

MINUTES

STATE BUILDING COMMISSION

September 12, 2013

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 11:01 a.m. and requested action on the following matters as presented by Interim State Architect Alan Robertson.

Department of Children's Services
Tennessee State Veterans Homes Board
TRICOR

Department of Correction
Department of Transportation
Tennessee Historical Commission
Department of Intellectual & Developmental Disabilities
Department of Mental Health & Substance Abuse Services
Department of Education
Military Department
Department of General Services
University of Tennessee
Tennessee Board of Regents
State Building Commission

Executive Director Eddie Rhodman
Commissioner Many-Bears Grinder
COO David Hart
Deputy Commissioner Chuck Taylor
Commissioner John Schroer
Executive Director Patrick McIntyre
Deputy Commissioner Lance Iverson
Assistant Commissioner Heather Gundersen
Commissioner Kevin Huffman
General Max Haston
Executive Director Peter Heimbach
President Joe DiPietro
Vice Chancellor David Gregory
Interim State Architect Alan Robertson

STATE BUILDING COMMISSION MEMBERS PRESENT

Beth Harwell, Speaker of the House of Representatives
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

OTHERS PRESENT

Alan Robertson, Interim State Architect
Georgia Martin, Office of the State Architect
Courtney Holliday, Treasurer's Office
Melinda Parton, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Bruce Davis, Legislative Budget Office

Jordan Young, Governor Ramsey's Office
Hayden Pendergrass, House Speaker's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Ted Hayden, Office of the State Architect
Jason Hartman, Department of Finance and Administration
John Carr, Department of Finance and Administration
Mike Morrow, Department of Finance and Administration
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Butch Peccolo, University of Tennessee
Crystal Collins, THEC
Carl Manka, Tennessee Board of Regents
Gwen Sanders, Department of General Services
Tom Robinson, Department of Correction
Terry Mason, Comptroller's Office
Penny DiPiazza, Department of General Services
Emily Gibson, Department of Correction
Mendy Mazzo, SKANSKA
David Johnson, Johnson-Johnson-Crabtree
Trey Wheeler, TWH Architects
Chris Remke, Hawkins Development Company
Jonathan Holmes, Messer Construction
Cleve Salmon, Department of General Services
Mary Cross, Nashville State Community College
Cathy Higgins, Legislative Budget Analysis
Russell Marty, Department of Finance and Administration
Elizabeth Goodwin, Bell Construction
Phillip McEwen, Department of Children's Services
Matt Barnes, Department of Transportation
Alan Durham, Department of Transportation
Jim Moore, Department of Transportation
Col Brad Bishop, Military Department
Tim McKeehan, University of Tennessee
Doug Freeman, Department of General Services
Marcos Makohon, Department of General Services

DEPARTMENT OF CHILDREN'S SERVICES

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding and to extend the contract for an additional 12 months

Project Title: Engineering Consultant

Project Description: Assist the department with professional services.

SBC Number: 144/000-01-2010

Total Project Budget: \$110,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$25,000.00	\$ 0	\$ 25,000.00	10/11	CurrFunds-MajorMaint	(A)
	25,000.00	0	25,000.00	11/12	CurrFunds-MajorMaint	(A)
	25,000.00	0	25,000.00	12/13	CurrFunds-MajorMaint	(A)
	10,000.00	0	10,000.00	12/13	DGS OpFunds/Preplan	(A)
	0	25,000.00	25,000.00	13/14	CurrFunds-MajorMaint	(A)
Original Project Budget:	\$85,000.00					
Change in Funding:		\$25,000.00				
Revised Project Budget:			\$110,000.00			

Comment: The agreement for the current consultant will be amended to extend the contract to include November 1, 2013 through October 31, 2014. The consultant was selected utilizing the competitive designer selection process in September 2012. This is the fourth year of a maximum of five years for this contract.

Previous Action:

- 08/19/2010 SBC Approved project; referred designer to ESC
- 08/31/2010 ESC Approved designer selection (Engineering Consultant)
- 09/08/2011 SBC Revised funding; extended contract
- 08/20/2012 SBC Revised funding; extended contract
- 04/11/2013 SBC Revised funding

Minutes: 09/12/2013 SBC Approved revision in project budget and source(s) of funding and to extend contract additional 12 months

TENNESSEE STATE VETERANS HOMES BOARD

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding and to extend the contract for an additional 12 months

Project Title: Departmental Consultants

Project Description: Consultants to assist agency with architectural and mechanical services and project preplanning efforts on various projects.

SBC Number: 680/000-01-2012

Total Project Budget: \$150,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$45,000.00	\$90,000.00	\$135,000.00		TSVHB OperFunds (O)
	15,000.00	0	15,000.00	12/13	DGS OpFunds/Preplan (A)
Original Project Budget:	\$60,000.00				
Change in Funding:		\$90,000.00			
Revised Project Budget:			\$150,000.00		

Comment: The agreement for the current consultants will be amended to extend the contracts to include November 1, 2013 through October 31, 2014. The consultants were selected utilizing the competitive designer selection process in September 2012. This is the second year of a maximum of five years for this contract.

Previous Action:

- 03/08/2012 SBC Approved project
- 04/23/2012 ESC Selected designers (Red Chair & Allen & Hoshall)
- 08/20/2012 SBC Revised funding; extend contract
- 04/11/2013 SBC Revised funding

Minutes: 09/12/2013 SBC Approved revision in project budget and source(s) of funding and to extend contract additional 12 months

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in project budget and sources of funding

Project Title: Tennessee Veterans Homes – Clarksville

Project Description: Provide a 108 bed intermediate and skilled care nursing home for the veterans of Tennessee including all related work.

SBC Number: 680/000-01-2011

Total Project Budget: \$26,974,400.00

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	0	110,000.00		Gift-in-Place/County (O)
	4,500,000.00	0	4,500,000.00	2006	GO Bonds CapImprov (A)
	2,000,000.00	0	2,000,000.00	2011	GO Bonds CapImprov (A)
	802,811.75	(802,811.75)	0	03/04	CurrFunds CapImprov (R)
	1,150,859.08	(1,150,859.08)	0	04/05	CurrFunds CapImprov (R)
	4,244,742.07	(4,244,742.07)	0	06/07	CurrFunds CapImprov (R)
	1,456,674.83	(1,456,674.83)	0	07/08	CurrFunds CapImprov (R)
	1,020,206.97	(1,020,206.97)	0	08/09	CurrFunds CapImprov (R)
	43,384.54	(43,384.54)	0	11/12	CurrFunds CapImprov (R)
	17,141.39	(17,141.39)	0	2003	GO Bonds CapImprov (R)
	5,103,331.48	(5,103,331.48)	0	2004	GO Bonds CapImprov (R)
	30,202.15	(30,202.15)	0	2007	GO Bonds CapImprov (R)
	77,365.99	(77,365.99)	0	1996	GO Bonds CapImprov (R)
	727,279.75	(727,279.75)	0	2011	GO Bonds CapImprov (R)
	4,300,000.00	0	4,300,000.00	12/13	CurrFunds CapImprov (A)
	0	14,674,400.00	14,674,400.00		Federal Funds (F)

Original Project Budget: \$26,974,000.00

Change in Funding: 400.00

Revised Project Budget: \$26,974,400.00

Comment: Project has been awarded Federal VA State Home Construction grant funds that will be used to replace current State residual funds.

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 award to Hardaway for CMGC

Continued...

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10/26/2012 ESC Approved property as gift
11/15/2012 SBC Approved Early Design Phase
01/10/2013 SBC Recognized bond proceeds
04/11/2013 SBC Allocated add'l funds; approved GMP; revised TPB
06/13/2013 SBC Allocated add'l funds to fully plan project
07/11/2013 SBC Approved GMP

Minutes:

09/12/2013 SBC The Commission accepted the request that was brought up from the floor and approved a revision in project budget and source(s) of funding.

TENNESSEE REHABILITATION INITIATIVE IN CORRECTION (TRICOR)

Cook Chill, Nashville, Davidson County, Tennessee

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

Project Title: Equipment Maintenance

Project Description: Provides for replacement of equipment and components for three chiller systems and associated piping and controls. The project will include the rental of temporary chillers during construction to avoid disruption of services.

SBC Number: 150/001-01-2013

Total Project Budget: \$4,690,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,600,000.00	\$ 0	\$2,600,000.00	12/13	CurrFunds-CapImprov	(A)
	0	390,000.00	390,000.00	13/14	CurrFunds-CapMaint	(A)
	0	1,700,000.00	1,700,000.00	2013	GOBonds-CapMaint	(A)
Original Project Budget:	<u>\$2,600,000.00</u>					
Change in Funding:		\$2,090,000.00				
Revised Project Budget:			\$4,690,000.00			

Comment: This adds partial FY 13/14 line-item funding of the \$3,950,000 for essential maintenance to provide the needed upgrades for the process chiller system to assure health department compliance in food preparation and shipping to facilities. This is the second phase of this project to add the third and largest chiller that completes the replacement of these process chillers. Existing process lines are original to the 1995 construction of the building.

Previous Action: 05/09/2013 SBC Approved project using BV1
07/30/2013 ESC Selected designer (I.C. Thomasson Assoc)

Minutes: 09/12/2013 SBC Approved revision in project budget and source(s) of funding

DEPARTMENT OF CORRECTION

Statewide

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

Project Title: Arc Flash Study

Project Description: Study to determine condition of incoming power switchgear and distribution infrastructure.

SBC Number: 140/001-10-2013

Total Project Budget: \$360,000.00

Source of Funding: \$360,000.00 09/10 CurrFunds-CapMaint/SA (R)

Comment: This study is required to maximize operation safety at incoming power and elements across all 17 sites. The study will review all components and finalize operational processes for servicing incoming power components. The switch gear is primarily original to the facilities.

Minutes: 09/12/2013 SBC Approved a project, budget, scope, source(s) of funding utilizing existing consultant for design.

DEPARTMENT OF TRANSPORTATION

TDOT Quarterly Status Report

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

DEPARTMENT OF TRANSPORTATION

Region 2 - Nickajack Welcome Center, Jasper, Marion County, Tennessee

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

Project Title: I-24 Nickajack Welcome Center and Scenic Overlook

Project Description: Demolish the existing Welcome Center buildings and re-construct a new westbound Welcome Center. Project to include the Visitor Center, vending and storage buildings, picnic facilities, parking, walkways, wastewater treatment and all related utilities. TDOT will bid and manage the construction for the roadway, site work and demolition work.

SBC Number: 242/010-01-2013

Total Project Budget: \$3,500,000.00

Source of Funding:	\$3,150,000.00		Federal Funds	(F)
	190,000.00	13/14	State Highway Funds	(A)
	160,000.00		Blind Services	(O)

Comment: The Welcome Center facility has been closed since 2011 when damaged by a tornado, and the buildings will be demolished. Since they were constructed in 1975, the buildings are less than 50 years old and do not require TN Historical Commission review. The log cabin design will be utilized for the new Welcome Center, and the eastbound site will be developed as a scenic overlook.

Minutes: 09/12/2013 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

DEPARTMENT OF TRANSPORTATION

Region 2 Headquarters, Chattanooga, Hamilton County, Tennessee

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

Project Title: Region 2 Headquarters Complex

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

SBC Number: 242/010-02-2013

Total Project Budget: \$32,000,000.00

Source of Funding:	\$16,230,000.00	Various	TDOT Residual Plant Construction Funds	(R)
	400,000.00	01/02	TDOT Plant Construction Funds	(A)
	350,000.00	02/03	TDOT Plant Construction Funds	(A)
	950,000.00	03/04	TDOT Plant Construction Funds	(A)
	270,000.00	04/05	TDOT Plant Construction Funds	(A)
	1,300,000.00	06/07	TDOT Plant Construction Funds	(A)
	1,500,000.00	07/08	TDOT Plant Construction Funds	(A)
	6,000,000.00	2012	TDOT Bond Authorization	(A)
	5,000,000.00	2013	TDOT Bond Authorization	(A)
	\$32,000,000.00			

Comment: The new complex will replace the existing building constructed in 1955 and will consist of the administrative building, materials lab, field office, wireless communications building, district maintenance, equipment maintenance, fueling, floating maintenance, highway marking, salt brine building and sheds. The project will include parking, site improvements and all related work.

Minutes: 09/12/2013 SBC Discussion ensued regarding the Department's use of residual and appropriated funds for this project. The Commission referred the request to the Executive Subcommittee, with authority to act.

TENNESSEE HISTORICAL COMMISSION

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding and to extend the contract for an additional 12 months

Project Title: Architectural Consultant

Project Description: Provide professional architectural services and project preplanning efforts to the department.

SBC Number: 160/000-01-2010

Total Project Budget: \$165,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 25,000.00	\$ 0	\$ 25,000.00	10/11	CurrFunds-MajorMaint	(A)
	25,000.00	0	25,000.00	11/12	CurrFunds-MajorMaint	(A)
	50,000.00	0	50,000.00	12/13	CurrFunds-MajorMaint	(A)
	15,000.00	0	15,000.00	12/13	DGS OpFunds/PrePlan	(A)
	0	50,000.00	50,000.00	13/14	CurrFunds-MajorMaint	(A)

Original Project Budget: \$115,000.00

Change in Funding: \$50,000.00

Revised Project Budget: \$165,000.00

Comment: The agreement for the current consultant will be amended to extend the contract to include November 1, 2013 through October 31, 2014. The consultant was selected utilizing the competitive designer selection process in September 2010. This is the fourth year of a maximum of five years for this contract.

Previous Action: 08/19/2010 SBC Approved project, refer designer to ESC
 08/31/2010 ESC Approved designer selection (Centric Architecture)
 09/08/2011 SBC Revised funding; extended contract
 08/20/2012 SBC Revised funding; extended contract

Minutes: 09/12/2013 SBC Approved revision in project budget and source(s) of funding and to extend contract additional 12 months.

TENNESSEE HISTORICAL COMMISSION

Ducktown Basin Museum, Ducktown, Polk County, Tennessee

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

Project Title: Historic Restoration

Project Description: The project will include restoration, renovation, and upgrading components at the site. The buildings and/or areas include the Hoist House, Plate Shop, Powder House, and the Clinic.

SBC Number: 160/009-01-2013

Total Project Budget: \$550,000.00

Source of Funding: \$550,000.00 13/14 CurrFunds-CapImprov (A)

Comment: This is a FY 13/14 line-item in the capital budget.

These structures are over 50 years old and the TN Historical Commission requests to review the design drawings of this 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*.

Best Value is being requested due to the historical importance and significance of the structures. Firms with experience renovating historic buildings will be sought.

Minutes: 09/12/2013 SBC Approved a project, budget, scope, source(s) of funding, utilizing Best Value alternative delivery method and proceeding with process to select a designer.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding and to extend the contract for an additional 12 months

Project Title: Architectural Consultants

Project Description: Consultant to assist the agency with professional design services.

SBC Number: 346/000-01-2010

Total Project Budget: \$120,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$25,000.00	\$ 0	\$25,000.00	10/11	CurrFunds-MajorMaint	(A)
	25,000.00	0	25,000.00	11/12	CurrFunds-MajorMaint	(A)
	25,000.00	0	25,000.00	12/13	CurrFunds-MajorMaint	(A)
	20,000.00	0	20,000.00	12/13	DGS OpFunds/Preplan	(A)
	0	25,000.00	25,000.00	13/14	CurrFunds-MajorMaint	(A)
Original Project Budget:	\$95,000.00					
Change in Funding:		\$25,000.00				
Revised Project Budget:			\$120,000.00			

Comment: The agreement for the current consultant will be amended to extend the contract to include November 1, 2013 through October 31, 2014. The consultant was selected utilizing the competitive designer selection process in September 2010. This is the fourth year of a maximum of five years for this contract.

Previous Action: 08/19/2010 SBC Approved project; referred designer to ESC
 08/31/2010 ESC Approved designer selection (Street Dixon Rick)
 09/08/2011 SBC Revised funding; extend contract
 08/20/2012 SBC Revised funding; extend contract
 04/11/2013 SBC Revised funding

Minutes: 09/12/2013 SBC Approved revision in project budget and source(s) of funding and to extend contract additional 12 months.

DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES

Statewide

Requested Action: Approval to extend the contract for an additional 12 months

Project Title: Architectural Consultant – West Tennessee

Project Description: To assist the agency with professional design services.

SBC Number: 344/000-01-2010

Total Project Budget: \$45,000.00

Source of Funding:	\$15,000.00	10/11	CurrFunds-MajorMaint	(A)
	15,000.00	11/12	CurrFunds-MajorMaint	(A)
	15,000.00	12/13	CurrFunds-MajorMaint	(A)

Comment: The agreement for the current consultant will be amended to extend the contract to include November 1, 2013 through October 31, 2014. The consultant was selected utilizing the competitive designer selection process in September 2010. This is the fourth year of a maximum of five years for this contract.

Previous Action:

08/09/2010	SBC	Approved project; referred designer to ESC
08/31/2010	ESC	Selected designer (Formus, Inc.)
09/08/2011	SBC	Revised funding; extend contract
08/20/2012	SBC	Revised funding; extend contract

Minutes: 09/12/2013 SBC Approved extension of contract for additional 12 months.

DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES

Statewide

Requested Action: Approval to extend the contract for an additional 12 months

Project Title: Architectural Consultant – Middle Tennessee

Project Description: Assist the agency with professional design services.

SBC Number: 344/000-02-2010

Total Project Budget: \$60,000.00

Source of Funding:	\$15,000.00	10/11	CurrFunds-MajorMaint	(A)
	15,000.00	11/12	CurrFunds-MajorMaint	(A)
	15,000.00	12/13	CurrFunds-MajorMaint	(A)
	15,000.00	12/13	DGS OpFunds/Preplan	(A)

Comment: The agreement for the current consultant will be amended to extend the contract to include November 1, 2013 through October 31, 2014. The consultant was selected utilizing the competitive designer selection process in September 2010. This is the fourth year of a maximum of five years for this contract.

Previous Action:

08/19/2010	SBC	Approved project; referred designer to ESC
08/31/2010	ESC	Approved designer selection (Gobbell Hays Partners)
09/08/2011	SBC	Revised funding; extended contract
08/20/2012	SBC	Revised funding; extended contract
04/11/2013	SBC	Revised funding

Minutes: 09/12/2013 SBC Approved extension of contract for additional 12 months.

DEPARTMENT OF EDUCATION

Statewide

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

Project Title: Architectural Consultant – Middle Tennessee

Project Description: Assist agency in the review, development and cost estimating for various projects of size and complexity.

SBC Number: 162/000-01-2013

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 13/14 CurrFunds-MajorMaint (A)

Comment: The agreement for the current consultant will expire on October 31, 2013 and a new consultant will be selected. The contract term shall be from November 1, 2013 to October 31, 2014, with four one year options for a maximum of five years.

Minutes: 09/12/2013 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

DEPARTMENT OF EDUCATION

Statewide

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

Project Title: Architectural Consultant – East Tennessee

Project Description: Assist agency in the review, development and cost estimating for various projects of size and complexity.

SBC Number: 162/000-02-2013

Total Project Budget: \$40,000.00

Source of Funding: \$40,000.00 13/14 CurrFunds-MajorMaint (A)

Comment: The agreement for the current consultant will expire on October 31, 2013 and a new consultant will be selected. The contract term shall be from November 1, 2013 to October 31, 2014, with four one year options for a maximum of five years.

Minutes: 09/12/2013 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

MILITARY DEPARTMENT

Smyrna Volunteer Training Site, Rutherford County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Parade Field and Running Track

Project Description: Construct parade field with exercise track and bleachers, along with supporting structures and utilities at the training site. Project includes all civil, structural, site development, electrical and fitness track. Project to include all related work.

SBC Number: 361/079-03-2012

Total Project Budget: \$19,195.07

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$390,600.00	\$(371,404.93)	\$19,195.07	Federal (F)
Original Project Budget:	\$390,600.00			
Change in Funding:		(371,404.93)		
Revised Project Budget:			\$19,195.07	

Comment: This project is being cancelled due to the delay in receiving federal funds and as a result, there is insufficient time to bid and award a contract prior to the expiration of the available federal funds.

Previous Action: 01/02/2012 SBC Approved project
01/12/2012 ESC Selected designer (Barge Cauthen)

Minutes: 09/12/2013 SBC General Haston responded to questions regarding the use of the federal process vs. the State process. The Commission approved the request to cancel the project as presented.

MILITARY DEPARTMENT

Report Item

- 1) The Department disclosed the following projects that will be bid through the U.S. Department of Military's purchasing procedures. Projects are 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 these projects is subject to availability of federal funding:

Catoosa, TN - Volunteer Training Site

- New Dining Facility \$ 320,000.00

Milan, TN – Volunteer Training Site

- Building 1-2 Renovation 2,750,550.00
- Buildings 1-18 & 1-19 Renovation 250,000.00

Smyrna, TN - Volunteer Training Site

- Fitzhugh Rd, G-St. 7th Ave. Drainage Improvements 540,850.00
- Parade Field and Running Track 441,500.00

Tullahoma, TN – Volunteer Training Site

- Range Road Drainage Improvements 760,000.00

MILITARY DEPARTMENT

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding and to extend the contract for an additional 12 months

Project Title: Mechanical – Electrical & Plumbing Consultant

Project Description: Provide mechanical, electrical & plumbing consulting services for the agency.

SBC Number: 361/000-02-2010

Total Project Budget: \$210,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 50,000.00	\$ 0	\$ 50,000.00	10/11	Federal Funds (NGB)	(F)
	50,000.00	0	50,000.00	11/12	Federal Funds (NGB)	(F)
	50,000.00	0	50,000.00	12/13	Federal Funds (NGB)	(F)
	10,000.00	0	10,000.00	12/13	DGS OpFunds/Preplan	(A)
	0	50,000.00	50,000.00	13/14	Federal Funds (NGB)	(F)
Original Project Budget:	\$160,000.00					
Change in Funding:		\$50,000.00				
Revised Project Budget:			\$210,000.00			

Comment: The agreement for the current consultant will be amended to extend the contract to include October 1, 2013 through September 30, 2014. The consultant was selected utilizing the competitive designer selection process in September 2010. This is the fourth year of a maximum of five years for this contract.

Previous Action: 08/19/2010 SBC Approved project
 08/31/2010 ESC Selected designer (I.C. Thomasson)
 09/08/2011 SBC Revised funding; extended contract
 08/20/2012 SBC Revised funding; extended contract

Minutes: 09/12/2013 SBC Approved revision in project budget and source(s) of funding and to extend contract additional 12 months.

MILITARY DEPARTMENT

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding and to extend the contract for an additional 12 months

Project Title: Roof Consultant

Project Description: Provide agency with roof consulting services and project preplanning efforts statewide.

SBC Number: 361/000-05-2010

Total Project Budget: \$125,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$30,000.00	\$ 0	\$ 30,000.00	10/11	Federal Funds	(F)
	30,000.00	0	30,000.00	11/12	Federal Funds	(F)
	30,000.00	0	30,000.00	12/13	Federal Funds	(F)
	5,000.00	0	5,000.00	12/13	DGS OpFunds/Preplan	(A)
	0	30,000.00	30,000.00	13/14	Federal Funds	(F)
Original Project Budget:	<u>\$95,000.00</u>					
Change in Funding:		\$30,000.00				
Revised Project Budget:			\$125,000.00			

Comment: The agreement for the current consultant will be amended to extend the contract to include October 1, 2013 through September 30, 2014. The consultant was selected utilizing the competitive designer selection process in September 2010. This is the fourth year of a maximum of five years for this contract.

Previous Action: 08/19/2010 SBC Approved project
08/31/2010 ESC Selected designer (Roof Design & Consulting Services)
09/08/2011 SBC Revised funding; extended contract
08/20/2012 SBC Revised funding; extended contract

Minutes: 09/12/2013 SBC Approved revision in project budget and source(s) of funding and to extend contract additional 12 months.

MILITARY DEPARTMENT

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding and to extend the contract for an additional 12 months

Project Title: Architectural, Civil and Structural Consultant

Project Description: Assist agency with architectural, civil, structural consulting services and project preplanning efforts statewide.

SBC Number: 361/000-02-2011

Total Project Budget: \$245,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 75,000.00	\$ 0	\$ 75,000.00	11/12	Federal Funds (NGB)	(F)
	75,000.00	0	75,000.00	12/13	Federal Funds (NGB)	(F)
	20,000.00	0	20,000.00	12/13	DGS OpFunds/Preplan	(A)
	0	75,000.00	75,000.00	13/14	Federal Funds (NGB)	(F)
Original Project Budget:	\$170,000.00					
Change in Funding:		\$75,000.00				
Revised Project Budget:			\$245,000.00			

Comment: The agreement for the current consultant will be amended to extend the contract time to include October 1, 2013 through September 30, 2014. This consultant was selected utilizing the current designer selection process in September 2011. This is the third year of a maximum of five years for this contract.

Previous Action: 09/08/2011 SBC Approved project
 09/29/2011 ESC Selected designer (Hart Freeland Roberts)
 08/20/2012 SBC Revised funding; extended contract

Minutes: 09/12/2013 SBC Approved revision in project budget and source(s) of funding and to extend contract additional 12 months.

MILITARY DEPARTMENT

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding and to extend the contract for an additional 12 months

Project Title: Environmental Consultants

Project Description: Provide environmental consulting services to the agency.

SBC Number: 361/000-03-2011

Total Project Budget: \$225,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 75,000.00	\$ 0	\$ 75,000.00	11/12	Federal Funds (NGB)	(F)
	75,000.00	0	75,000.00	12/13	Federal Funds (NGB)	(F)
	0	75,000.00	75,000.00	13/14	Federal Funds (NGB)	(F)

Original Project Budget: \$150,000.00

Change in Funding: \$75,000.00

Revised Project Budget: \$225,000.00

Comment: The agreement for the current consultant will be amended to extend the contract time to include from October 1, 2013 through September 30, 2014. The consultant was selected utilizing the current designer selection process to selection process in September 2011. This is the third year of a maximum of five years for this contract.

Previous Action: 09/08/2011 SBC Approved project
09/29/2011 ESC Selected designer (Edge Group)
08/20/2012 SBC Revised funding; extended contract

Minutes: 09/12/2013 SBC Approved revision in project budget and source(s) of funding and to extend contract additional 12 months.

DEPARTMENT OF GENERAL SERVICES

James K. Polk Home, Columbia, Maury County, Tennessee

Requested Action: Approval of a grant

Project Title: James K. Polk Memorial Association - Grant

Project Description: Renovation and improvements to the home and surrounding property.

SBC Number: 160/007-01-2013

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 13/14 CurrFunds-CapImprov (A)

Comment: This is a FY 13/14 **line-item** in the capital budget. Funds will be used for site work including upgrades to signage, utilities, accessibility, visibility, safety and related work. Funds shall also be used for building improvements including roof replacement, upgrades to buildings element, upgrades to building systems, the addition of a restroom and all related work.

Minutes: 09/12/2013 SBC Approved grant

DEPARTMENT OF GENERAL SERVICES

National Civil Rights Museum, Memphis, Shelby County, Tennessee

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

Project Title: National Civil Rights Museum - Grant

Project Description: To provide a grant to the Lorraine Civil Rights Museum Foundation for structural improvements at the National Civil Rights Museum.

SBC Number: 160/020-01-2010

Total Project Budget: \$5,300,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 514,656.44	\$ 0	\$ 514,656.44	92/93	CurrFunds-CapImprov	(R)
	28,084.69	0	28,084.69	98/99	CurrFunds-CapImprov	(R)
	11,430.80	0	11,430.80	99/00	CurrFunds-CapImprov	(R)
	285,452.06	0	285,452.06	00/01	CurrFunds-CapImprov	(R)
	101,679.77	0	101,679.77	03/04	CurrFunds-CapImprov	(R)
	745,991.07	0	745,991.07	04/05	CurrFunds-CapImprov	(R)
	30,120.66	0	30,120.66	05/06	CurrFunds-CapImprov	(R)
	181,417.78	0	181,417.78	06/07	CurrFunds-CapImprov	(R)
	38,015.07	0	38,015.07	07/08	CurrFunds-CapImprov	(R)
	563,151.66	0	563,151.66	08/09	CurrFunds-CapImprov	(R)
	2,450,000.00	0	2,450,000.00	11/12	CurrFunds-CapImprov	(A)
	0	350,000.00	350,000.00	13/14	CurrFunds-CapImprov	(A)
Original Project Budget:	<u>\$4,950,000.00</u>					
Change in Funding:		\$350,000.00				
Revised Project Budget:			\$5,300,000.00			

Comment: The increase in funding is a FY 13/14 line-item in the capital budget. This grant will be applied toward the construction of museum structure to accommodate new exhibitions and public spaces.

Previous Action: 11/10/2010 SBC Approved grant
09/08/2011 SBC Revised funding

Minutes: 09/12/2013 SBC Approved grant amendment and a revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

Shelby Farms, Memphis, Shelby County, Tennessee

Requested Action: Approval of a grant

Project Title: Shelby Farms Park Conservancy - Grant

Project Description: Provide support of Phase 1 Master Plan projects

SBC Number: 529/000-11-2013

Total Project Budget: \$5,000,000.00

Source of Funding: \$5,000,000.00 12/13 CurrFunds-CapImprov (A)

Comment: This was a FY 12/13 **line-item** in the capital budget. Phase 1 master plan projects include site work, new gateways, signage, the expansion and enhancement of Patriot Lake, and all related work.

Minutes: 09/12/2013 SBC Peter Heimbach responded to Speaker Harwell's question regarding the delay in bringing the request forward before the Commission approved the grant as presented.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding 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: \$16,756,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 850,000.00	\$ 0	\$ 850,000.00	06/07	CurrFunds CapMaint	(A)
	500,000.00	0	500,000.00	10/12	CurrFunds CapMaint	(A)
	1,000,000.00	0	1,000,000.00	11/12	CurrFunds CapMaint	(A)
	100,000.00	0	100,000.00		FRF Reserves	(R)
	1,876,000.00	0	1,876,000.00		FRF Reserves	(R)
	2,730,000.00	0	2,730,000.00	12/13	CurrFunds CapMaint	(A)
	100,000.00	0	100,000.00	12/13	DGS OpFunds Preplan	(A)
	0	1,000,000.00	1,000,000.00	13/14	CurrFunds CapMaint	(A)
	0	8,600,000.00	8,600,000.00		Various Project Funds	(O)
Original Project Budget:	\$7,156,000.00					
Change in Funding:		\$9,600,000.00				
Revised Project Budget:			\$16,756,000.00			

Comment: The \$1M is a FY 13/14 line-item in the capital budget. Request to extend the PB Americas contract for another year and to increase their billable rates as allowed by the contract. The original term of the contract was from November 1, 2010 to October 31, 2013 for three years with two one-year extensions. This is the first extension to October 31, 2014.

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	Agency deferred action
05/10/2012	SBC	Revised funding
07/12/2012	SBC	Revised funding
09/18/2012	SBC	Revised funding

Continued...

...Continued

Minutes:

09/12/2013 SBC The Commission discussed billable rates, the need for using outside staff and the Department's decision to extending the contract versus rebidding it. Comptroller Wilson asked if the Department was making provisions to go out for bid, and Mr. Heimbach responded that the decision to extend or bid would be up to Commissioner Oglesby. After further discussion, the Commission approved a revision in project budget and source(s) of funding and to extend contract additional 12 months.

DEPARTMENT OF GENERAL SERVICES

James K. Polk State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: TPAC Annual Maintenance - Grant

Project Description: Facility maintenance grant to Tennessee Performance Arts Center (TPAC)

SBC Number: 529075-01-2012

Total Project Budget: \$900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$300,000.00	\$ 0	\$300,000.00	11/12	CurrFunds-CapMaint	(A)
	300,000.00	0	300,000.00	12/13	CurrFunds-CapMaint	(A)
	0	300,000.00	300,000.00	13/14	CurrFunds-CapMaint	(A)

Original Project Budget: \$600,000.00

Change in Funding: \$300,000.00

Revised Project Budget: \$900,000.00

Comment: This adds FY 13/14 line-item funding to the previously approved annual grant that addresses the State's responsibility for maintaining major systems relating to theatre design and operations as outlined in the original contract agreement between the State and TPAC.

Previous Action: 01/12/2012 SBC Approved grant
08/20/2012 SBC Revised funding

Minutes: 09/12/2013 SBC Approved grant amendment and revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

Ellington Agricultural Center, Nashville, Davidson County, Tennessee

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

Project Title: Ellington Complex Wiring Upgrade

Project Description: Rewiring and cabling for new telephone and computer systems.

SBC Number: 100/000-02-2013

Total Project Budget: \$820,000.00

Source of Funding: \$820,000.00 FRF Reserves (A/R)

Comment: This is a FY 13/14 line-item in the capital budget to address telecom needs for all Agriculture buildings at the Ellington campus. All work is expected to be completed by OIR using the Premise Cabling contract.

Minutes: 09/12/2013 SBC Approved project, budget, scope, source(s) of funding utilizing consultant for design.

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, budget, scope, source(s) of funding and to utilize Best Value alternative delivery method for construction and utilization of the previously selected designer

Project Title: Landscape Upgrades and Retaining Wall Repairs

Project Description: Repair and reconfigure various site fixtures of the Capitol grounds master plan and repair and stabilization of the existing stone retaining walls along Eakin Weakly Drive.

SBC Number: 529/005-01-2013

Total Project Budget: \$4,280,000.00

Source of Funding:	\$3,800,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	380,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	100,000.00	13/14	CurrFunds-CapImprov	(A)

Comment: This is a combination of three FY 13/14 line-items in the capital budget. The \$3.8M is for the implementation of landscaping for the Capitol Complex. The \$380K is for the repair of Capitol Hill's retaining wall and will also address related drainage issues. The \$100K is from the State Architect's funds for development of a memorials and monuments master plan for the Capitol Complex which will incorporate acceptable locations for any future monuments, with master planning services being performed by the project designer.

These structures are over 50 years old and the TN Historical Commission requests to review the design drawings of this 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: 09/12/2013 SBC Comptroller Wilson stated that the master plan should be approved by the Capitol Commission, and Mr. Heimbach responded that it had been. The Commission approved project, budget, scope, source(s) of funding and to utilize Best Value alternative delivery method for construction and utilization of the previously selected designer, Hodgson & Douglas.

DEPARTMENT OF GENERAL SERVICES

Citizens Plaza 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 and to utilize Best Value alternative delivery method for construction

Project Title: Fire Alarm and Entrance Upgrades

Project Description: Replacement of existing fire alarm system and the upgrade of the building's entrances.

SBC Number: 529/076-01-2013

Total Project Budget: \$2,490,000.00

Source of Funding: \$1,560,000.00 13/14 FRF CurrFunds-CapImprov (A)
930,000.00 13/14 FRF CurrFunds-CapMaint (A)

Comment: This is a combination of two FY 13/14 line-items in the capital budget. The \$1.56M is for installation of a new main fire alarm access control panel and replacement of fire alarm devices. The \$930K is for upgrades to the building entrances, vestibules, lobbies, restroom facilities and elevator lobbies at the Charlotte Avenue and Deaderick Street entrances.

Best Value is being requested due to phasing requirements in an occupied building. Firms with experience coordinating work with multiple systems in an operating building will be sought.

Minutes: 09/12/2013 SBC The Commission discussed it being part of the densification project before approving the project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction.

DEPARTMENT OF GENERAL SERVICES

Bid Activity Report

- 1) **Mark H. Luttrell Correctional Center**
(Food Service Equipment Repair / Replacement)
SBC Project No. 140/005-01-2010
Bid date: 08/22/13
SBC Action: Referred to ESC with authority to act

UNIVERSITY OF TENNESSEE

Institute of Agriculture, Oak Ridge, Anderson County, Tennessee

Requested Action: Approval to allocate funding to fully fund a previously approved planning project

Project Title: Arboretum Auditorium

Project Description: This project will construct a 2,400 square foot facility at the UT Forest Resources Research and Education Center in Oak Ridge, TN. The facility will include an auditorium, restrooms and service area to support programs and activities at the Education Center and Arboretum.

SBC Number: 540/001-01-2011

Total Project Budget: \$700,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$50,000.00	\$625,000.00	\$675,000.00	Gift/Donations	(A)
	0.00	25,000.00	25,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	<u>\$50,000.00</u>				
Change in Funding:		\$650,000.00			
Revised Project Budget:			\$700,000.00		

Comment: This was a FY 2010/2011 disclosed project in the amount of \$700,000. The State Building Commission approved the project for full planning in 2011.

Previous Action: 09/08/2011 SBC Approved full planning
09/29/2011 ESC Approved designer (Studio Four Design)

Minutes: 09/12/2013 SBC Approved allocation of funding to fully fund a previously approved planning project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Campus Beautification Projects 2011-2012

Project Description: This project is a continuation of campus landscaping improvements. This will provide planters, landscape materials, site, furniture, walkways, and plaza areas.

SBC Number: 540/009-04-2011

Total Project Budget: \$4,500,000.000

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,500,000.00	\$1,000,000.00	\$3,500,000.00	Plant (Auxiliary-Facility Fees)	(A)
	0.00	1,000,000.00	1,000,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	<u>\$2,500,000.00</u>				
Change in Funding:		\$2,000,000.00			
Revised Project Budget:			\$4,500,000.00		

Comment: This was a FY 2011-2012 Disclosed project. The additional \$2,000,000 was a FY 2013-2014 Disclosed project.

Previous Action: 07/14/2011 SBC Approved project

Minutes: 09/12/2013 SBC Approved a revision in project, budget, scope, source(s) of funding and proceeding with process to select a designer.

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: Campus Entrances Phase II

Project Description: This project will provide improvements at campus entrances at the following locations: Cumberland and 11th; Cumberland and West Volunteer; Neyland and Joe Johnson Drive, Lake Loudoun Blvd and Neyland Drive; and Fraternity Park Drive and Volunteer Drive entrance.

SBC Number: 540/009-10-2002

Total Project Budget: \$3,122,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,300,000.00	\$ 0.00	\$1,300,000.00	TSSBA	(A)
	1,637,000.00	0.00	1,637,000.00	Plant (Auxiliary-Facilities Fees)	(A)
	0.00	185,000.00	185,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$2,937,000.00				
Change in Funding:		\$185,000.00			
Revised Project Budget:			\$3,122,000.00		

Comment: Five bids were received on July 16, 2013. Additional funds are being added in order to award the Fraternity Entrance contract to Southern Constructors, Inc. with the lowest bid and alternates 1 and 2. The Fraternity Entrance is the last to be done on this project. The 2009 revision in funding added \$937,000 from the balance of the Phase 1 project for the Lake Loudoun/Neyland entrance.

Previous Action: 08/08/2002 SBC Approved project and selected designer (Ross Fowler)
05/14/2009 SBC Approved revision in funding

Minutes: 09/12/2013 SBC Approved revision in scope, project budget and source(s) of funding.

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: Stokely Athletic Building Demolition

Project Description: This project will provide for the demolition of Stokely Athletic Center (283,587 sf) and Gibbs Hall (63,235 sf).

SBC Number: 540/009-20-2012

Total Project Budget: \$6,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,750,000.00	(\$2,750,000.00)	\$ 0.00	Plant (Non-Auxiliary)	(A)
	2,750,000.00	3,250,000.00	6,000,000.00	Plant (Auxiliary–Athletic/Housing/Parking)	(A)
Original Project Budget:	\$5,500,000.00				
Change in Funding:		\$ 500,000.00			
Revised Project Budget:			\$6,000,000.00		

Comment: This project originally included the demolition of Stokely Athletic Center and was a FY 2011/2012 disclosed project. This action will add the demolition of Gibbs Hall. The TN Historical Commission has determined that the photographic documentation provided by UT adequately mitigates the previously determined adverse effect on this State owned resource of 50+ years.

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Selected designer (Red Chair Architects)

Minutes: 09/12/2013 SBC Approved a revision in scope, project budget and source(s) of funding.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Football Field Turf Replacement

Project Description: Replace artificial turf in the Floyd Stadium.

SBC Number: 166/009-13-2013

Total Project Budget: \$1,400,000.00

Source of Funding: \$1,100,000.00 Plant (Non-Auxiliary) (A)
 300,000.00 Gift-in-Place (O)

Comment: The turf system on the MTSU football field is failing. The original manufacturer is supplying the new turf material at no cost to the campus through the original contractor, Hawkins Development Company. The contractor has agreed to complete the additional work to include removal of asphalt and new sub-base, and drainage to allow installation of the new turf system. As soon as the football season ends, the campus will need to begin so that the field is ready for next year's season. THEC approved project as an Emergency Maintenance Disclosure on August 22, 2013.

Minutes: 09/12/2013 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Food Services Facilities Upgrades

Project Description: Upgrade food service facilities in the Floyd-Payne Campus Center and the Rudolph Residence Center.

SBC Number: 166/001-04-2013

Total Project Budget: \$800,000.00

Source of Funding: \$800,000.00 Vendor (O)

Comment: Aramark Food Service will provide design and improvements such as painting, lighting, and repairs as well as new kitchen equipment. THEC approved project as a Special Opportunity Disclosure on July 24, 2013.

Minutes: 09/12/2013 SBC The project was presented as a "gift-in-place", but Comptroller Wilson stated that this should not be a gift-in-place but, rather, contractor obligation. The Commission approved a project, budget, scope and source(s) of funding.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of the selection of a consultant as result of RFP

Project Title: Master Plan

Project Description: Update master plan for University of Memphis campuses.

SBC Number: 166/007-03-2013

Total Project Budget: \$475,000.00

Source of Funding: \$475,000.00 Plant (Non-Auxiliary) (A)

Comment: The last master plan was completed in 2007.

Previous Action: 03/14/2013 SBC Approved issuance of RFP for Master Plan

Minutes: 09/12/2013 SBC Approved award of a contract to Smith Group JJR

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

Requested Action: Approval to cancel the Best Value delivery method and utilize a Construction Manager/General Contractor, and Approval of the Early Design Phase as presented by TLM Associates, Inc.

Project Title: Nursing and Allied Health New Construction

Project Description: Construct an Allied Health Sciences Building

SBC Number: 166/019-01-2011

Total Project Budget: \$10,588,235.00

Source of Funding: \$ 9,000,000.00 10/11 CurrFundsCapImprov (A)
\$ 1,588,235.00 Gifts (O)

Comment: Project will construct a new 36,000 sf building.

Previous Action: 01/13/2011 SBC Approved project
01/24/2011 ESC Selected designer (TLM Associates, Inc.)
11/10/2011 SBC Approved use of Alternative Delivery Method

Minutes: 09/12/2013 SBC Cancelled the use of Best Value delivery method and approved utilizing a CM/GC and the Early Design Phase.

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for Construction Manager/General Contractor, and Approval of the Early Design Phase as presented by Johnson Johnson Crabtree Architects

Project Title: New Academic and Support Building

Project Description: Construct facility for classrooms, labs, offices, and gymnasium.

SBC Number: 166/034-01-2012

Total Project Budget: \$20,430,000.00

Source of Funding:

\$ 2,040,000.00		Plant (Non-Auxiliary)	(A)
16,000,000.00	2013	GO Bonds–Capital Improv	(A)
2,390,000.00	13/14	Current Funds–Capital Improv	(A)

Comment: Thirteen proposals were received on 8/22/13 and evaluations are scheduled on 9/6/13.

Previous Action:

05/10/2012	SBC	Approved project
05/23/2012	SBC	Selected designer (Johnson Johnson Crabtree)
07/11/2013	SBC	Allocated funds and issuing RFP for CM/GC

Minutes: 09/12/2013 SBC Approved award of contract to Messer Construction as CM/GC, and approved the Early Design Phase.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meetings held on August 8 and 19, 2013.

Acknowledgement of Reporting Items

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

1) **State Procurement Agency:** STREAM **User Agency:** Education
Location: Camp Clements
Project Title: Code Upgrades, Phase 1A
SBC Project No: 162/003-01-2011
Designer: Kline Swinney Assoc **Contractor:** J. Cumby Construction
Construction Completion %: 100% **Targeted Substantial Completion:** 5/27/2013

Change Order No. 07 **Comment:**
Change Order Amount: \$5,505.89 This extends the existing dry hydrant 100 feet further into
Change Order Percentage: 0.84% the river.
Cumulative Percentage: 12.10%

Approved Project Funding

Original Bid Target: \$659,700.00
Base Contract Amount: 658,500.00
Contingency: 130,170.00

After This Change Order

Revised Contract Amount: \$738,206.49
Remaining Contingency: 50,463.51

2) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT – Harriman
Location: Harriman
Project Title: Statewide TCAT Roof Replacements
SBC Project No: 166/000-01-2011
Designer: Design Innovations **Contractor:** C.M. Henley Company
Construction Completion %: 41% **Targeted Substantial Completion:** 10/25/2013

Change Order No. 1 **Comment: Error**
Change Order Amount: \$52,996.98 Add 1-inch ISO board augered onto existing coal tar
Change Order Percentage: 13.43 pitch covered tectum decking.
Cumulative Percentage: 13.43

Approved Project Funding

Original Bid Target: \$4,316,500.00
Base Contract Amount: 394,579.00
Contingency: 430,000.00

After This Change Order

Revised Contract Amount: \$447,575.98
Remaining Contingency: 430,000.00

3) State Procurement Agency: TN Board of Regents User Agency: University of Memphis
 Location: Memphis
 Project Title: Several Buildings Envelope Repairs
 SBC Project No: 166/007-02-2010
 Designer: Smith Seckman Reid Contractor: Midwest Maintenance
 Construction Completion %: 82% Targeted Substantial Completion: 06/25/2013

Change Order No. 3 Comment: Omission
 Change Order Amount: \$1,555.32 Add pointing of mortar joints and sealant replacement.
 Change Order Percentage: 1.15
 Cumulative Percentage: 14.91

Approved Project Funding

Original Bid Target: \$1,075,000.00
 Base Contract Amount: 135,000.00
 Contingency: 100,000.00

After This Change Order

Revised Contract Amount: \$155,122.33
 Remaining Contingency: 17,949.35

4) State Procurement Agency: TN Board of Regents User Agency: University of Memphis
 Location: Memphis
 Project Title: Lambuth Carney-Johnson Dorm Renovation
 SBC Project No: 166/007-06-2012
 Designer: Brg3s, Inc. Contractor: Patton & Taylor Enterprises
 Construction Completion %: 58% Targeted Substantial Completion: 12/31/2013

Change Order No. 14 Comment: Hidden / Error
 Change Order Amount: \$44,626.27 Replace bad pipes, smooth out plaster, reposition exit
 Change Order Percentage: 2.11 lights, beef up structure & patch spalling, relocated two
 Cumulative Percentage: 12.01 FCUs.

Approved Project Funding

Original Bid Target: \$2,400,000.00
 Base Contract Amount: 2,119,450.00
 Contingency: 250,000.00

After This Change Order

Revised Contract Amount: \$2,374,026.46
 Remaining Contingency: 214,259.72

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

1) State Procurement Agency: STREAM
 User Agency: Safety
 Location: Nashville (Clover Bottom campus)
 Project Title: Roof Replacement – THP Training Center
 Project Description: Replace gym roof at Redditt Bldg
 SBC Project No. 502/002-01-2013
 Total Project Budget: \$155,000
 Source of Funding: Federal (Asset Forfeiture Account)

- 2) **State Procurement Agency:** Tennessee Board of Regents
User Agency: Austin Peay State University
Location: Clarksville
Project Title: Baseball Dugout Replacements
Project Description: Replace baseball field dugouts
SBC Project No. 166/003-06-2013
Total Project Budget: \$110,000
Source of Funding: Gift-in-Place

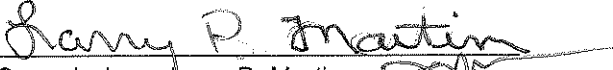
• **Report of Proprietary Product Procurement**

- 1) **Project Title:** T3 – Lowell Thomas Building
SBC No. 460/000-02-2012-08
Comment: Request to identify Facility Commander as the security system to be installed to allow linking with other facilities presently using this system through the central hub in Middle Tennessee. This system is available through several vendors and can be installed by several contractors. The State already has this system in multiple facilities and has the equipment needed to program and produce the access cards. Also, the State would save training money with staff already being trained on the system.
- 2) **Project Title:** Memphis Regional Megasite
SBC No. 529/000-02-2010-05 (Treated Waste Water Force Main)
Comment: Request to use Mueller for gate valves and hydrants. The water treatment plan will be turned over to Brownsville Energy Authority (BEA) who owns and operates existing water and sewer systems serving the City of Brownsville. This product is a standard for BEA and its staff have been trained on this particular equipment. The product can be provided by more than one vendor.
- 3) **Project Title:** Memphis Regional Megasite
SBC No. 529/000-02-2010-07 (Water Treatment Plant)
Comment: Request to use the following products that can be provided by more than one vendor:
 - Allen Bradley – Programmable Logic Controller (PLC Controls) System
 - Hach – Chloride Monitor
 - Door King – Security Card Access System
 - Stenner – Chemical Feed Pumps
The water treatment plant will be turned over to Brownsville Energy Authority (BEA) who owns and operates existing water and sewer systems serving the City of Brownsville. The above products are standard equipment for BEA and spare parts are stocked.
- 4) **Project Title:** Infrastructure Upgrade – Northwest CCX
SBC No. 142/016-01-2009
Comment: Request to use Aquatherm “Greenpipe Faser SDR 7.4” polypropylene pipe for the underground heating loop. This pipe was approved for a similar heating loop at Riverbend in June 2012. No other manufacturers are currently producing this type of rated pipe, but several distributors are available in close proximity.

Other Business

There being no further business, the meeting adjourned at 11:55 a.m.

Approved:


Commissioner Larry B. Martin
Department of Finance and Administration