provided for building renovations and modifications, systems replacements, office relocations and related work to consolidate state offices within state owned buildings when and where practical

Previous Action: 02/09/2012 SBC Approved project & issued RFP for Design/Build (T3)
07/12/2012 SBC Approved project & issued RFP for D/B

Minutes: 01/10/2013 SBC Approved award to Messer Construction for Phase 1 preconstruction services

DEPARTMENT OF GENERAL SERVICES

Andrew Johnson/Davy Crockett Towers, Nashville, Davidson County, Tennessee

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

Project Title: Office Consolidation Project (T3)

Project Description: Andrew Johnson and Davy Crockett T3 sub project and related work with updated interior finishes, restroom and lobbies

SBC Number: 460/000-02-2012-02 (T3)
529/000-07-2012 (Assoc).

Current Project Funding: \$71,500,000.00

Source of Funding:

460/000-02-2012	\$ 800,000.00		FRF-Operatiang Funds	(A)
	950,000.00		FRF Reserves	(R)
	69,500,000.00	12/13	FRF-CurrFund CapImprov	(A)
	250,000.00	12/13	Treasury Operating Funds	(A)
529/000-07-2012	\$4,000,000.00	12/13	FRF-CurrFund CapImprov	(A)
	2,720,000.00	12/13	FRF CurrFund CapImprov	(A)
	2,480,000.00	12/13	FRF Reserves	(A)

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

Previous Action: 02/09/2012 SBC Approved preplanning & issued RFP for ADM (T3)
07/12/2012 SBC Approved additional funding; revised TPB, RFP for DB (T3)
07/12/2012 SBC Approved project & issued RFP for D/B (Assoc.)
10/11/2012 SBC Approved award to EMJ Construction for D/B

Minutes: 01/10/2013 SBC Approved GMP for Phase 2 construction services

DEPARTMENT OF GENERAL SERVICES

Andrew Jackson State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: Andrew Jackson State Office Building (Assoc)

Project Description: Andrew Jackson T3 associated project work including updated interior finishes, restrooms, replacement of existing fire alarm system and renovation of HVAC systems.

SBC Number: 529/073-01-2012

Total Project Budget: \$21,990,000.00

Current Project Funding: \$20,090,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$6,740,000.00	\$ 0	\$6,740,000.00	12/13	FRF CF Cap Imp	(A)
	1,000,000.00	0	1,000,000.00	2012	FRF GO Bond CM	(A)
	250,000.00	0	250,000.00	12/13	FRF CF Cap Maint	(A)
	0.00	1,406,608.20	1,406,608.20		FRF Reserves/Energy	(R)
	0.00	2,860,469.33	2,860,469.33	2001	FRF GO Bond CI/Energy	(R)
	0.00	5,200,000.00	5,200,000.00	2008	FRF GO Bond CI/Energy	(R)
	0.00	2,632,922.47	2,632,922.47	2007	FRF GO Bond Cap Imp	(R)
Original Project Budget:	\$7,990,000.00					
Change in Funding:		\$12,100,000.00				
Revised Project Budget:			\$20,090,000.00			

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. Most of the additional funding will come from residual energy bonds. **(This is a T3 associated project)**

Previous Action: 07/12/2012 SBC Approved project & issued RFP for D/B (Assoc)
11/15/2012 SBC Approved D/B award to Hardaway Construction

Minutes: 01/10/2013 SBC Referred revision of scope & funding to ESC with authority to act

DEPARTMENT OF GENERAL SERVICES

North Data Center, Nashville, Davidson County, Tennessee

Requested Action: **Approval to cancel the contract with the existing designer (3D Engineering, LLC) and select a new designer, and authorization to proceed with the project**

Project Title: Systems Update – Phase 3

Project Description: Interior space modifications, renovate interior finishes, fire suppression and sprinkler systems, security system upgrades, and modifications to mechanical and electrical systems.

SBC Number: 529/031-01-2011

Total Project Budget: \$8,800,000.00

Source of Funding:	\$ 48,363.48	2000	FRF-G O Bonds Cap Maint	(R)
	779,322.54	2001	FRF-G O Bonds Cap Maint	(R)
	517,537.56	2001	FRF-G O Bonds Cap Maint	(R)
	40,125.95	2004	FRF-G O Bonds Cap Maint	(R)
	13,144.43	2005	FRF-G O Bonds Cap Maint	(R)
	1,601,506.04	2006	FRF-G O Bonds Cap Maint	(R)
	200,000.00	11/12	FRF-CurrFunds-CapMaint	(A)
	200,000.00	11/12	OIR Operating	(A)
	2,200,000.00	2011	FRF GO Bonds-CapMaint	(A)
	1,200,000.00		FRF Reserves	(A)
	800,000.00	12/13	OIR Operating	(A)
	1,100,000.00	12/13	FRF Operating (501.03)	(A)
	<u> </u>			
	\$8,800,000.00			

Comment: The original designer was a mechanical engineer and the revised scope is beyond their ability to perform. The proposed replacement is currently serving as the project's architectural consultant. The original designer and the other consultants are planned to be retained as consultants to the proposed replacement designer.

Previous Action: 09/08/2011 SBC Approved project
09/29/2011 ESC Selected designer (3D Engineering)
04/12/2012 SBC Approved fully plan add'l scope; revised Total Project Budget
07/12/2012 SBC Revised project budget and sources of funding

Minutes: 01/10/2013 SBC Approved cancellation of contract with 3D Engineering, selection of new designer (Centric Architecture), and authorization to proceed with the project

Bid Activity Report

1) Cumberland Mountain State Park

(Decommissioning Sewer Plan Decommissioning)

SBC Project No. 126/030-01-2003-02

Bid date: 01/02/13

SBC Action: No action required

2) Tennessee Army National Guard, Johnson City

(FMS & AMSA Reroofs)

SBC Project No. 361/043-01-2012

Bid date: 01/08/13

SBC Action: No action required

3) Pickwick Landing State Park

(Irrigation System and Restrooms – Phase I)

SBC Project No. 126/079-02-2012-01

Bid date: 01/09/13

SBC Action: No action required

MILITARY DEPARTMENT

Report Item

- 1) The Department disclosed the following project that will be bid through the U.S. Department of Military's purchasing procedures. Project is to be designed, using federal design procedures to develop plans and specifications through Tennessee United States Property and Fiscal Office (USPFO). Projects will be constructed using federal contracting through TN USPFO. Execution of this project is subject to availability of federal funding.

Catoosa, GA - Volunteer Training Site

- Cantonment Area Reroofs

\$346,150.00

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on December 13, 2012.

Acknowledgement of Reporting Items

- 1) **Annual Report of the Tennessee Residence Commission** (in accordance with Public Chapter 1111, Public Acts 2010, Section 4(a)(7))
- 2) **Annual Report of the Capitol Commission** (in accordance with T.C.A. 4-8-304)
- 3) **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*)

a)	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 %: 92%	Targeted Substantial Completion: 01/12/2013
	Change Order No. 9	Comment: Hidden Conditions & Programmatic
	Change Order Amount: -\$4,492.84	Liquidate unused unit price allowances and delete
	Change Order Percentage: -0.18	removal of two trees in the area where new gravel
	Cumulative Percentage: 10.58	parking was deleted in CO #8
	<u>Approved Project Funding</u>	<u>After This Change Order</u>
	Original Bid Target: \$3,200,000.00	
	Base Contract Amount: \$2,560,000.00	Revised Contract Amount: \$2,830,930.77
	Contingency: \$ 320,000.00	Remaining Contingency: \$ 320,000.00

b)	State Procurement Agency: TN Board of Regents Location: Memphis Project Title: Various Roof Replacements SBC Project No: 166/007-05-2011 Designer: The Horrell Group Construction Completion %: 22%	User Agency: University of Memphis Contractor: B Four Plied Inc Targeted Substantial Completion: 03/10/2013
	Change Order No. 2 Change Order Amount: \$149,076.02 Change Order Percentage: 9.46 Cumulative Percentage: 13.21	Comment: Hidden Conditions Additional insulation to even up 2-1/2" difference between tops of roof slab (lower) and roof beams (higher) shown s even in prior as-builts.
	<u>Approved Project Funding</u> Original Bid Target: \$4,500,000.00 Base Contract Amount: \$1,575,754.00 Contingency: \$ 500,000.00	<u>After This Change Order</u> Revised Contract Amount: \$1,783,892.75 Remaining Contingency: \$ 500,000.00
c)	State Procurement Agency: TN Board of Regents Location: Cookeville Project Title: Tech Villages Apts Renovations SBC Project No: 166/011-03-2009 Designer: Hart Freeland Roberts Construction Completion %: 36	User Agency: Tennessee Tech University Contractor: Mid State Construction Co Targeted Substantial Completion: 02/24/2014
	Change Order No. 10 Change Order Amount: \$353,391.50 Change Order Percentage: 5.63 Cumulative Percentage: 11.93	Comment: Hidden Conditions Reconstruct bond-beams that were found to be structurally unsound in walls of existing buildings.
	<u>Approved Project Funding</u> Original Bid Target: \$12,564,000.00 Base Contract Amount: \$ 6,274,000.00 Contingency: \$ 1,667,590.00	<u>After This Change Order</u> Revised Contract Amount: \$7,022,270.57 Remaining Contingency: \$ 103,462.99

d) **State Procurement Agency:** TN Board of Regents **User Agency:** University of Memphis
Location: Memphis
Project Title: Old Law Bldg HVAC Updates (roofing added to scope 4/14/11)
SBC Project No: 166/007-08-2009A
Designer: Haltom Engineering **Contractor:** Montgomery Martin Contractors
Construction Completion %: 73% **Targeted Substantial Completion:** 02/04/2013

Change Order No. 7 **Comment: Hidden Conditions & Related Code**
Change Order Amount: \$63,892.20 Metal decking replacement, new lightweight concrete
Change Order Percentage: 6.89 and additional insulation layering to correct roof
Cumulative Percentage: 11.38 conditions under the membrane.

Approved Project Funding **After This Change Order**
Original Bid Target: \$3,900,000.00
Base Contract Amount: \$ 927,245.00 **Revised Contract Amount:** \$1,032,772.50
Contingency: \$ 340,000.00 **Remaining Contingency:** \$ 29,011.77

e) **State Procurement Agency:** General Services **User Agency:** Human Services
Location: TN Rehabilitation Center
Project Title: Campus Improvements
SBC Project No: 442/006-03-2009
Designer: Street Dixon Rick/ICT **Contractor:** RG Anderson
Construction Completion %: 95% **Targeted Substantial Completion:** 12/14/2012

Change Order No. 6 **Comment: Hidden Conditions**
Change Order Amount: \$85,035.45 This addresses certain hidden and/or unanticipated work
Change Order Percentage: 3.7 involving mechanical, plumbing and electrical needs in
Cumulative Percentage: 13.1 multiple bldgs..

Approved Project Funding **After This Change Order**
Original Bid Target: \$2,488,545.00
Base Contract Amount: \$2,299,600.00 **Revised Contract Amount:** \$2,600,090.86
Contingency: \$ 248,854.00 **Remaining Contingency:** \$ 43,363.14

4) **Report of Bid Withdrawals** (in accordance with Item 5.01(D)(5)(d) of the *SBC By-Laws, Policy & Procedures*)


a) **Bidder:** Tipton Construction Company
Project Location: Roan Mountain State Park
Project Title: Water Systems Upgrades
SBC No. 126/086-01-2009
Bid date: December 11, 2012
Designer: Tysinger Hampton & Partners Inc
Explanation: A clerical error was made on the Bid Form in both the written and number amount with the paperwork documentation indicating the correct numbers.

b) **Bidder:** Keystone Construction
Project Location: Austin Peay State University
Project Title: ADA Adaptations
SBC No. 166/003-16-2010
Bid date: December 12,2012
Designer: Lose & Associates
Explanation: A clerical error was made due to the carrier of the bid transposing the number on the Bid Form

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There being no further business, the meeting adjourned at 11:20 a.m.

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration