

MINUTES
STATE BUILDING COMMISSION
March 13, 2014

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. Secretary of State Tre Hargett called the meeting to order at 11:03 a.m. stating that both Speakers were in Session and unavailable. He noted a quorum present and requested action on the following matters as presented by State Architect Peter Heimbach.

Department of Human Services	Commissioner Raquel Hatter
Department of Correction	Commissioner Derrick Schofield
Department of Transportation	Commissioner John Schroer
Department of Environment and Conservation	Commissioner Bob Martineau
Department of General Services	Commissioner Bob Oglesby
Tennessee Board of Regents	Chancellor John Morgan
University of Tennessee	President Joe DiPietro
State Building Commission	State Architect Peter Heimbach

STATE BUILDING COMMISSION MEMBERS PRESENT

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

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives

OTHERS PRESENT

Peter Heimbach, State Architect	Dick Tracy, Tennessee Board of Regents
Georgia Martin, Office of the State Architect	Diane Uhler, Tennessee Board of Regents
Melinda Parton, Comptroller's Office	David Gregory, Tennessee Board of Regents
Bruce Davis, Legislative Budget Office	Crystal Collins, THEC
Jonathan Rummel, Secretary of State's Office	Steven Gentile, THEC
Jordan Young, Lt Governor Ramsey's Office	Matt Ingham, Department of General Services
Janie Porter, Attorney General's Office	Cleve Salmon, Department of General Services
Genie Whitesell, Attorney General's Office	Ike Boone, Department of Finance and Administration
Chloe Shafer, Office of the State Architect	
John Webb, Dept of Finance and Administration	Penny DiPiazza, Department of General Services
Mike Morrow, Dept of Finance and Administration	Ann McGauran, Department of General Services

Chuck Taylor, Department of Correction
Richard Muckle, Department of Correction
Emily Gibson, Department of Correction
Tom Robinson, Department of Correction
Paul Degges, Department of Transportation
Charles King, Department of Transportation
Kelly Smith, Department of General Services
Mario Walker, Self+Tucker Architects
Juan Self, Self+Tucker Architects
John Carr, Tourist Development
Ashley Cates, AIA Tennessee
Glenn Lindsay, Lindsay & Maples Architects
Curtis Catron, Bullock Smith & Partners

Jonathan Holmes, Messer Construction
Tim McKeehan, University of Tennessee
Brian Martinelli, ANF Architects
Mark Cherpack, Department of Finance and
Administration
Ted Hayden, Department of General Services
Ben Loftin, Turner Construction
Bob Qualey, Department of General Services
J.J. Perdue, Department of Environment and
Conservation
Marcos Makohon, Department of General Services
Jerry Lewis, Lewis Group Architects

DEPARTMENT OF HUMAN SERVICES

88 Hermitage Avenue, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Exterior Building Upgrades

Project Description: Replace existing 20,000 sq. ft. (over 25 yrs. old) shingle roof with a standing seam metal roofing system, upgrade gutters and downspouts, removal of the exterior sprinkler system, tuck and point exterior brick joints, resurface/repair parking area and replace sidewalks.

SBC Number: 442/005-01-2010

Total Project Budget: \$28,680.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$100,000.00	(\$93,891.16)	\$ 6,108.84	10/11	CurrFunds-CapMaint	(A)
	365,000.00	(342,428.84)	22,571.16		Federal	(F)
Original Project Budget:	<u>\$465,000.00</u>					
Change in Funding:		(\$436,320.00)				
Revised Project Budget:			\$28,680.00			

Comment: The Department of Human Services (DHS) is requesting to cancel this project due to issues in renovating this building. It was determined that renovation cost is greater than what the building is worth. Therefore, DHS is reviewing options for relocating staff in the most expedient manner.

Previous Action: 10/14/2010 SBC Approved project
11/01/2010 ESC Designer selected (Mayo Architecture)

Minutes: 03/13/2014 SBC Approved cancelling project.

DEPARTMENT OF CORRECTION

Statewide

Requested Action: Approval to cancel the project

Project Title: Construct Checkpoint Buildings

Project Description: Establish updated security processing of all staff and visitors entering the institutions per TDOC policies and procedures. Checkpoint buildings will be constructed at three institutions. Construction will include sallyport, fencing and site upgrades. FF&E includes line-scan, heartbeat detectors and metal detectors.

SBC Number: 140/001-09-2013

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,600,000.00	(\$2,600,000.00)	\$0.00	13/14	CurrFunds-CapImprov/SA (A)
Original Project Budget:	\$2,600,000.00				
Change in Funding:		(\$2,600,000.00)			
Revised Project Budget:			\$0.00		

Comment: This was a 13/14 line-item request. This project is being cancelled because TDOC would like to combine funding with the ongoing "Upgrades of Sallyports/Traps/Locking Systems" (140/001-02-2012) at various institutions to create consistent design and contracting for this similar scope.

Previous Action: 08/08/2013 SBC Approved project & using CM/GC

Minutes: 03/13/2014 SBC Approved cancelling project.

DEPARTMENT OF CORRECTION

Statewide

Requested Action: Approval of a revision in scope, current project funding and source(s) of funding, increasing the Total Project Budget from \$7,600,000 to \$16,000,000

Project Title: Upgrades of Sallyports/Traps/Locking Systems

Project Description: Replacement of vehicle sallyport gates and/or mechanism at TCIX, NECX, NWCX, CBCX, TPFW, BCCX2, RMSI and DSNF. Pedestrian trap gates shall be replaced at TCIX, NWCX and DSNF. Checkpoint buildings will be constructed at three of the institutions to manage access by staff and visitors. Project to include all related work.

SBC Number: 140/001-02-2012

Total Project Budget: \$16,000,000.00

Current Project Funding:
(if not fully funded) \$7,600,000.00

Source of Funding:	Original	Change	Revised			
	\$2,700,000.00	\$ 0.00	\$2,700,000.00	11/12	CurrFunds-CapMain/SA	(A)
	2,300,000.00	0.00	2,300,000.00	13/14	CurrFunds-CapMaint/SA	(A)
	0.00	2,600,000.00	2,600,000.00	13/14	CurrFunds-CapImprov/SA	(A)
Original Project Funding:	\$5,000,000.00					
Change in Funding:		\$2,600,000.00				
Revised Project Funding:			\$7,600,000.00			

Comment: This project will combine two separate budget line-items into one project utilizing one designer and CM/GC. The added funds are from the "Construct Checkpoint Buildings" (140/001-09-2013) at various institutions. Projects will be combined due to similarity of scope and equipment.

Previous Action:

01/12/2012	SBC	Approved project
04/23/2012	ESC	Designer selected (Evans Taylor Foster Childress)
08/08/2013	SBC	Revised scope & funding
11/14/2013	SBC	Approved using CM/GC

Minutes: 03/13/2014 SBC Comptroller Wilson asked for confirmation that the combination of these two projects is consistent with the line items in the budget. The Commission approved a revision in scope, current project funding and source(s) of funding, increasing the Total Project Budget from \$7,600,000 to \$16,000,000.

DEPARTMENT OF TRANSPORTATION

TDOT Quarterly Status Report

- 1) The Commission acknowledged 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 TRANSPORTATION

Region 4 - Brownsville, Haywood County, Tennessee

Requested Action: Presentation and approval of the Early Design Phase as presented by Askew Nixon Ferguson Architects

Project Title: I-40 Solar Farm Information & Welcome Center

Project Description: Construct new, approximately 9,000 sq. ft. building to serve as the Information and Welcome Center. Project to include picnic facilities, interpretive elements, storage buildings, walkways, vending area, provisions for wastewater treatment, and all related work. Design and construction of roads, parking, utilities to site & rough grading by TDOT. Solar panels by UT.

SBC Number: 244/010-02-2010

Total Project Budget: \$4,000,000.00

Source of Funding: \$ 800,000.00 09/10 State Highway Funds (A)
3,200,000.00 Federal Highway Funds (F)

Comment: The goal of the project is to construct a facility with environmentally friendly features and informational components relative to solar power projection of energy. Design and construction performed by TDOT had an additional cost of \$6.6M in addition to the Total Project Budget.

Previous Action: 06/10/2010 SBC Approved project
11/01/2010 ESC Designer selected (Askew Nixon Ferguson Architects)

Minutes: 03/13/2014 SBC In response to questions, Commissioner Schroer confirmed that an additional \$6.6 million has been spent by TDOT for sitework and that Phase 2 will address westbound access off I-40. The Commission approved the Early Design Phase as presented.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Fall Creek Falls State Park, Pikeville, Van Buren County, Tennessee

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

Project Title: Nature Center Septic System Replacement

Project Description: Replace existing on-site septic system with a forced main and lift station.

SBC Number: 126/036-01-2014

Total Project Budget: \$150,000.00

Source of Funding:	\$ 63,776.78	03/04	CurrFunds-CapMaint	(R)
	46,223.22	07/08	CurrFunds-CapMaint	(R)
	40,000.00	08/09	CurrFunds-CapMaint	(R)

Comment: The on-site septic system for the Nature Center at Fall Creek Falls State Park is no longer functioning. TDEC is unable to repair or replace the on-site septic system due to current soil conditions. This necessitates a lift station and forced main to connect to the park's sewer collection system. This work will be performed utilizing the SBC approved Job Order Contract.

Minutes: 03/13/2014 SBC Approved a project budget, scope, source(s) of funding using departmental consultant for design and Job Order Contract to perform the work.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Harrison Bay State Park, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval to award a bid above the MACC

Project Title: Marina Upgrade

Project Description: Provide general upgrades to the floating docks, restaurant/office building and utilities for the marina. Docks A, B and C will be replaced; docks D and E will have renovations to the roofing structures. Upgrades for the restaurant/office building will include interior and exterior finishes and ADA improvements to the restrooms.

SBC Number: 126/048-01-2011-02

Total Project Budget: \$3,740,000.00

Source of Funding: \$3,740,000.00 11/12 CurrFunds-CapMaint (A)

Comment: The sub project for the office, restaurant and boat ramp exceeded the bid target. Funds were available within the master project to increase the maximum allowable construction cost (MACC) from \$1,243,000 to \$1,444,430. Base bid and all alternates are being accepted. No additional funding is requested.

Previous Action: 10/13/2011 SBC Approved project
01/23/2012 ESC Designer selected (Maffett Loftis Engineers)

Minutes: 03/13/2014 SBC Approved award of bid above MACC.

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 a lake inlet that connects two park trails.
SBC Number: 126/030-01-2011
Total Project Budget: \$510,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$325,000.00	\$ 0.00	\$325,000.00	06/07	CurrFunds-CapMaint	(R)
	35,000.00	0.00	35,000.00	12/13	State Parks OpFunds	(A)
	0.00	48,719.11	48,719.11	99/00	CurrFunds-CapMaint	(R)
	0.00	86,280.89	86,280.89	03/04	CurrFunds-CapMaint	(R)
	0.00	15,000.00	15,000.00	08/09	CurrFunds-CapMaint	(R)
Original Project Budget:	<u>\$360,000.00</u>					
Change in Funding:		\$150,000.00				
Revised Project Budget:			\$510,000.00			

Comment: The original bridge is out of service, necessitating this replacement project. The original design was bid and during construction unexpected soil conditions were discovered necessitating the redesign of the bridge foundations. The contractor for the project requested to have his contract terminated and was paid for work performed in the amount of \$70,239. This request covers the anticipated, additional construction, design and administrative cost.

Previous Action: 04/14/2011 SBC Approved project
06/22/2011 ESC Designer selected (Bender & Assoc.)
01/10/2013 SBC Revised funding

Minutes: 03/13/2014 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

Requested Action: Approval of a revision in scope and presentation and approval of the Early Design Phase as presented by Self-Tucker Architects

Project Title: Interpretive Center

Project Description: Construct an Environmental Interpretive Center to serve as an outdoor educational classroom for schools in the Memphis/Shelby County area. The project will demonstrate energy efficient building techniques such as photovoltaic cells and geothermal heating and air-conditioning.

SBC Number: 126/-093-01-2010

Total Project Budget: \$800,000.00

Source of Funding: \$400,000.00 Departmental Funds (A)
400,000.00 Land & Water Conservation Fund Grant (F)

Comment: The goal of this project is to create an energy efficient educational environment. This facility was intended to be a 'net zero' facility and while it still plans to incorporate the architectural features that would allow it to be a net zero facility, TVA no longer has the energy buyback program that was in effect when this facility was initially proposed.

Previous Action: 09/09/2010 SBC Approved project
09/20/2010 ESC Designer selected (McKissack & McKissack)
02/22/2011 ESC New designer selected (Self-Tucker Architects)

Minutes: 03/13/2014 SBC Approved revision in scope & Early Design Phase as presented.

DEPARTMENT OF GENERAL SERVICES

Andrew Johnson Tower, Nashville, Davidson County, Tennessee

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

Project Title: Roof Replacement

Project Description: Roof replacement and/or repair

SBC Number: 529/078-01-2012

Total Project Budget: \$1,050,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 870,000.00	\$ 0.00	\$ 870,000.00	12/13	FRF CurrFunds-CapMaint	(A)
	0.00	180,000.00	180,000.00		FRF Reserves	(R)
Original Project Budget:	<u>\$ 870,000.00</u>					
Change in Funding:		\$180,000.00				
Revised Project Budget:			\$1,050,000.00			

Comment: The roof was installed in 1991. Additional funding is being requested because this roofing project bid over target. Subsequent to the bid, the project was put on hold to allow for the chiller project to complete construction.

Previous Action: 07/12/2012 SBC Approved project using Best Value
 07/23/2012 ESC Designer selected (Gobbell Hays Partners)
 02/13/2014 SBC Deferred at the request of the agency

Minutes: 03/13/2014 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

Labor and Workforce Career Center, Memphis, Shelby County, Tennessee

Requested Action: Approval to cancel the project

Project Title: New Career Center

Project Description: New 50,000 SF building to replace the current facility in Memphis.

SBC Number: 300/000-01-2012

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$300,000.00	(\$300,000.00)	\$0.00	12/13	DGS OpFunds PrePlan	(A)
Original Project Budget:	\$300,000.00					
Change in Funding:		(\$300,000.00)				
Revised Project Budget:			\$0.00			

Comment: This project is being cancelled due to the agency relocating into State owned buildings and existing leased space at 3040 Walnut Grove Rd and 4240 Hickory Hill in Memphis.

Previous Action: 09/18/2012 SBC Approved preplanning project
12/17/2012 ESC Selected designer (Archimania)
02/13/2014 SBC Deferred at the request of the agency

Minutes: 03/13/2014 SBC Approved cancelling project.

DEPARTMENT OF GENERAL SERVICES

900 & 1000 Second Avenue North Building, Nashville, Davidson County, Tennessee

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

Project Title: Interior Renovations

Project Description: Upgrades to common area space such as restrooms and lobbies.

SBC Number: 529/000-04-2014

Total Project Budget: \$1,460,000.00

Source of Funding: \$ 730,000.00 12/13 FRF CurrFunds-CapMaint (A)
730,000.00 12/13 FRF CurrFunds-CapMaint (A)

Comment: This is a combination of two FY 12/13 line-items in the capital budget to update and modernize the interior of the following buildings:

\$730K 1000 2nd Ave. Dept. of Human Services
\$730K 900 2nd Ave. Dept. of Children's Services

Minutes: 03/13/2014 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in Total Project Budget from \$16,756,000 to \$23,756,000 and to extend the contract for an additional 12 months

Project Title: Management Assistance

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

SBC Number: 529/000-05-2008

Total Project Budget: \$23,756,000.00

Current Project Funding:
(if not fully funded) \$16,756,000.00

Source of Funding:	\$ 850,000.00	06/07	CurrFunds CapMaint	(A)
	500,000.00	10/12	CurrFunds CapMaint	(A)
	1,000,000.00	11/12	CurrFunds CapMaint	(A)
	100,000.00		FRF Reserves	(R)
	1,876,000.00		FRF Reserves	(R)
	2,730,000.00	12/13	CurrFunds CapMaint	(A)
	100,000.00	12/13	DGS OpFunds Preplan	(A)
	1,000,000.00	13/14	CurrFunds CapMaint	(A)
	8,600,000.00		Various Project Funds	(O)

Comment: Request to extend the Parsons Brinckerhoff, Inc. contract for another year. The original term of the contract was from November 1, 2010 to October 31, 2013 with two one-year extensions. The first one year extension has been exercised and this request is for the second and final one year extension, which would extend the contract to October 31, 2015.

Previous Action:

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

Minutes: 03/13/2014 SBC Approved a revision in Total Project Budget from \$16,756,000 to \$23,756,000 and to extend the contract for an additional 12 months.

Bid Activity Report

1) Sabine Hill

(Historic House Restoration)

SBC Project No. 160/006-01-2012

Bid Target: \$785,000.00 ** (over bid)

M.A.C.C. \$863,500.00

Bid date: 2/18/2014

SBC Action: Withdrawn; no action taken.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Fine Arts Improvements

Project Description: Renovations and expansion for the Fine Arts program to provide a creative and improved functional environment.

SBC Number: 166/003-05-2013

Total Project Budget: \$20,260,000.00

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

Source of Funding: \$ 1,000,000.00 Plant (Non-Auxiliary) (A)

Comment: Project is TBR's #4 priority on the Capital Outlay List. Eight proposals were received on February 18, 2014 for evaluation on 03/06/2014.

Previous Action: 07/11/2013 SBC Approved full planning of project
07/30/2013 ESC Selected designer (Street Dixon Rick Architecture)
11/14/2013 SBC Approved use of CM/GC

Minutes: 03/13/2014 SBC Approved award to Turner Construction as CM/GC.

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval to allocate funding and proceed with a previously approved planning project, increasing the Total Project Budget from \$1,825,000 to \$2,764,700

Project Title: Kingsport Family Physicians Center

Project Description: Renovate a new facility for Family Physicians Center in Kingsport, TN to serve as an out-patient clinic.

SBC Number: 166/005-01-2012

Total Project Budget: \$2,764,700.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$325,000.00	\$ 931,000.00	\$1,256,000.00	Family Practice Reserves	(O)
	0.00	1,500,000.00	1,500,000.00	TSSBA (clinic revenue)	(A)
	0.00	8,700.00	8,700.00	Land proceeds	(O)
Original Project Funding:	\$325,000.00				
Change in Funding:		\$2,439,700.00			
Revised Project Funding:			\$2,764,700.00		

Comment: Project was disclosed in the FY 11/12 budget for \$3.5 million. Property was approved for purchase by ESC on January 23, 2012. Land proceeds are from the sale of a right-of-way.

Previous Action: 05/10/2012 SBC Approved full planning of a project
06/25/2012 ESC Selected designer (Red Chair Architects)

Minutes: 03/13/2014 SBC Approved allocation of funding and proceeding with a previously approved planning project, increasing the Total Project Budget from \$1,825,000 to \$2,764,700.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: McFarland Building Renovations

Project Description: Renovate facility for general classrooms, labs, and offices for general use including the photography program.

SBC Number: 166/009-01-2013

Total Project Budget: \$2,275,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,000,000.00	\$275,000.00	\$2,275,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	<u>\$2,000,000.00</u>			
Change in Funding:		\$275,000.00		
Revised Project Budget:			\$2,275,000.00	

Comment: Nine bids were received on February 12, 2014. A construction contract will be awarded to Baron Construction for the base bid plus two alternates, for a total of \$1,769,950.

Previous Action: 04/11/2013 SBC Approved project
04/22/2013 ESC Selected designer (Street Dixon Rick Architecture)

Minutes: 03/13/2014 SBC Approved a revision in budget and source(s) of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of Master Plan Update as approved by THEC and recommended by the State Architect

Project Title: Master Plan

Project Description: Revise master plan.

SBC Number: 166/011-05-2007

Revised Project Budget: \$350,000.00

Source of Funding: \$350,000.00 Plant (Non-Auxiliary) (A)

Comment: The additional scope added in 2013 allowed for a traffic study and the refinement of the Capital Outlay project for a Laboratory Science Building. This update includes the priorities of the new president.

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

Minutes: 03/13/2014 SBC Approved Master Plan Update as approved by THEC and recommended by the State Architect.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Women's Softball Training Facility

Project Description: Construct women's softball training facility at Park Avenue softball field.

SBC Number: 166/007-02-2013

Total Project Budget: \$1,150,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>		
	\$100,000.00	(\$100,000.00)	\$ 0.00	Plant (Auxiliary-R&R)	(A)
	0.00	700,000.00	700,000.00	Gifts	(O)
	0.00	450,000.00	450,000.00	Plant (Auxiliary-General)	(A)

Original Project Funding: \$100,000.00

Change in Funding: \$1,050,000.00

Revised Project Funding: \$1,150,000.00

Comment: The facility will include trainer's area, trainer's office, indoor pitching and hitting practice, restrooms and a team meeting room.

Previous Action:

01/10/2013	SBC	Approved fully planned project
02/25/2013	ESC	Selected designer (Ross Witt)
10/10/2013	SBC	Revised scope and project budget
12/12/2013	SBC	Approved EDP as recommended by OSA

Minutes: 03/13/2014 SBC Approved proceeding with a previously approved planning project and to allocate full funding to the project.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Basketball Training Center Construction

Project Description: Construct a basketball training facility on the Park Avenue Campus.

SBC Number: 166/007-03-2014

Total Project Budget: \$20,000.000.00

Source of Funding: \$20,000,000.00 Gift-in-place (O)

Comment: Project was **disclosed** in the FY 13/14 budget cycle for \$25,000,000. A more detailed review indicates that the project can be accomplished with \$20,000,000. The UoM Foundation will provide design and construction.

Minutes: 03/13/2014 SBC Approval acceptance of gift-in-place construction project, with plans and specs to be approved by the State Architect.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Indoor Football Practice Facility

Project Description: Construct an indoor football practice facility on the Park Avenue Campus.

SBC Number: 166/007-04-2014

Total Project Budget: \$19,000.000.00

Source of Funding: \$19,000,000.00 Gift-in-Place (O)

Comment: Project was **disclosed** in the FY 13/14 budget cycle for \$14,000,000. A more detailed review indicates that the original estimate is not adequate and the project will cost \$19,000,000. The UoM Foundation will provide design and construction.

Minutes: 03/13/2014 SBC Approval acceptance of gift-in-place construction project, with plans and specs to be approved by the State Architect.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: University Center Improvements

Project Description: This project will relocate the bookstore from the 2nd floor of the University Center to the 1st floor and will convert the former bookstore location into student organization offices.

SBC Number: 540/011-02-2010

Total Project Budget: \$2,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,000,000.00	\$1,150,000.00	\$2,150,000.00	Plant (Auxiliary-General) (A)
	0.00	350,000.00	350,000.00	Plant (Auxiliary-Bookstore) (A)

Original Project Budget: \$1,000,000.00

Change in Funding: \$1,500,000.00

Revised Project Budget: \$2,500,000.00

Comment: This revision in funding is to meet the designer's estimate.

Previous Action: 03/11/2010 SBC Approved project
03/22/2010 ESC Selected designer (TLM Associates)

Minutes: 03/13/2014 SBC Approved a revision in project budget and source(s) of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in current project funding and source(s) of funding and revising the Total Project Budget from \$10,000,000 to \$35,560,000

Project Title: Storm Damage

Project Description: A hail storm damaged approximately 171 buildings on the Knoxville campus. This project includes repairs needed to roofs, mechanical equipment, and exterior and interior building surfaces.

SBC Number: 540/009-21-2011

Total Project Budget: \$35,560,000.00

Current Project Funding: \$21,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 500,000.00	\$ 500,000.00	\$ 1,000,000.00	Plant (Non-Auxiliary) (A)
	9,500,000.00	10,500,000.00	20,000,000.00	Insurance Proceeds (O)
Original Project Funding:	<u>\$10,000,000.00</u>			
Change in Funding:		\$11,000,000.00		
Revised Project Funding:			\$21,000,000.00	

Comment: The extent of the roof damage from the April 2011 storm was not fully apparent until infrared scans, core analysis, and insurance adjuster inspections were completed. This request allows continued progress on roof repairs until insurance adjusters verify cost estimates at which time additional funds (currently estimated at \$14,560,000) will be requested.

Previous Action: 09/08/2011 SBC Approved project

Minutes: 03/13/2014 SBC Approved a revision in current project funding and source(s) of funding and revising Total Project Budget from \$10,000,000 to \$35,560,000.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in source of funding and to cancel the project

Project Title: Hoskins Library-Kefauver Wing Floor Repairs

Project Description: This project will provide for structural repairs to the floor slab in the Hoskins Library-Kefauver Wing.

SBC Number: 540/009-06-2007

Total Project Budget: \$117,716.64

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 50,000.00	\$ 0.00	\$ 50,000.00	07/08	CurrFunds-CapMaint	(A)
	0.00	67,716.64	67,716.64	00/01	CurrFunds-CapMaint	(R)
	1,450,000.00	(1,450,000.00)	0.00	2007	GO Bonds-CapMaint	(A)
Original Project Budget:	\$1,500,000.00					
Change in Funding:		(\$1,382,283.36)				
Revised Project Budget:			\$117,716.64			

Comment: Request project be cancelled due to the excessive cost of repairs as determined by the Designer's analysis. The balance is being transferred to the Roof Repair and Replacement project, SBC No. 540/009-05-2003. A future demolition action may be taken for the Kefauver Wing.

Previous Action: 07/12/2007 SBC Approved project & designer (Ross Bryan Associates)

Minutes: 03/13/2014 SBC Approved a revision in source of funding and to cancel the project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Roof Repair and Replacement

Project Description: This project will provide for the repair and replacement of roofs on the following buildings; Hodges Library (EPDM 60,000 sf 1988); McClung Museum (EPDM 12,300 sf 1985); Pasqua Nuclear Engineering (shingle 9,000 sf 1971); Estabrook Hall (Shingle 18,000 sf 1986); and the Conference Center Building (EPDM 52,000 sf 1994.) This project will also repair brick parapet walls and flashing remediation at intersections of roofs/walls and precast window surrounds.

SBC Number: 540/009-05-2003

Total Project Budget: \$3,680,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,300,000.00	\$ 0.00	\$2,300,000.00	03/04	CurrFunds-CapMaint	(A)
	0.00	1,380,000.00	1,380,000.00	2007	GO Bonds-CapMaint	(R)
Original Project Budget:	<u>\$2,300,000.00</u>					
Change in Funding:		\$1,380,000.00				
Revised Project Budget:			\$3,680,000.00			

Comment: The increase is from the cancellation of the UTK Hoskins Library – Kefauver Wing Floor Repair project. The revision in scope is for Hodges Library brick parapet walls and flashing remediation at intersections of roofs/walls and precast window surrounds. This revised amount is based upon the designer's current estimate.

Previous Action: 07/10/2003 SBC Approved project & designer (Grieve Associates)
11/12/2009 SBC Revised scope

Minutes: 03/13/2014 SBC Approved a revision in scope, project budget and source of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Classroom Upgrades (2013-2014)

Project Description: This project will provide for classroom upgrades, including replacement for furniture and upgrading of technology features.

SBC Number: 540/009-02-2014

Total Project Budget: \$5,000,000.00

Source of Funding: \$5,000,000.00 Plant (Non-Auxiliary) (A)

Comment: This is a FY 2013-2014 disclosed project.

Minutes: 03/13/2014 SBC Referred to the ESC with authority to act.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Ayres Hall Renovation

Project Description: This project will provide for the renovation of Ayres Hall. It will upgrade the instructional, research, and faculty office spaces to accommodate present-day needs of the Department of Mathematics and other units which use the facility for general instructional purposes. Building systems will be replaced and the architecturally-significant and historic building characteristics will be appropriately restored.

SBC Number: 540/009-06-2006

Total Project Budget: \$23,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$20,000,000.00	\$ 0.00	\$20,000,000.00	2006	GO Bonds-CapImprov	(A)
	3,000,000.00	0.00	3,000,000.00	06/07	CurrFunds-CapImprov	(A)
	0.00	400,000.00	400,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$23,000,000.00					
Change in Funding:		\$400,000.00				
Revised Project Budget:			\$23,400,000.00			

Comment: This increase allows construction contract award to the BV1 low bidder for the North Slope Improvements portion of the project, Johnson and Galyon. This is the last phase of the project.

Previous Action: 06/08/2006 SBC Approved project
07/20/2006 SBC Designer selected (Ross Fowler / Weeks Ambrose McDonald)
08/14/2008 SBC Approved using Commissioning Agent
11/14/2013 SBC Approved using BV1 delivery method

Minutes: 03/13/2014 SBC Approved a revision in project budget and source(s) of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Parking Garage Repairs

Project Description: This project will provide for improvements to parking garages.

SBC Number: 540/009-16-2008

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$500,000.00	(\$500,000.00)	\$0.00	Plant (Auxiliary-Parking) (A)
Original Project Budget:	\$500,000.00			
Change in Funding:		(\$500,000.00)		
Revised Project Budget:			\$0.00	

Comment: Request project be cancelled as work is being completed under a separate Parking Garage Repairs project, SBC No. 540/009-41-2010.

Previous Action: 07/10/2008 SBC Approved project & designer (Ross Bryan Associates)

Minutes: 03/13/2014 SBC Approved cancelling project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Parking Garage Repairs

Project Description: This project will provide for improvements to parking garages.

SBC Number: 540/009-06-2009

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$500,000.00	(\$500,000.00)	\$0.00	Plant (Auxiliary-Parking) (A)
Original Project Budget:	\$500,000.00			
Change in Funding:		(\$500,000.00)		
Revised Project Budget:			\$0.00	

Comment: Request project be cancelled as work is being completed under a separate Parking Garage Repairs project, SBC No. 540/009-41-2010.

Previous Action: 07/09/2009 SBC Approved project & designer (Ross Bryan Associates)

Minutes: 03/13/2014 SBC Approved cancelling project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Todd Helton Drive Realignment

Project Description: This project will realign the section of Todd Helton Drive southwest of Lindsey Nelson Stadium by replacing the two 90-degree turns with 45-degree turns and a straight section between. The project will also improve storm water flow in this area.

SBC Number: 540/009-17-2011

Total Project Budget: \$0.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$750,000.00	(\$750,000.00)	\$0.00	Plant (Auxiliary-Athletics) (A)
Original Project Budget:	\$750,000.00			
Change in Funding:		(\$750,000.00)		
Revised Project Budget:			\$0.00	

Comment: Request project be cancelled due to a change in project priorities.

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

Minutes: 03/13/2014 SBC Approved cancelling project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in scope, budget, source(s) of funding and the Early Design Phase as presented by Lindsay & Maples/Bullock Smith

Project Title: Parking Garage – Volunteer Blvd. & Pat Head Summitt Dr.

Project Description: This project will provide for a 1,050 space garage at Volunteer Blvd. and Pat Head Summitt Dr. In addition to serving students and staff the garage will serve patrons of the Music Center, multiple intercollegiate athletic venues, and other special events. Utility relocation work is included.

SBC Number: 540/009-17-2007

Total Project Budget: \$31,800,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$20,500,000.00	\$ 6,200,000.00	\$26,700,000.00	TSSBA (Parking)	(A)
	1,000,000.00	4,100,000.00	5,100,000.00	Plant (Auxiliary-Parking)	(A)
Original Project Budget:	<u>\$21,500,000.00</u>				
Change in Funding:		\$10,300,000.00			
Revised Project Budget:			\$31,800,000.00		

Comment: This was a FY 2007-2008 disclosed project. This increase is based upon the CM/GC's current estimate and includes increased cost for deep foundations, utility relocation, masonry facades, and required retaining walls. The scope is being revised to change the number of parking spaces.

Previous Action: 07/12/2007 SBC Approved project
08/16/2007 SBC Selected designer (Lindsay & Maples/Bullock Smith, JV)
10/10/2013 SBC Approved using CM/GC alternative delivery method
12/12/2013 SBC Revised scope & award of contract to Blaine Construction as CM/GC

Minutes: 03/13/2014 SBC Approved a revision in scope, budget, source(s) of funding and Early Design Phase as presented.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Presentation and approval of the Early Design Phase as presented by The Lewis Group

Project Title: Science Laboratory Facility (Strong Hall Site)

Project Description: This will provide a new, approximately 268,000 GSF, multidisciplinary science laboratory facility at the site of Strong Hall. This facility will house research and teaching laboratories, associated support spaces, and faculty and departmental offices. A portion of Strong Hall will be incorporated into the project. A 2,000 SF residential structure, circa 1879 on the site will be renovated for office and administrative use.

SBC Number: 540/009-19-2012

Total Project Budget: \$114,000,000.00

Source of Funding:

\$ 20,200,000.00	12/13	CurrFunds-CapImprov	(A)
55,050,000.00	2012	GO Bonds-CapImprov	(A)
4,000,000.00		Plant (Non-Auxiliary)	(A)
34,750,000.00		TSSBA (Facility Fees)	(A)

Previous Action:

08/20/2012	SBC	Approved full planning a project & issuing RFP for CMGC
05/20/2013	ESC	Selected designer (The Lewis Group)
07/11/2013	SBC	Revised scope/funding & allocate full funding
08/08/2013	SBC	Approved award to Rentenbach/Messer Construction as CM/GC

Minutes:

03/13/2014	SBC	Comptroller Wilson stated that this facility is key to the University's future. The Commission approved the Early Design Phase as presented.
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STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on February 13, 2014.

Report of Items Approved by the Office of the State Architect

- 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 6.04(C)(3) of the SBC By-Laws, Policy & Procedures)*

1)	State Procurement Agency:	STREAM	User Agency:	FRF
	Location:	Citizens Plaza Bldg		
	Project Title:	Interior Renovations		
	SBC Project No:	529/076-01-2008		
	Designer:	Street Dixon Rick	Contractor:	Messer Construction
	Construction Completion %:	100%	Targeted Substantial Completion:	12/06/2013
	Change Order No.	7	Comment:	Additional coordination of unforeseen conflicts with floor post tension cables at security desk and furniture installation. Procurement and installation of T3 standards not originally anticipated on this project provide pathways for tenant provided security system installation.
	Change Order Amount:	\$30,314		
	Change Order Percentage:	.58%		
	Cumulative Percentage:	10.10%		
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$		
	Base Contract Amount:	\$5,246,000	Revised Contract Amount:	\$5,778,258
	Contingency:	\$524,600	Remaining Contingency:	

- Report of Projects Not Requiring SBC Approval which are not in excess of the \$500,000 threshold for major maintenance, and are not funded in whole or part by bond proceeds or residual proceeds from bond funding *(in accordance with 2.01 of the SBC By-Laws, Policy & Procedures)*

1)	State Procurement Agency:	Tennessee Board of Regents
	User Agency:	Motlow State Community College
	Location:	Lynchburg
	Project Title:	Forrester Building Interior Updates
	Project Description:	Make interior renovations, including space updates, carpet and electrical panel replacements
	SBC Project No.	166/021-01-2014
	Total Project Budget:	\$188,000
	Source of Funding:	Plant Funds (Non Auxiliary)

- 2) State Procurement Agency: Tennessee Board of Regents
 User Agency: Motlow State Community College
 Location: Lynchburg
 Project Title: Athletic Fields Renovation
 Project Description: Renovate the baseball and softball field facilities
 SBC Project No. 166/021-02-2014
 Total Project Budget: \$380,000
 Source of Funding: Plant Funds (Non Auxiliary)
- 3) State Procurement Agency: STREAM
 User Agency: General Services
 Location: W. R. Snodgrass Tennessee Tower
 Project Title: Lighting Retrofit Pilot Project
 Project Description: Pilot case on one floor of complete fixture-for-fixture retrofit of 2x2 T8 to LED
 SBC Project No. 529/079-01-2014
 Total Project Budget: \$92,000
 Source of Funding: 13/14 FRF Current Funds-Capital Maintenance
- 4) State Procurement Agency: STREAM
 User Agency: TBI
 Location: Nashville Regional Consolidated Facility
 Project Title: Cooling Tower Rebuild
 Project Description: Rebuild cooling tower
 SBC Project No. 500/001-01-2014
 Total Project Budget: \$92,915.92
 Source of Funding: 13/14 FRF Current Funds-Capital Maintenance

Submitted Reports

- Annual Report of the Tennessee Residence Commission (in accordance with Public Chapter 1111, Public Acts 2010, Section 4(a)(7))
- Annual Report of the Ladies Hermitage Association (in accordance with T.C.A. 4-13-104)
- Annual Report of the Facilities Revolving Fund (in accordance with 14.01B4(b) of the SBC Bylaws, Policy & Procedures)

Other Business

There being no other business, the meeting adjourned at 11:52 p.m.

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Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State