

**MINUTES**  
STATE BUILDING COMMISSION  
September 10, 2015

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Secretary of State Tre Hargett called the meeting to order at 11:07 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Vice-Chairman Ron Ramsey, Lieutenant Governor  
Beth Harwell, Speaker of the House of Representatives (due to hosting/attending National Speakers Conference)

ORGANIZATION

- Department of Environment & Conservation
- University of Tennessee
- Tennessee Board of Regents
- Department of General Services
- Department of Correction
- Department of Economic & Community Development
- State Building Commission

PRESENTER

Commissioner Bob Martineau  
President Joe DiPietro  
Chancellor John Morgan  
Commissioner Bob Oglesby  
Deputy Commissioner Chuck Taylor  
Assistant Commissioner Allen Borden  
State Architect Peter Heimbach

OTHER PARTICIPANTS

Met Crump, The Crump Firm, Inc.  
Scott Fleming, Fleming Associates Architects

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Bledsoe Creek State Park, Sumner, Gallatin County, Tennessee

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

**Project Title:** Playground

**Project Description:** Replace existing playground equipment and renovate playground surface in play area.

**SBC Number:** 126/012-01-2015

**Total Project Budget:** \$60,000.00

**Source of Funding:** \$60,000.00 Gift-in-Place (O)

**Comment:** Construction will be completed by the Park's friends group.

**Minutes:** 09/10/2015 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by the State Architect.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Chickasaw and Meeman-Shelby State Parks, Hardeman & Shelby Counties, Tennessee

**Requested Action:** Approval to utilize Agency Consultant for design

**Project Title:** Replace Group Camp Cabin/Shelter Pavilions

**Project Description:** Replace storm damaged structures at Chickasaw and Meeman-Shelby State Parks.

**SBC Number:** 126/021-01-2012

**Total Project Budget:** \$400,000.00

**Source of Funding:** \$350,000.00 Insurance Proceeds (O)  
50,000.00 11/12 CurrFunds-Major Maint (A)

**Comment:** An agency consultant will be assisting with bidding and limited construction contract administration.

**Previous Action:** 02/09/2012 SBC Approved project  
03/19/2012 ESC Selected designer (Architecture Inc.)  
04/12/2012 SBC Revised scope and funding

**Minutes:** 09/10/2015 SBC Approved utilizing Agency Consultant for design.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Fire Safety Upgrades – Ph I

**Project Description:** This project will provide fire safety upgrades to multiple buildings including Ferris Hall, Perkins Hall, Nielsen Physics, Dabney/Buehler, Austin Peay, College of Nursing, Jessie Harris, and Earth and Planetary Sciences.

**SBC Number:** 540/009-11-2015

**Total Project Budget:** \$3,800,000.00

**Source of Funding:**

\$ 800,000.00	15/16	CurrFunds-CapMaint	(A)
\$3,000,000.00	2015	GO Bonds-CapMaint	(A)

**Comment:** This is a FY 2015-2016 line-item project. Additional buildings may be added in the future based on the availability of funds.

**Minutes:** 09/10/2015 SBC Approved a project budget, scope, funding and 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 project scope, funding and source(s) of funding

**Project Title:** Hodges Library Improvements

**Project Description:** This project will renovate space in Hodges Library on the first floor for a Special Collection Exhibition area *and reading room*.

**SBC Number:** 540/009-08-2014

**Total Project Budget:** \$1,600,000.00

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$300,000.00	\$300,000.00	\$600,000.00	Gift/Donations (0)
<b>Original Project Funding:</b>	<b>\$300,000.00</b>			
<b>Change in Funding:</b>		<b>\$300,000.00</b>		
<b>Revised Project Funding:</b>			<b>\$600,000.00</b>	

**Comment:** This request will provide new furniture and a new reading room in the special collection exhibition area.

**Previous Action:** 06/14/2014 SBC Approved project  
12/17/2014 ESC Selected designer (Sparkman and Associates)

**Minutes:** 09/10/2015 SBC Approved a revision in project scope, funding and source(s) of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Lake Ave Parking Garage

**Project Description:** This project will provide approximately 900-1000 parking spaces in a garage located east and adjacent to the existing Lake Avenue garage. This structure would fully occupy the available footprint, require expanding upon or addition to utilities from KUB, and general upgrade of the existing garage.

**SBC Number:** 540/009-06-2015

**Total Project Budget:** \$22,300,000.00

**Source of Funding:** \$21,300,000.00 TSSBA (A)  
\$ 1,000,000.00 Plant (Auxiliary-Parking) (A)

**Comment:** Best Value is being requested because of the need for special attention to the coordination of traffic with the adjacent parking garage and scheduling with the beginning of the 2017-2018 academic school year. Evaluation criteria will include experience with similar projects and demonstrated success in coordinating work with existing improvements.

**Previous Action:** 06/11/2015 SBC Approved project  
08/24/2015 ESC Selected designer (Design Innovation Architects)

**Minutes:** 09/10/2015 SBC Approved utilizing Best Value alternative delivery method.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Arena Renovations and Repairs

**Project Description:** This project will provide maintenance and upgrades to the Thompson Boling Arena.

**SBC Number:** 540/009-06-2014

**Total Project Budget:** \$15,000,000.00

**Source of Funding:** \$13,000,000.00 TSSBA (A)  
\$ 2,000,000.00 Plant (Non-Auxiliary) (A)

**Comment:** Best Value is being requested because of the need for coordination with event scheduling of the arena and special attention is required at areas of stage rigging locations. Evaluation criteria will include experience with similar projects and demonstrated success in coordinating work with existing improvements.

**Previous Action:** 06/12/2014 SBC Approved project  
08/28/2014 SBC Selected designer (Studio Four Design)

**Minutes:** 09/10/2015 SBC Approved utilizing Best Value alternative delivery method.

## TENNESSEE BOARD OF REGENTS

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

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

**Project Title:** College of Medicine Building #60 Renovations

**Project Description:** Renovate the existing building, including replacement of all building systems. Renovation shall include simulation labs, teaching labs, classrooms, technology support, and general support spaces. Scope to include building maintenance storage shed.

**SBC Number:** 166/005-06-2013

**Total Project Budget:** \$12,931,000.00

**Source of Funding:** \$ 6,500,000.00 Plant (Auxiliary-Pharmacy Reserves) (O)  
6,431,000.00 Plant (Auxiliary-CoM Reserves) (O)

**Comment:** Three proposals were received on 8/04/2015. The Notice of Intent to award was sent on August 28<sup>th</sup> naming BurWil Construction as the best evaluated proposer. The protest period will expire on September 8, 2015.

**Previous Action:** 07/11/2013 SBC Approved project  
08/19/2013 ESC Selected designer (Red Chair Architects)  
01/08/2015 SBC Approved use of CM/GC delivery method  
06/11/2015 SBC Revised scope

**Minutes:** 09/10/2015 SBC Approved award of contract to BurWil Construction as CM/GC.



TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Residence Hall Upgrades

**Project Description:** Renovate Maddux/McCord and Browning/Evans facilities, including mechanical and plumbing systems, electrical, and interior renovations.

**SBC Number:** 166/011-08-2015

**Total Project Budget:** \$12,500,000.00

**Current Project Funding:** \$ 6,480,000.00  
(if not fully funded)

**Source of Funding:** \$ 6,430,000.00 TSSBA (Rent) (O)  
50,000.00 Plant (Auxiliary-Housing) (O)

**Comment:** This is a FY 2015/2016 disclosed project for \$12.5M. Phase 1 of the project will include work in Maddux/McCord. Phase 2 will include work in Browning/Evins to be done in 2018.

**Minutes:** 09/10/2015 SBC Approved a project budget, scope, funding and source(s) of funding and proceeding with the process to select a designer.

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee

**Requested Action:** Approval of budget, funding and source(s) of funding, and approval of a previously approved designer

**Project Title:** Master Plan

**Project Description:** Develop Master Plan

**SBC Number:** 166/015-01-2013

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

**Source of Funding:** \$140,000.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** The last Master Plan was done in 2000. The firm of Tunnell-Spangler-Walsh & Associates was selected for the Nashville State Community College and Motlow State Community College master plans. In order to provide a comprehensive Middle Tennessee Master Plan, a single firm is being requested to do the master plans for Nashville State, Columbia State, Volunteer State and Motlow State.

**Previous Action:** 03/14/2013 SBC Approval to issue RFP for Master Plan

**Minutes:** 09/10/2015 SBC Approved budget, funding and source(s) of funding, and previously approved designer, Tunnell-Spangler-Walsh & Associates.

## TENNESSEE BOARD OF REGENTS

### Volunteer State Community College, Gallatin, Sumner County, Tennessee

**Requested Action:** Approval of budget, funding and source(s) of funding, and approval of a previously approved designer

**Project Title:** Master Plan

**Project Description:** Develop Master Plan

**SBC Number:** 166/025-01-2013

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

**Source of Funding:** \$140,000.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** The last Master Plan was done in 2007. The firm of Tunnell-Spangler-Walsh & Associates was selected for the Nashville State Community College and Motlow State Community College master plans. In order to provide a comprehensive Middle Tennessee Master Plan, a single firm is being requested to do the master plans for Nashville State, Columbia State, Volunteer State and Motlow State.

**Previous Action:** 03/14/2013 SBC Approval to issue RFP for Master Plan

**Minutes:** 09/10/2015 SBC Approved budget, funding and source(s) of funding, and previously approved designer, Tunnell-Spangler-Walsh & Associates.

## TENNESSEE BOARD OF REGENTS

### University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:**           **Approval of the Early Design Phase** as presented by The Crump Firm, Inc.

**Project Title:**                Student Recreation Facility Construction

**Project Description:**        Construct a new recreation and physical education facility, demolish a portion of the existing fitness facility and make upgrades to the remaining facilities, and construct new recreation fields.

**SBC Number:**                 166/007-22-2014

**Total Project Budget:**     \$62,000,000.00

**Source of Funding:**         \$62,000,000.00    TSSBA (Student Fees)    (O)

**Comment:**                    The outdoor features of the facility will include a pool, three full-size turf fields, basketball courts, and tennis courts.

**Previous Action:**            09/11/2014 SBC    Approved project and issuance of RFP for CM/GC  
                                      11/24/2014 ESC    Selected designer (Crump Firm, Inc.)  
                                      08/13/2015 SBC    Selected CM/GC (Hoar Construction)

**Minutes:**                     09/10/2015 SBC    Approved the Early Design Phase as presented by The Crump Firm, Inc.

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

**Requested Action:**        **Approval of the Early Design Phase** as presented by Fleming Associates Architects

**Project Title:**            Health Sciences Building

**Project Description:**    Construct new facilities for Health Sciences and renovate vacated areas.

**SBC Number:**            166/019-01-2013

**Total Project Budget:**   \$18,000,000.00

<b>Source of Funding:</b>	\$ 3,200,000.00	15/16	CurrFunds-CapImprov	(A)
	13,000,000.00	2015	G.O.Bonds-CapImprov	(A)
	980,000.00		Gifts	(O)
	820,000.00		Plant (Non-Auxiliary)	(A)

**Comment:**                Project providing space for Allied Health programs.

**Previous Action:**        07/11/2013 SBC    Approved project  
07/30/2013 ESC    Selected designer (Fleming/Associates/Architects)  
11/14/2013 SBC    Approval to utilize CM/GC delivery method  
08/21/2014 SBC    Approved CM/CG (Hoar Construction, LLC)  
07/09/2015 SBC    Revised budget and funding

**Minutes:**                09/10/2015 SBC    Approved the Early Design Phase as presented by Fleming Associates Architects.

DEPARTMENT OF GENERAL SERVICES

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

**Requested Action:** Approval to utilize the Job Order Contract to perform the construction

**Project Title:** Department of Correction Communication Center

**Project Description:** Design and construct the central communication center for TDOC.

**SBC Number:** 529/013-02-2014

**Total Project Budget:** \$275,000.00

**Source of Funding:** \$275,000.00 11/12 CurrFunds-CapImprov/Sent Act (R)

**Comment:** The project was put on hold due to project uncertainty. With recent agency authorization to complete the project, JOC is being requested to expedite construction for this immediate need. The anticipated cost for this work is \$150,000.00.

**Previous Action:** 07/10/2014 SBC Approved project using consultant

**Minutes:** 09/10/2015 SBC Approved utilizing the Job Order Contract to perform the construction.

DEPARTMENT OF GENERAL SERVICES

Johnsonville State Historic Park, New Johnsonville, Humphreys County, Tennessee

**Requested Action:** Approval of an amendment to the grant

**Project Title:** Raise the Gunboats, Inc. - Grant

**Project Description:** Retrieval, restoration and display of artifacts.

**SBC Number:** 126/004-02-2007

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

**Source of Funding:** \$200,000.00 07/08 CurrFunds-CapImprov (A)

**Comment:** The grant is amended to include reimbursement for the installation of signage to draw the attention of park visitors to the museum displays. The term of the grant will be extended six months to May 31, 2016. The Navy is currently in possession of the artifacts and it will take several months for them to be transferred to TDEC.

**Previous Action:** 11/08/2007 SBC Approved grant  
02/01/2008 SBC Approved amendment for advance payment  
02/14/2013 SBC Approved contract extension; revision in scope  
10/10/2013 SBC Approved capital grant  
09/11/2014 SBC Approved amendment to grant to TDEC

**Minutes:** 09/10/2015 SBC Approved an amendment to the grant.

DEPARTMENT OF GENERAL SERVICES

Statewide

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

**Project Title:** Statewide Arc Flash Studies

**Project Description:** A study to identify FRF facilities with the potential of creating arc flashes and to provide building repairs and training.

**SBC Number:** 529/000-05-2015

**Total Project Budget:** \$740,000.00

**Source of Funding:** \$740,000.00 15/16 FRF CurrFunds-CapMaint (A/R)

**Comment:** This project is a 15/16 line-item in the capital budget. If additional repairs are required in excess of this budget, additional approval will be sought.

**Minutes:** 09/10/2015 SBC Approved a project budget, scope, funding and source(s) of funding and proceeding with the process to select a designer.



DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: James K. Polk Window Repairs

Project Description: Repair of roof sections and base portions of building that support window frames associated with the State Museum and the Tennessee Performance Arts Center and all associated work.

SBC Number: 529/075-01-2014

Total Project Budget: \$1,672,630.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$750,000.00	\$ 0.00	\$ 750,000.00	14/15	FRF CurrFunds-CapMaint	(A/R)
	0.00	922,630.00	922,630.00		FRF Reserves	(R)
Original Project Budget:	\$750,000.00					
Change in Funding:		\$922,630.00				
Revised Project Budget:			\$1,672,630.00			

Comment: Additional funds are requested to address hidden conditions.

Previous Action: 07/10/2014 SBC Approved project using Best Value  
 07/10/2014 ESC Selected designer (Richard Rinks)

Minutes: 09/10/2015 SBC Approved a revision in project budget, funding and source(s) of funding.

## DEPARTMENT OF GENERAL SERVICES

### Statewide

**Requested Action:** Approval of a project and scope and to release a Request for Proposal

**Project Title:** Energy Generation Systems

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

**SBC Number:** 460/000-06-2015

**Comment:** The State seeks to reduce electrical utility cost and consumption through the installation of on-site renewable energy generating systems. The energy generating systems will be leased and the term of the lease will be for 25 years with a right to terminate with removal after six years. The Central Procurement Office will assist with the procurement. Funding for the lease payments will be diverted from the User Agencies' electrical operating costs and will be less than the current annual energy expenditures. The projected operating cost savings are due to the reduced cost of electricity from the on-site systems as compared to purchasing electricity from the grid. All sites will be subject to the approval of the State Building Commission. Sites on which energy generating systems may be installed may include:

#### Department of Correction

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

#### Agriculture

- Ellington Agricultural Center – various FRF buildings

#### TN Board of Regents

- TN Tech at Cookeville

#### General Services

- Metro Center Complex
- RS Gass Complex – Various buildings

#### Mental Health

- Middle TN Mental Health Institute
- Western Mental Health

**Minutes:** 09/10/2015 SBC Referred to Executive Subcommittee with authority to act.

DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project budget, scope, funding and sources(s) of funding, utilizing the Job Order Contract for construction and the Agency Consultant for design

**Project Title:** 27<sup>th</sup> Floor Renovation – Economic & Community Development

**Project Description:** Demolition and build-out of a portion of the floor within standard office areas, standard finishes, renovation of restrooms, necessary system modifications, abatement activities and all related work.

**SBC Number:** 529/079-01-2015

**Total Project Budget:** \$493,000.00

**Source of Funding:** \$200,000.00 15/16 ECD Operating Funds (A)  
293,000.00 FRF Reserves (R)

**Comment:** The JOC is requested in order to expedite the commencement of this project to provide the type of work environment that management desires to create for the best interest of the State and to minimize disruption to the tenants on the 27<sup>th</sup> floor. Design drawings, preliminary design phases and construction administration will be performed in house. The anticipated cost for this work is \$402,000.

**Minutes:** 09/10/2015 SBC Commissioner Oglesby brought the project up from the floor and Comptroller Wilson questioned the urgency of the request. After discussion, the matter was referred to the Executive Subcommittee with authority to act.

## **Bid Activity Report**

1) **Moccasin Bend Mental Health**

(Unit 6 Dayroom Addition)

SBC Project No. 344/009-01-2014

Bid Target: \$215,000.00

M.A.C.C. \$236,500.00

Bid date: 8/27/2015

SBC Action: Referred to ESC with authority to act

2) **Moss Administration Building**

(Fire Security Upgrades)

SBC Project No. 100/000-01-2014

Bid Target: \$218,000.00

M.A.C.C. \$239,800.00

Bid date: 9/1/2015

SBC Action: No action required

DEPARTMENT OF CORRECTION

Statewide

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

**Project Title:** Replace Emergency Power Backup Systems Phase 2

**Project Description:** Upgrade the emergency power backup systems at various facilities, including all related work.

**SBC Number:** 140/001-03-2015

**Total Project Budget:** \$8,200,000.00

**Source of Funding:** \$8,200,000.00 14/15 CurrFunds-CapMain/Sent Act (A)

**Comment:** This project is a 14/15 line-item in the capital budget. Project will include new distribution panels, emergency generators and distribution raceways.

**Minutes:** 09/10/2015 SBC Approved a project budget, scope, funding and source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Nissan Supplier Park, Smyrna, Rutherford County, Tennessee

**Requested Action:** Approval of a grant

**Project Title:** Economic Development Project Infrastructure - Nissan

**Project Description:** Grant to the Industrial Development Board of Rutherford County for development and associated upgrades of Nissan Supplier Park including infrastructure and all related work.

**SBC Number:** 170/004-01-2015

**Total Project Budget:** \$35,000,000.00

**Source of Funding:** \$35,000,000.00 2015 G.O. Bonds CapImprov (A)

**Comment:** This grant is a FY 15/16 line-item in the capital budget. The duration of the grant will be five years and will incorporate the accountability agreement including a clawback provision.

**Minutes:** 09/10/2015 SBC The grant was approved subject to review by bond council and with any revisions to be approved by the Commissioner of Finance & Administration.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Volkswagen Plant, Chattanooga, Hamilton County, Tennessee

**Requested Action:** Approval of a grant

**Project Title:** Volkswagen Plant Infrastructure

**Project Description:** Grant to the Industrial Development Board of the City of Chattanooga for the development of the Volkswagen Plant infrastructure, site development, equipment, facility construction and all related work.

**SBC Number:** 170/003-01-2015

**Total Project Budget:** \$168,877,867.00

**Current Project Funding:** \$165,800,000.00  
(if not fully funded)

**Source of Funding:** \$165,800,000.00 2015 G.O. Bonds CapImprov (A)

**Comment:** This grant is a FY 15/16 line-item in the capital budget. The grant will be five years and will incorporate the MOU with clawback provisions. The grant will permit reimbursement of expenses incurred after July 14, 2014. After close out of the previous VW grant, any remaining funds are intended to be added to this grant through an amendment.

**Minutes:** 09/10/2015 SBC The grant was approved subject to review by bond council and with any revisions to be approved by the Commissioner of Finance & Administration.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on August 13, 2015.

Report of Items Approved by Office of the State Architect

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

1)	<b>State Procurement Agency:</b> STREAM <b>Location:</b> Fort Pillow State Park <b>Project Title:</b> Campground Upgrade <b>SBC Project No:</b> 126/038-01-2007 <b>Designer:</b> TLM Associates <b>Construction Completion %:</b> 85% <b>Change Order No.</b> 4 <b>Change Order Amount:</b> \$33,339.40 <b>Change Order Percentage:</b> 4.79% <b>Cumulative Percentage:</b> 22.46%	<b>User Agency:</b> Environment & Conservation  <b>Contractor:</b> Cordell Construction <b>Targeted Substantial Completion:</b> 9/3/2015 <b>Comment: Codes</b> Adjust current design for code requirements.
	<u>Approved Project Funding</u> <b>Original Bid Target:</b> \$850,000.00 <b>Base Contract Amount:</b> \$695,880.00 <b>Contingency:</b> \$43,241.31	<u>After This Change Order</u> <b>Revised Contract Amount:</b> \$852,159.95 <b>Remaining Undedicated Funds:</b> \$51,335.36
2)	<b>State Procurement Agency:</b> STREAM <b>Location:</b> TN Correction Academy <b>Project Title:</b> Reroof Various Buildings <b>SBC Project No:</b> 140/009-01-2010 <b>Designer:</b> M. Shanks Architects <b>Construction Completion %:</b> 89% <b>Change Order No.</b> 5 <b>Change Order Amount:</b> \$31,907.41 <b>Change Order Percentage:</b> 6.05% <b>Cumulative Percentage:</b> 43.40%	<b>User Agency:</b> Correction  <b>Contractor:</b> Don Kennedy Roofing Co. <b>Targeted Substantial Completion:</b> 9/11/2015 <b>Comment: Hidden Conditions</b> Cost associated with replacement of failing wood trusses at the food warehouse.
	<u>Approved Project Funding</u> <b>Original Bid Target:</b> \$1,000,000.00 <b>Base Contract Amount:</b> \$527,444.00 <b>Contingency:</b> \$100,000.00	<u>After This Change Order</u> <b>Revised Contract Amount:</b> \$756,269.41 <b>Remaining Undedicated Funds:</b> \$459,603.00



- 3) State Procurement Agency: STREAM User Agency: Correction  
Location: Turney Center – Clifton  
Project Title: Upgrade Sewage Lift Station  
SBC Project No: 142/005-01-2012  
Designer: HFR Design Contractor: J.S. Haren Company  
Construction Completion %: 100% Targeted Substantial Completion: 11/16/2013  
Change Order No. 2 Comment: Design Modifications  
Change Order Amount: \$1,920.21 Designer requested rip-rap rock be provided at sloped areas of relocated generator near a wet weather creek.  
Change Order Percentage: 1.56%  
Cumulative Percentage: 24.57%  
Approved Project Funding  
Original Bid Target: \$123,000.00  
Base Contract Amount: \$123,000.00 Revised Contract Amount: \$153,221.67  
Contingency: \$30,301.46 Remaining Undedicated Funds: \$2,000.00  
After This Change Order
- 4) State Procurement Agency: STREAM User Agency: Human Services  
Location: TN Rehabilitation Center  
Project Title: Reroof Buildings C & F  
SBC Project No: 442/006-01-2013  
Designer: TLP Architects Contractor: Don Kennedy Roofing Co.  
Construction Completion %: 95% Targeted Substantial Completion: 8/15/2015  
Change Order No. 3 Comment: Added Scope  
Change Order Amount: \$40,226.22 Subject roof sections were originally deleted for budget.  
Change Order Percentage: 20.91% After bids, funds are available to complete the entire project.  
Cumulative Percentage: 28.50%  
Approved Project Funding  
Original Bid Target: \$470,000.00  
Base Contract Amount: \$192,382.00 Revised Contract Amount: \$247,212.47  
Contingency: \$47,000.00 Remaining Undedicated Funds: \$310,013.75  
After This Change Order
- 5) State Procurement Agency: University of Tennessee User Agency: UTK  
Location: Knoxville  
Project Title: Storm Damage (Zone 6) Food Safety & Processing  
SBC Project No: 540/009-21-2011  
Designer: Grieve Associates Contractor: Anderson Lumber Company  
Construction Completion %: 50% Targeted Substantial Completion: 10/14/2015  
Change Order No. 1 Comment: Added Scope / Hidden Conditions  
Change Order Amount: \$87,539.00 Replace entire roof for consistent appearance and complete warranty; new cover board due to deteriorated roof deck.  
Change Order Percentage: 17.7%  
Cumulative Percentage: 17.7%  
Approved Project Funding  
Original Bid Target: \$500,000.00  
Base Contract Amount: \$495,583.00 Revised Contract Amount: \$583,122.00  
Contingency: \$25,000.00 Remaining Undedicated Funds: \$7,000,000  
After This Change Order

6)	<b>State Procurement Agency:</b>	TN Board of Regents	<b>User Agency:</b>	Pellissippi State Community College
	<b>Location:</b>	Knoxville		
	<b>Project Title:</b>	Division Street Campus Codes and Repairs		
	<b>SBC Project No:</b>	166/032-01-2014		
	<b>Designer:</b>	Johnson Architecture	<b>Contractor:</b>	The Franklin Group
	<b>Construction Completion %:</b>	53%	<b>Targeted Substantial Completion:</b>	9/9/2015
	<b>Change Order No.</b>	4	<b>Comment:</b>	<b>Schedule Modifications</b>
	<b>Change Order Amount:</b>	\$11,910.82	Omissions and partly hidden conditions delayed Phase 2, which was barely in time for fall semester.	
	<b>Change Order Percentage:</b>	3.09%		
	<b>Cumulative Percentage:</b>	12.00%		
	<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
	<b>Original Bid Target:</b>	\$396,000.00		
	<b>Base Contract Amount:</b>	\$384,967.00	<b>Revised Contract Amount:</b>	\$431,152.03
	<b>Contingency:</b>	\$39,600.00	<b>Remaining Undedicated Funds:</b>	\$4,447.97

- **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)	<b>State Procurement Agency:</b>	STREAM
	<b>User Agency:</b>	Military
	<b>Location:</b>	Statewide
	<b>Project Title:</b>	Statewide Alarm Improvements
	<b>Project Description:</b>	Address improvements based on the facility's needs; work to include repair / replacement of existing fire protection systems, detection components, control panels, components of lines and risers and all related work.
	<b>SBC Project No.</b>	361/000-04-2015
	<b>Total Project Budget:</b>	\$203,000
	<b>Source of Funding:</b>	\$100,000 – 15/16 CurrFunds-CapMaint (A) \$ 1,500 – 09/10 CurrFunds-CapMaint (R) \$101,500 – Federal Funds (F)
2)	<b>State Procurement Agency:</b>	STREAM
	<b>User Agency:</b>	Environment & Conservation
	<b>Location:</b>	Montgomery Bell State Park
	<b>Project Title:</b>	Golf Course Restoration
	<b>Project Description:</b>	Upgrades to golf courses to adjust course difficulty level to include the relocation, rebuilding and/or elimination of bunkers and all related work.
	<b>SBC Project No.</b>	126/054-02-2015
	<b>Total Project Budget:</b>	\$240,000
	<b>Source of Funding:</b>	\$240,000 – 15/16 CurrFunds-CapMaint (A)

- 3) **State Procurement Agency:** STREAM  
**User Agency:** Environment & Conservation  
**Location:** Statewide  
**Project Title:** Statewide Pool Maintenance  
**Project Description:** Address deferred maintenance at seven State parks to include pumping and treatment systems and related work will be replaced.  
**SBC Project No.** 126/000-05-2015  
**Total Project Budget:** \$280,000  
**Source of Funding:** \$280,000 – 15/16 CurrFunds-CapMaint (A)
- 4) **State Procurement Agency:** University of Tennessee  
**User Agency:** UTHSC  
**Location:** Memphis  
**Project Title:** Boling CDD Boiler Replacement  
**Project Description:** Replace two boilers that are no longer working or can be repaired along with associated piping and insulation to conform to codes.  
**SBC Project No.** 540/013-05-2015  
**Total Project Budget:** \$300,000  
**Source of Funding:** \$300,000 – Plant Funds (Non-Auxiliary)
- 5) **State Procurement Agency:** University of Tennessee  
**User Agency:** UTC  
**Location:** Chattanooga  
**Project Title:** Arena Roof Repairs  
**Project Description:** Install new roof membrane on McKenzie Arena, replace existing insulation, and repair smoke hatches.  
**SBC Project No.** 540/005-09-2015  
**Total Project Budget:** \$460,000  
**Source of Funding:** \$460,000 – Plant Funds (Non-Auxiliary)
- 6) **State Procurement Agency:** Tennessee Board of Regents  
**User Agency:** Columbia State Community College  
**Location:** Columbia  
**Project Title:** Campus Site Improvements  
**Project Description:** Install permeable pavers, irrigation, seating, landscaping and lighting in public areas.  
**SBC Project No.** 166/015-03-2015  
**Total Project Budget:** \$490,000  
**Source of Funding:** \$490,000 – Plant Funds (Non-Auxiliary) (A)

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

- 1) **Project:** TDOC Communication Center Layout Modifications (Rachel Jackson SOB)  
**SBC No.** 529/013-02-2014  
**Designer:** Street Dixon Rick Architecture  
**Amount:** \$8,300  
**Explanation:** Layout of the proposed Center was modified by TDOC to accommodate an exit corridor and a break room. The Designer was given a previously approved layout and had completed the work, requiring redoing.
- 2) **Project:** UTK McKenzie Lawson Athletic Center Addition  
**SBC No.** 540/009-10-2008  
**Designer:** Athletic Center Associated Architects (JV: Blankenship/Cope)  
**Amount:** \$34,231  
**Explanation:** This additional service was needed to implement changes for programmatic purposes for the Dining/Kitchen areas used by student athletics.
- 3) **Project:** UTK University Avenue Buildings Improvements  
**SBC No.** 540/009-07-2014  
**Designer:** Brewer Ingram Fuller Architects  
**Amount:** \$5,708  
**Explanation:** The user group requested a redesign to accommodate the need of hard wall offices from the already designed open office environment. This request also impacts code and exiting requirements on the floor.

- **Sole Source / Proprietary Procurement**

- 1) **Project Title:** South Central Correctional Facility (Security Electronics Upgrade)  
**SBC No.** 142/018-01-2006-01  
**Type:** Sole Source  
**Comment:** The standardization of the installation of DeTekion Taut Wire and Sensor Coil provides TDOC the uniformity of systems to support immediate repair of any damaged or non-operating component.
- 2) **Project Title:** Tennessee Prison for Women (Upgrade Security Electronics)  
**SBC No.** 142/009-01-2009  
**Type:** Sole Source  
**Comment:** The standardization of the installation of DeTekion Taut Wire and Sensor Coil provides TDOC the uniformity of systems to support immediate repair of any damaged or non-operating component.

- **Subcontractor Replacement** (in accordance with Item 6.09 of the *SBC By-Laws, Policy & Procedures*)

- 1) **Project:** Nashville State Community College (Southeast Center Second Floor Buildout)  
**SBC No.** 166/034-02-2014  
**General Contractor:** R.G. Anderson  
**Subcontractor:** American Commercial Industrial Electric, LLC  
**Replacement Sub(s):** Maddux Electric Company

- **Report of Projects Not Requiring SBC Approval** being done by the Military Department to be constructed using federal procedures through Tennessee's United States Property and Fiscal Office (USPFO). These projects are approved for, and in receipt of, federal funding. In order to utilize federal funding, all work must be awarded before September 30, 2015:

<b>Nashville, TN – Berry Field Air National Guard Base</b>	
• Fuel Farm	\$469,500
<b>Tullahoma, TN – VTS Tullahoma</b>	
• Cantonment Area Energy Efficiency Siding Upgrade	\$375,000

**Report of Items Submitted to the SBC**

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2001".

**Other Business**

There being no further business, the meeting adjourned at 11:30 a.m.

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Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State