

MINUTES
STATE BUILDING COMMISSION
August 20, 2012

The State Building Commission met this day at 9:30 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 9:35 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

9:36 a.m.	Tennessee Board of Regents	Chancellor John Morgan
9:38 a.m.	University of Tennessee	Dr. Joe DiPietro
9:49 a.m.	Tennessee Wildlife Resources Agency	Executive Director Ed Carter
9:50 a.m.	Tennessee State Veterans Homes Board	Commissioner Many-Bears Grinder
9:51 a.m.	Department of Education	Commissioner Kevin Huffman
9:52 a.m.	Department of Children's Services	Director Dale Smith
9:53 a.m.	Tennessee Historical Commission	Executive Director Patrick McIntyre
9:54 a.m.	Department of Mental Health	Assistant Commissioner Heather Gunderson
9:55 a.m.	Dept of Intellectual & Developmental Disabilities	Assistant Commissioner Lance Iverson
9:56 a.m.	Military Department	Colonel Brad Bishop
9:57 a.m.	Department of Environment and Conservation	Commissioner Bob Martineau
9:58 a.m.	Department of Correction	Commissioner Derrick Schofield
10:11 a.m.	Department of General Services	Executive Director Peter Heimbach
10:14 a.m.	State Building Commission	State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

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

STATE BUILDING COMMISSION MEMBERS ABSENT

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

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Melinda Parton, Comptroller's Office
Joy Harris, Treasurer's Office
Jonathan Rummel, Secretary of State's Office
Jordan Young, Lt Governor Ramsey's Office

Bruce Davis, Legislative Budget Office
Dick Tracy, Tennessee Board of Regents
George Criss, University of Tennessee
John Carr, Department of Finance and Administration
Lynelle Jensen, Department of General Services
Krisann Osterby, Perkins + Will
Charles Peccolo, University of Tennessee
David Gregory, Tennessee Board of Regents
Scott Boelscher, THEC
Kim Adkins, Codell Construction
Dwight Hensley, Tennessee Wildlife Resources Agency
Cindy Liddell, Comptroller's Office
Tami Robison, Department of General Services
Heather Iverson, Department of General Services
Robbi Stivers, University of Tennessee
Mitch Robinson, Austin Peay State University
Tim Hall, Austin Peay State University
Martha Akins, Tennessee Historical Commission
Murray Crow, Department of Environment and Conservation
Marcos Makonoe, Department of General Services
Howard Symons, Department of General Services
Brent Hyams, TPAC
Jane Linton, TPAC
Gwen Sanders, Department of General Services
Rich Cardwell, Office of the State Architect
Cathy Higgins, Legislative Budget Office
Kelly Smith, Department of General Services
Clay Walker, Bell & Associates
Steve Campbell, Stantec
Kent Evetts, Littlejohn Engineering
Kent McLaughlin, Gilbert/McLaughlin/Casella
Candy Toler, ACEC
Steve Berry, Department of General Services
John Starke, JLL
Ron Dow, Ensafe
Tammy Williams, Ensafe
Kent Brummett, Department of Intellectual & Developmental Disabilities
Dennis Georgatos, SKANSKA
Deborah Davis, Department of Education
Rick Sinclair, QE2
Bucky Rosenbaum, STREAM
Terry Mason, Comptroller's Office
Trammel Hoehn, Department of Finance and Administration
Doug Freeman, Department of General Services

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TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Governor's Stadium Renovation

Project Description: Upgrade the stadium

SBC Number: 166/003-05-2012

Total Project Budget: \$16,000,000.00

Source of Funding:	\$ 5,500,000.00	TSSBA (skybox rent)	(A)
	8,000,000.00	Plant (Non-Auxiliary)	(A)
	2,500,000.00	Gifts	(O)

Comment: This is an FY 2012/2013 disclosed project, disclosed for \$13,300,000. Upgrades include skyboxes, restrooms, locker rooms, training facilities, turf replacements, and track repairs.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with process to select a designer

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Math and Computer Science Building

Project Description: Construct a new facility for classrooms, laboratories, and IT server room

SBC Number: 166/003-01-2011

Revised Project Budget: \$7,700,000

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$6,700,000.00	\$1,000,000.00	\$7,700,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	<u>\$6,700,000.00</u>			
Change in Funding:		\$1,000,000.00		
Revised Project Budget:			\$7,700,000.00	

Comment: The increased funding is for redesign to allow rebid of the project. Revisions also include value engineering to reduce work over \$500,000. Project will be rebid by the BV1 proposers.

Previous Action:

04/14/2011	SBC	Approved project
06/22/2011	SBC	Selected designer (Rufus Johnson Associates)
11/10/2011	SBC	Revised scope, funding, and use of Best Value delivery method
05/10/2012	SBC	Referred EDP to Subcommittee with authority to act
05/23/2012	ESC	Approved Early Design Phase

Minutes: 08/20/2012 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: New Student Housing

Project Description: Construct new housing with offices for residence life

SBC Number: 166/007-13-2011

Total Project Budget: \$53,000,000.00

Source of Funding: \$51,000,000.00 TSSBA (rent) (A)
2,000,000.00 Plant (Auxiliary-Housing) (A)

Comment: Proposals received on 7/24/12 for 754 bed housing facility.

Previous Action: 10/13/2011 SBC Approved project and issuance of RFP for CM/GC
11/21/2011 ESC Selected designer (Fleming Associates Architects)

Minutes: 08/20/2012 SBC Approved award to Rentenbach Constructors for CMGC

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Strawberry Plains HVAC Replacement

Project Description: HVAC System Renovation

SBC Number: 166/032-06-2012

Total Project Budget: \$2,200,000.00

Current Project Funding: \$ 150,000.00
(if not fully funded)

Source of Funding: \$ 150,000.00 Plant (Non-Auxiliary) (A)

Comment: This is an FY 12/13 disclosed project for \$2,200,000. A portion of the facility will be leased to FRF for office spacing needs.

Minutes: 08/20/2012 SBC Approved planning a project, budget, scope 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 to fully plan a project, budget, scope, and source(s) of funding, issuing an RFP for Construction Manager/General Contractor, and proceeding with process to select a designer

Project Title: Science Laboratory Facility (Strong Hall Site) (Planning)

Project Description: This facility will house research and teaching laboratories, associated support spaces, and faculty and departmental offices.

SBC Number: 540/009-19-2012

Total Project Budget: \$94,000,000.00

Current Project Funding: \$ 2,800,000.00
(if not fully funded)

Source of Funding: \$ 2,800,000.00 12/13 Current Funds-Capital Improv (A)

Comment: This is a FY 2012/2013 line-item project that will provide a new, approximately 200,000 GSF, multidisciplinary science laboratory facility at the site of Strong Hall. Strong Hall will be evaluated to determine the feasibility of adapting a portion of the facility for reuse or salvaging architectural components for incorporation into new construction, otherwise, it will be demolished. A 2,000 SF residential structure, circa 1879 also exists on the site and will be renovated for office and administrative use.

Minutes: 08/20/2012 SBC Approved full planning a project, budget, scope, and source(s) of funding, issuing an RFP for CMGC, and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Sorority Lodges

Project Description: This project will provide for three new sorority lodges to be constructed on campus with each lodge containing approximately 4,000 square feet.

SBC Number: 540/011-06-2012

Total Project Budget: \$2,800,000.00

Source of Funding:	\$2,500,000.00	TSSBA	(A)
	200,000.00	Gifts	(O)
	100,000.00	Plant (Auxiliary – Parking)	(A)

Comment: This is an FY 2011/2012 disclosed project.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

Statewide

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

Project Title: Professional Consultants

Project Description: System-wide professional services with architectural, civil, electrical, environmental, landscape, mechanical, and structural

SBC Number:	540/001-04-2010	Agriculture	\$ 150,000.00
	540/005-17-2010	Chattanooga	\$ 555,000.00
	540/009-46-2010	Knoxville	\$1,970,000.00
	540/013-08-2010	Memphis	\$ 690,000.00
	540/011-05-2010	Martin	\$ 150,000.00

Total Project Budget: \$3,515,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,200,000.00	\$1,315,000.00	\$3,515,000.00	Plant (Non-Auxiliary) (A)

Comment: This project will provide professional consulting services for all the University of Tennessee campuses. Increased funding will allow the renewal of 21 consultant contracts.

Previous Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected designers
09/08/2011 SBC Revised funding; extended contracts

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contracts for 12 months

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval of the University Campus Master Plan** as presented by Perkins + Will, Inc

Project Title: Master Plan

Project Description: Campus Master Plan

SBC Number: 540/005-04-2009

Total Project Budget: \$600,000.00

Source of Funding: \$455,000.00 09/10 Plant (Non-Auxiliary) (A)
 \$145,000.00 Plant (Auxiliary – Housing) (A)

Comment: This project will provide an update to the Campus Master Plan for the University of Tennessee, Chattanooga.

Previous Action: 07/09/2009 SBC Approved project and request to issue RFP
 12/09/2010 SBC Approved award to Perkins + Will, Inc

Minutes: 08/20/2012 SBC Approved the Campus Master Plan as presented

TENNESSEE WILDLIFE RESOURCES AGENCY

Statewide

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

Project Title: Architectural Consultant

Project Description: Assist TWRA with various small projects and to provide preplanning efforts

SBC Number: 220/000-01-2011

Total Project Budget: \$162,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$37,000.00	\$ 0	\$37,000.00		Federal Funds	(F)
	12,500.00	0	12,500.00	11/12	TWRA OpFunds	(A)
	75,000.00	0	75,000.00		Federal Funds	(F)
	25,000.00	0	25,000.00	12/13	TWRA OpFunds	(A)
	0	12,000.00	12,000.00	12/13	DGS OpFunds/Preplan	(A)
Original Project Budget:	\$150,000.00					
Change in Funding:		\$12,000.00				
Revised Project Budget:			\$162,000.00			

Comment: Consultant to assist in preplanning, planning, budgeting and design of small projects related to agency sites and facilities including ADA work. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

Previous Action: 07/14/2011 SBC Approved project
 07/25/2011 ESC Selected designer (Binkley Garcia)
 07/12/2012 SBC Revised funding; extended contract

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding

TENNESSEE STATE VETERANS HOMES BOARD

Statewide

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

Project Title: Departmental Consultants

Project Description: Assist TVSHB with architectural, mechanical and project preplanning efforts on various projects.

SBC Number: 680/000-01-2012

Total Project Budget: \$55,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$45,000.00	\$ 0	\$45,000.00	11/12	TSVHB OpFunds	(O)
	0	10,000.00	10,000.00	12/13	DGS OpFunds/Preplan	(A)
Original Project Budget:	\$45,000.00					
Change in Funding:		\$10,000.00				
Revised Project Budget:			\$55,000.00			

Comment: The term of the current contract expires on October 31, 2012. The consultant agreement will be amended to extend the contract time to include November 1, 2012 through October 31, 2013. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

Previous Action: 03/08/2012 SBC Approved project
04/23/2012 ESC Selected designer (Red Chair & Allen Hoshall)

Minutes: 08/20/2012 SBC Approved a revision in project budget and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF EDUCATION

Tennessee School for the Blind, Nashville, Davidson County, Tennessee

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

Project Title: New Parking Lot

Project Description: New parking lot and traffic enhancements. Project to include all related work.

SBC Number: 168/005-03-2012

Total Project Budget: \$470,000.00

Source of Funding: \$470,000.00 12/13 Current Funds Capital Improv (A)

Comment: This is a FY 12/13 line-item. Project will provide 25 additional parking spaces including lighting for the overlap of shifts among employees as well as guest parking for special events and during election voting periods.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF EDUCATION

Alvin C. York Institute, Jamestown, Fentress County, Tennessee

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

Project Title: HVAC Upgrades Science, English & JROTC Buildings

Project Description: Replace current HVAC systems and connect to campus energy management system.

SBC Number: 168/001-01-2012

Total Project Budget: \$730,000.00

Source of Funding: \$130,000.00 12/13 Current Funds Capital Maint (A)
\$600,000.00 1999 GO Bonds Capital Maint (A/R)

Comment: This is a FY 12/13 line-item. Project will replace duct work and provide energy efficient, low maintenance HVAC systems to replace 27 year old HVAC systems & connect to current Energy Management Systems allowing 24/7 fire alarm monitoring for the English, Science and JROTC buildings in Phase 1A of current Master Plan.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF EDUCATION

Statewide

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

Project Title: Architectural Consultant (East Tennessee)

Project Description: Architectural consultant to assist the Department with design services and project preplanning efforts for East TN

SBC Number: 162/000-02-2010

Total Project Budget: \$150,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$40,000.00	\$ 0	\$40,000.00	10/11	CurrFunds Major Maint	(A)
	40,000.00	0	40,000.00	11/12	CurrFunds Major Maint	(A)
	0	40,000.00	40,000.00	12/13	CurrFunds Major Maint	(A)
	0	30,000.00	30,000.00	12/13	DGS OpFunds/Preplan	(A)

Original Project Budget: \$80,000.00

Change in Funding: \$70,000.00

Revised Project Budget: \$150,000.00

Comment: This consultant assists the Department of Education in the review and development of various projects and provides cost estimates for projects of varying size. The agreement for the current consultant will be amended to extend the contract time to include time from November 1, 2012 through October 31, 2013. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

Previous Action: 08/19/2010 SBC Approve project; refer designer to SC
 08/31/2010 ESC Selected designer (Upland Design Group)
 07/14/2011 SBC Revised funding to extend contract

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF EDUCATION

Statewide

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

Project Title: Architectural Consultant (Middle Tennessee)

Project Description: Architectural consultant to assist the Department of Education in Middle Tennessee

SBC Number: 162/000-01-2010

Total Project Budget: \$60,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$20,000.00	\$ 0	\$20,000.00	10/11	CurrFunds Major Maint	(A)
	20,000.00	0	20,000.00	11/12	CurrFunds Major Maint	(A)
	0	20,000.00	20,000.00	12/13	CurrFunds Major Maint	(A)
Original Project Budget:	<u>\$40,000.00</u>					
Change in Funding:		\$20,000.00				
Revised Project Budget:			\$60,000.00			

Comment: This consultant assists the Department of Education in the review and development of various projects and provides cost estimates for projects of varying size. The agreement for the current consultant will be amended to extend the contract time to include time from November 1, 2012 through October 31, 2013.

Previous Action: 08/19/2010 SBC Approve project; refer designer to SC
08/31/2010 ESC Selected designer (Thomas Miller & Partners)
07/14/2011 SBC Revised funding to extend contract

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF CHILDREN'S SERVICES

Statewide

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

Project Title: Engineering Consultant

Project Description: Consultant to assist department with professional services

SBC Number: 144/000-01-2010

Total Project Budget: \$80,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$25,000.00	\$ 0	\$25,000.00	10/11	CurrFunds Major Maint	(A)
	25,000.00	0	25,000.00	11/12	CurrFunds Major Maint	(A)
	0	25,000.00	25,000.00	12/13	CurrFunds Major Maint	(A)
	0	5,000.00	5,000.00	12/13	DGS OpFund/Preplan	(A)

Original Project Budget: \$50,000.00

Change in Funding: \$30,000.00

Revised Project Budget: \$80,000.00

Comment: This consultant assist the Department of Children's Services in the review and development of various projects and provides cost estimates for projects of varying size. The agreement for the current consultant will be amended to extend the contract time to include time from November 1, 2012 through October 31, 2013. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

Previous Action: 08/19/2010 SBC Approved project; refer designer to ESC
 08/31/2010 ESC Approved designer selection (Neville Engineering)
 09/08/2011 SBC Revised funding; extend contract

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

TENNESSEE HISTORICAL COMMISSION

Hawthorne Hill, Castalian Springs, Sumner County, Tennessee

Requested Action: Approval to utilize Best Value Option 1 Delivery Method for Construction

Project Title: Restoration

Project Description: Restoration and repairs including exterior, interior, structural, electrical and environmental surveying. Project will also include land reclamation and site improvements.

SBC Number: 160/011-01-2012

Total Project Budget: \$900,000.00

Source of Funding:	\$ 6,215.42	05/06	Current Funds Capital Maint	(A/R)
	759,066.38	06/07	Current Funds Capital Maint	(A/R)
	134,718.20	07/08	Current Funds Capital Maint	(A/R)

Comment: This FY 12/13 line-item project will restore the historical integrity of Hawthorne Hill, which has been vacant and in deteriorating condition. Interior restoration includes woodwork, floor repair, plastering, painting, brick tuck-pointing and window/door replacement. Exterior restoration includes structural repairs, a new roof, gutters, porch replacement, brick tuck-pointing, landscape reclamation, and site improvements. Upon completion, the home and property will serve to educate the public on early Tennessee history.

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Selected designer (Centric Architecture)

Minutes: 08/20/2012 SBC Approved utilizing Best Value Option 1 for construction

TENNESSEE HISTORICAL COMMISSION

Rocky Mount Historical Site, Piney Flats, Sullivan County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding, utilizing Best Value Option 1 delivery method for construction and proceeding with process to select a designer

Project Title: Roof Replacements

Project Description: Roof replacement of five (5) existing buildings. Project to include all related work.

SBC Number: 160/005-01-2012

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 12/13 Current Funds Capital Maint (A)

Comment: This FY 12/13 line-item project consists of replacing the wood shake roofs on five historic structures which are the Cobb House, kitchen, weaving house, cabin and the barn. Documents show that the roofs were likely replaced circa 1970's. Project will include all related work.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding, utilizing Best Value Option 1 for construction and proceeding with process to select a designer

TENNESSEE HISTORICAL COMMISSION

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding 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: \$115,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$25,000.00	\$ 0	\$25,000.00	10/11	Current Funds Major Maint	(A)
	25,000.00	0	25,000.00	11/12	Current Funds Major Maint	(A)
	0	50,000.00	50,000.00	12/13	Current Funds Major Maint	(A)
	0	15,000.00	15,000.00	12/13	DGS OpFunds/Preplan	(A)
Original Project Budget:	\$50,000.00					
Change in Funding:		\$65,000.00				
Revised Project Budget:			\$115,000.00			

Comment: This consultant assist the Tennessee Historical Commission in the review and development of various projects and provides cost estimates for projects of varying size. The agreement for the current consultant will be amended to extend the contract time to include time from November 1, 2012 through October 31, 2013. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

Previous Action: 08/19/2010 SBC Approved project; refer designer to SC
 08/31/2010 ESC Selected designer (Centric Architecture)
 09/08/2011 SBC Revised funding; extend contract

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF MENTAL HEALTH

Statewide

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

Project Title: West Tennessee Architectural Consultant

Project Description: Consultant to assist the department with professional design services

SBC Number: 344/000-01-2010

Total Project Budget: \$45,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$15,000.00	\$ 0	\$15,000.00	10/11	CurrFunds Major Maint	(A)
	15,000.00	0	15,000.00	11/12	CurrFunds Major Maint	(A)
	0	15,000.00	15,000.00	12/13	CurrFunds Major Maint	(A)
Original Project Budget:	\$30,000.00					
Change in Funding:		\$15,000.00				
Revised Project Budget:			\$45,000.00			

Comment: This consultant assist the Department of Mental Health in the review and development of various projects and provides cost estimates for projects of varying size. The agreement for the current consultant will be amended to extend the contract time to include November 1, 2012 through October 31, 2013.

Previous Action: 08/09/2010 SBC Approved project; refer designer to ESC
 08/31/2010 ESC Selected designer (Formus, Inc.)
 09/08/2011 SBC Revised funding; extend contract

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF MENTAL HEALTH

Statewide

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

Project Title: Middle Tennessee Architectural Consultant

Project Description: Consultant to assist department with professional design services

SBC Number: 344/000-02-2010

Total Project Budget: \$45,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$15,000.00	\$ 0	\$15,000.00	10/11	Current Funds Major Maint	(A)
	15,000.00	0	15,000.00	11/12	Current Funds Major Maint	(A)
	0	15,000.00	15,000.00	12/13	Current Funds Major Maint	(A)
Original Project Budget:	\$30,000.00					
Change in Funding:		\$15,000.00				
Revised Project Budget:			\$45,000.00			

Comment: This consultant assist the Department of Mental Health in the review and development of various projects and provides cost estimates for projects of varying size. The agreement for the current consultant will be amended to extend to the contract time to include November 1, 2012 through October 31, 2013.

Previous Action: 08/19/2010 SBC Approved project; refer designer to ESC
 08/31/2010 ESC Selected designer (Gobbell Hays Partners)
 09/08/2011 SBC Revised funding; extend contract

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF MENTAL HEALTH

Statewide

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

Project Title: East Tennessee Architectural Consultant

Project Description: Consultant to assist the department with professional design services

SBC Number: 344/000-03-2010

Total Project Budget: \$30,000.00

Source of Funding: \$15,000.00 10/12 Current Funds Major Maint (A)
15,000.00 11/12 Current Funds Major Maint (A)

Comment: This consultant assist the Department of Mental Health in the review and development if various projects and provides cost estimates for projects of varying size. The agreement for the current consultant will be amended to extend the contract time to include time from November 1, 2012 through October 31, 2013.

Previous Action: 08/19/2010 SBC Approved project; refer designer to ESC
08/31/2010 ESC Selected designer (Barge Waggoner Sumner Cannon)
09/08/2011 SBC Revised funding; extend contract

Minutes: 08/20/2012 SBC Approved extending contract an additional 12 months

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

455 Hannings Lane, Martin, Weakley County, Tennessee

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

Project Title: Exterior Updates

Project Description: Updates to the existing building envelope. Work to include site improvements and associated repairs.

SBC Number: 346/000-02-2012

Total Project Budget: \$450,000.00

Source of Funding: \$150,000.00 12/13 Current Funds Capital Maint (A)
\$300,000.00 2012 GO Bonds Capital Maint (A)

Comment: This FY 12/13 line-item project consist of updating the existing building originally constructed in 1972. Repairs include window replacement, re-flashing, masonry work, and canopy replacement. Work will also include parking lot remediation and associated repairs.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Greene Valley Developmental Center, Greenville, Greene County, Tennessee

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

Project Title: Administration Building Back-up Chiller

Project Description: Installation of a back-up chiller which serves the Administration Building, Infirmary, and Wilson Hall. Project to include related site work.

SBC Number: 344/007-02-2012

Total Project Budget: \$600,000.00

Source of Funding:

\$150,000.00	12/13	Current Funds Capital Improv	(A)
\$450,000.00	2012	GO Bonds Capital Improv	(A)

Comment: This FY 12/13 line-item project consist of the installation of a back-up chiller which will serve the Administration building, Infirmary, and Wilson Hall. The back-up chiller will ensure the facility maintains cooling to those areas housing medically fragile clients, should the main chiller go down.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Statewide

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

Project Title: Architectural Consultant

Project Description: Consultant to assist the department with professional design and project preplanning efforts

SBC Number: 346/000-01-2010

Total Project Budget: \$85,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$25,000.00	\$ 0	\$25,000.00	10/11	Current Funds Major Maint	(A)
	25,000.00	0	25,000.00	11/12	Current Funds Major Maint	(A)
	0	25,000.00	25,000.00	12/13	Current Funds Major Maint	(A)
	0	10,000.00	10,000.00	12/13	DGS OpFund/Preplan	(A)
Original Project Budget:	\$50,000.00					
Change in Funding:		\$35,000.00				
Revised Project Budget:			\$85,000.00			

Comment: This consultant will assist the Department of Intellectual & Developmental Disabilities in the review and development of various projects and provides cost estimates for projects of varying size. The agreement for the current consultant will be amended to extend the contract time to include time from November 1, 2012 through October 31, 2013. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

Previous Action: 08/19/2010 SBC Approved project; refer designer to SC
 08/31/2010 ESC Selected designer (Street Dixon Rick)
 09/08/2011 SBC Revised funding; extend contract

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF MILITARY

Statewide

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

Project Title: Roof Consultant

Project Description: Assist the Military Department with roofing issues and project preplanning efforts statewide

SBC Number: 361/000-05-2010

Total Project Budget: \$95,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$30,000.00	\$ 0	\$30,000.00	10/11	Federal Funds (NGB)	(F)
	30,000.00	0	30,000.00	11/12	Federal Funds (NGB)	(F)
	0	30,000.00	30,000.00	12/13	Federal Funds (NGB)	(F)
	0	5,000.00	5,000.00	12/13	DGS OpFunds/Preplan	(A)
Original Project Budget:	\$60,000.00					
Change in Funding:		\$35,000.00				
Revised Project Budget:			\$95,000.00			

Comment: The agreement for the current consultant will be amended to extend the contract to include October 1, 2012 through September 30, 2013. The consultant was selected utilizing the competitive designer selection process in September 2010. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

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

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF MILITARY

Statewide

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

Project Title: Mechanical – Electrical & Plumbing Consultant

Project Description: Assist the Military Department with mechanical, electrical & plumbing related issues statewide

SBC Number: 361/000-02-2010

Total Project Budget: \$160,000.00

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)
	0	50,000.00	50,000.00	12/13	Federal Funds (NGB)	(F)
	0	10,000.00	10,000.00	12/13	DGS OpFunds/Preplan	(A)

Original Project Budget: \$100,000.00

Change in Funding: \$60,000.00

Revised Project Budget: \$160,000.00

Comment: The agreement for the current consultant will be amended to extend the contract time to include October 1, 2012 through September 30, 2013. This consultant was selected utilizing the competitive designer selection process in September 2010. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

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

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF MILITARY

Statewide

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

Project Title: Architectural, Civil and Structural Consultant

Project Description: Assist the Military Department with architectural, civil, structural related issues and project preplanning efforts statewide.

SBC Number: 361/000-02-2011

Total Project Budget: \$170,000.00

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)
	0	75,000.00	75,000.00	12/13	Federal Funds (NGB)	(F)
	0	20,000.00	20,000.00	12/13	DGS OpFunds/Preplan	(A)

Original Project Budget: \$75,000.00

Change in Funding: \$95,000.00

Revised Project Budget: \$170,000.00

Comment: The agreement for the current consultant will be amended to extend the contract time to include October 1, 2012 through September 30, 2013. This consultant was selected utilizing the current designer selection process in September 2011. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

Previous Action: 09/08/2011 SBC Approved project
09/29/2011 ESC Selected designer (Hart Freeland Roberts)

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF MILITARY

Statewide

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

Project Title: Environmental Consultant

Project Description: Assist the Military Department with environmental related issues statewide

SBC Number: 361/000-03-2011

Total Project Budget: \$150,000.00

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)
	0	75,000.00	75,000.00	12/13	Federal Funds (NGB)	(F)
Original Project Budget:	\$75,000.00					
Change in Funding:		\$75,000.00				
Revised Project Budget:			\$150,000.00			

Comment: The agreement for the current consultant will be amended to extend the contract time to include from October 1, 2012 through September 30, 2013. The consultant was selected utilizing the current designer selection process in September 2011.

Previous Action: 09/08/2011 SBC Approved project
09/29/2011 ESC Selected designer (Edge Group)

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

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

Project Title: Architectural Consultant

Project Description: Assist TDEC with professional services on an as-needed basis for numerous small projects and to provide project preplanning efforts

SBC Number: 126/000-02-2011

Total Project Budget: \$230,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$100,000.00	\$ 0	\$100,000.00	11/12	Cur Funds Major Maint	(A)
	0	100,000.00	100,000.00	12/13	CurrFunds Major Maint	(A)
	0	30,000.00	30,000.00	12/13	DGS OpFunds/Preplan	(A)

Original Project Budget: \$100,000.00

Change in Funding: \$130,000.00

Revised Project Budget: \$230,000.00

Comment: The term of the contract expires on October 1, 2012. The agreement of the current consultant will be amended to extend the contract time to include November 1, 2012 through October 31, 2013. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

Previous Action: 09/08/2011 SBC Approved project
09/29/2011 ESC Selected designer (Lose & Associates)

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

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

Project Title: Engineering Consultant

Project Description: Assist TDEC with professional services on an as-needed basis for numerous small projects and to provide project preplanning efforts.

SBC Number: 126/000-05-2011

Total Project Budget: \$205,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$100,000.00	\$ 0	\$100,000.00	11/12	CurrFunds Major Maint	(A)
	0	100,000.00	100,000.00	12/13	CurrFunds Major Maint	(A)
	0	5,000.00	5,000.00	12/13	DGS OpFunds/Preplan	(A)

Original Project Budget: \$100,000.00

Change in Funding: \$105,000.00

Revised Project Budget: \$205,000.00

Comment: The term of the current contract expires on October 31, 2012. The agreement will be amended to extend the term to include November 1, 2012 through October 31, 2013. Preplanning funds will be used in coordination with the agency in order to properly coordinate and track the expenditures. Preplanning funds are anticipated to be reimbursed as allowed by a capital project should one be approved.

Previous Action: 09/08/2011 SBC Approved project
09/29/2011 ESC Selected designer (Hethcoat & Davis)

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Bledsoe Creek State Park, Gallatin, Sumner County, Tennessee

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

Project Title: New Visitor Center

Project Description: New visitor and demolition of the existing center

SBC Number: 126/012-01-2012

Total Project Budget: \$800,000.00

Source of Funding:	\$200,000.00	12/13	Current Funds Capital Improv	(A)
	600,000.00	2012	GO Bonds Capital Improv	(A)

Comment: This is a FY 12/13 line-item. The current visitor's center is small and does not have restroom facilities for park visitors. The visitor's center has structural, roofing and HVAC deficiencies. A new facility is needed to meet the functions required for a visitor center and to meet code requirements.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

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

Project Title: Irrigation and Restroom Upgrades

Project Description: Upgrade of irrigation system for the golf course and the addition of two new course restrooms

SBC Number: 126/036-04-2012

Total Project Budget: \$2,250,000.00

Source of Funding: \$2,250,000.00 12/13 Current Funds Capital Improv (A)

Comment: This is a FY 12/13 line-item. This project will upgrade the golf course irrigation system including new pumps, lake winter intake, and the sprinkler control system, consisting of the central control and radio controlled satellite systems. Two restrooms will be added to the course.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

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

Project Title: Old Inn Renovation & Upgrade

Project Description: Renovation of the old wing of the hotel

SBC Number: 126/036-05-2012

Total Project Budget: \$7,560,000.00

Source of Funding:	\$ 860,000.00	12/13	Current Funds Capital Improv	(A)
	6,700,000.00	2012	GO Bonds Capital Improv	(A)

Comment: This is a FY 12/13 line-item. Renovation of the Old Inn section of the facility needs modernization in order to maintain visitorship. The Inn structure has spalling concrete and exposed reinforcing bars. This will be an opportunity to install a more efficient energy management system.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

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

Project Title: Village Green Buildings Renovation

Project Description: Renovations to all buildings comprising of the Village Green area

SBC Number: 126/036-06-2012

Total Project Budget: \$2,000,000.00

Source of Funding:	\$ 300,000.00	12/13	Current Funds Capital Maint	(A)
	375,666.27	1988	GO Bonds Capital Maint	(A/R)
	133,022.74	1999	GO Bonds Capital Maint	(A/R)
	185,957.84	2000	GO Bonds Capital Maint	(A/R)
	515,640.72	2001	GO Bonds Capital Maint	(A/R)
	154,142.06	2002	GO Bonds Capital Maint	(A/R)
	335,570.37	2004	GO Bonds Capital Maint	(A/R)

Comment: This is a FY 12/13 line-item. The Village Green area has not had a major renovation in 30 years. This project will replace roofs, repair and or replace board walk structures, and make improvements to the exterior and interior of all buildings.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF CORRECTION

Old Tennessee State Prison, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope and source(s) of funding to revise a Master Plan and Pre-Plan a project and to retain the same Designer from the previous feasibility studies

Project Title: Castle Building Renovations and Additions

Project Description: Provide a revision to the previously initiated Master Plan study to determine the most beneficial use of the existing Tennessee State Prison (TSP) campus and buildings and the excess land at the nearby Cockerel Bend site and provide Pre-Planning Design Services for the development of the Castle and associated buildings on order to develop a proper scope and budget.

SBC Number: 142/007-01-2012

Total Project Budget: \$27,000,000.00

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

Source of Funding:

\$ 100,000.00	12/13	Corrections Operating Funds	(A)
\$ 700,000.00	12/13	DGS Op Funds (PrePlan)	(A)

Comment: A revision to the feasibility study needs to be done to consolidate all of the previous efforts and initiatives for these buildings and this property. The study will look at infrastructure, land use, buildings, etc and will provide information for feasibility to feed into the preplanning process.

Minutes: 08/20/2012 SBC Commissioner Schofield stated that work was done in 2007 and they would like to continue using the same firm for master planning and preplanning the project. Treasurer Lillard asked if a new designer will be selected once they undergo construction and was told "yes". When questioned if one option would be to abandon the property, Commissioner Schofield responded that they will look at all the options. The Commission approved the request utilizing EOA Architects for the master planning and preplanning portion of the project.

DEPARTMENT OF CORRECTION

Command & Technology Center, Nashville, Davidson County, Tennessee

Requested Action: Approval to allocate funding to a previously approved planning project and revise the Total Project Budget from \$8,600,000 to \$8,850,000

Project Title: Command & Technology Center

Project Description: Multi-purpose facility will provide TDOC with an emergency operations center for statewide incident management and will relocate departmental business operations to and from the Tennessee State Prison

SBC Number: 140/001-07-2010

Total Project Budget: \$8,850,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$250,000.00	\$ 0.00	\$ 250,000.00	10/11	CurrFund-CapImprov (S/A)	(A)
	0.00	8,600,000.00	8,600,000.00	12/13	CurrFund-CapImprov (S/A)	(A)
Original Project Budget:	<u>\$250,000.00</u>					
Change in Funding:		\$8,600,000.00				
Revised Project Budget:			\$8,850,000.00			

Comment: This adds FY 12/13 line-item funding to fully fund a project that was approved for planning by the SBC in 2010. This project will provide the Department of Correction with an emergency operations center for incident management for statewide incidents and to provide space for our MIS and video visitation.

Previous Action: 09/09/2010 SBC Approved planning project; designer to ESC

Minutes: 08/20/2012 SBC Approved allocating funding to a previously approved planning project and revised the Total Project Budget from \$8,600,000 to \$8,850,000

DEPARTMENT OF CORRECTION

Statewide

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

Project Title: Department Floor Consultants

Project Description: Floor consultants for Architectural, Engineering and Environment consultant services to TDOC Central Office for various projects

SBC Number: 140/001-02-2011

Total Project Budget: \$825,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$375,000.00	\$ 0	\$375,000.00	11/12	Current Funds Major Maint	(A)
	0	450,000.00	450,000.00	12/13	Current Funds Major Maint	(A)
Original Project Budget:	<u>\$375,000.00</u>					
Change in Funding:		\$450,000.00				
Revised Project Budget:			\$825,000.00			

Comment: The Department of Correction is requesting the following consulting services: Architectural: \$100,000.00, Engineer 1: \$100,000.00, Engineer 2: \$75,000.00, Environmental: \$100,000.00 and \$75,000.00 for discretionary allocation. The Department of Correction request to utilize existing floor consultants for continuity of services and the consultants have not provided over five (5) years of continuous services. The agreement for the consultant will be amended to extend the contract to include November 1, 2011 through October 31, 2013.

Previous Action: 10/13/2011 SBC Approved project utilizing existing consultants

Minutes: 08/20/2012 SBC Approved a revision in project budget, and source(s) of funding to extend contract an additional 12 months

DEPARTMENT OF CORRECTION

Northwest Correctional Complex, Tiptonville, Lake County, Tennessee

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

Project Title: Freezer & Cooler Upgrade

Project Description: Relocate & replace current freezers and coolers in the warehouse, main kitchen, minimum security kitchen and annex kitchen.

SBC Number: 142/016-02-2012

Total Project Budget: \$800,000.00

Source of Funding: \$800,000.00 12/13 Current Funds Capital Maint (Sent Act) (A)

Comment: This is a FY 12/13 line-item project that shall facilitate a more efficient and cost effective warehouse operation by providing adequate freezer and cooler storage space and by replacing original equipment including compressors, condensers and doors requiring continuous repairs and replacement. The facility was constructed in 1991.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF CORRECTION

West Tennessee State Penitentiary, Henning, Lauderdale 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 Option 1 delivery method for construction

Project Title: Reroof Various Buildings - Site 3

Project Description: New roofing systems to the living units, food service and support buildings

SBC Number: 142/022-04-2012

Total Project Budget: \$6,350,000.00

Source of Funding: \$6,350,000.00 12/13 Current Funds Capital Maint (Sent Act) (A)

Comment: This is a FY 12/13 line-item. This project will facilitate the replacement of membrane roofs installed in 1998 which are beyond their warranted 10 year service life and are experiencing significant leaks resulting in water damage to the buildings interiors.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding utilizing Best Value Option 1 for construction and proceeding with process to select a designer.

DEPARTMENT OF CORRECTION

Wayne County Boot Camp, Clifton, Wayne 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 Option 1 delivery method for construction

Project Title: Reroof Minimum Security Building

Project Description: Replace the current roofing system on the minimum security unit

SBC Number: 142/017-01-2012

Total Project Budget: \$1,100,000.00

Source of Funding: \$1,100,000.00 12/13 Current Funds Capital Maint (Sent Act) (A)

Comment: This is a FY 12/13 line-item project that will facilitate the replacement of a membrane roof installed in 1994 which are beyond its 10 year service life and are experiencing significant leaks resulting in water damage to the facilities interiors.

Minutes: 08/20/2012 SBC Approved a project, budget, scope and source(s) of funding utilizing Best Value Option 1 for construction and proceeding with process to select a designer

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: Approval to allocate funding to a previously approved planning project and revise the Total Project Budget from \$8,750,000 to 10,050,000

Project Title: Heating System Replacement

Project Description: Replace the underground heating loop system that supplies hot water for space heating and heating domestic water

SBC Number: 142/018-01-2010

Total Project Budget: \$10,050,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$300,000.00	\$ 0	\$ 300,000.00	10/11	CurrFunds Cap Maint	(A)
	0	9,750,000.00	9,750,000.00	11/12	CurrFunds Cap Maint	(A)
Original Project Budget:	\$300,000.00					
Change in Funding:		\$9,750,000.00				
Revised Project Budget:			\$10,050,000.00			

Comment: This adds FY 11/12 line-item funding to fully fund a project that was approved by the SBC in 2010. This project will provide for the replacement of an aging loop system that is in a progressive state of despair that was installed in 1993. The new distribution system will improve energy efficiency, reliability, and reduce the institutions maintenance and operating costs.

Previous Action: 09/09/2010 SBC Approved planning
04/23/2012 ESC Selected designer (Smith Seckman Reid)

Minutes: 08/20/2012 SBC Approved allocation of funding to a previously approved planning project and revised the Total Project Budget from \$8,750,000 to 10,050,000

DEPARTMENT OF CORRECTION

Statewide

Requested Action: Approval of a project budget, scope, source(s) of funding and a waiver of the designer selection process and selection of designer from a previous project

Project Title: Perimeter Security Upgrade – Phase 1

Project Description: Security systems upgrade at correctional facilities statewide

SBC Number: 140/001-04-2012

Total Project Budget: \$7,400,000.00

Source of Funding: \$7,400,000.00 11/12 Current Funds Capital Maint (Sent Act) (A)

Comment: This is a FY 11/12 line-item project that shall facilitate to bring security systems that are over 20 years old up to current departmental and industry standards. These upgrades shall provide for a more secure and reliable security system. List of facilities include: Riverbend Maximum Security, West TN State Prison, Northeast Correctional Complex and Turney Center Industrial Complex

Minutes: 08/20/2012 SBC The Commission expressed their concern over continuing with a 10 year-old no-bid contract using the same designer. Commissioner Schofield expressed the importance of using the same system for continuity and training. When questioned about the time constraints, Commissioner Schofield responded that one of the facilities was in dire need of the upgrades. After further discussion, the request was referred to the Executive Subcommittee, with authority to act.

DEPARTMENT OF CORRECTION

Mark Luttrell Correctional Center, Memphis, Shelby County, Tennessee

Requested Action: Approval to allocate funding to previously approved planning project and revise the Total Project Budget from \$3,400,000 to \$6,300,000

Project Title: Infrastructure Upgrade

Project Description: Installation of a stand-alone gas pack HVAC units to serve various buildings

SBC Number: 140/005-01-2009

Total Project Budget: \$6,300,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 200,000.00	\$ 0	\$ 200,000.00	09/10	CurrFundCapMaint S/A	(A)
	0	6,100,000.00	6,100,000.00	11/12	CurrFundCapMaint S/A	(A)
Original Project Budget:	\$ 200,000.00					
Change in Funding:		\$6,100,000.00				
Revised Project Budget:			\$6,300,000.00			

Comment: This adds FY 11/12 line-item funding to fully fund a project that was approved for planning by the SBC in 2009. The project will facilitate the replacement of original aging and inefficient systems and finishes in a facility that was constructed in 1976. Existing systems are in a state of progressive deterioration, have leaks and require increased maintenance and upkeep.

Previous Action: 09/10/2009 SBC Approved planning & designer (Barge Waggoner Sumner Cannon)

Minutes: 08/20/2012 SBC Approved allocation of funding to a previously approved planning project and revised the Total Project Budget from \$3,400,000 to \$6,300,000

DEPARTMENT OF CORRECTION

Southeast Regional Correctional Facility, Pikeville, Bledsoe County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding and to utilize Best Value Option 1 delivery method for construction

Project Title: Various Reroofs

Project Description: Replace roofing system at various buildings and install lighting protection for the entire facility

SBC Number: 142/013-01-2010

Total Project Budget: \$3,175,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,200,000.00	\$ 0	\$2,200,000.00	10/11	CurrFundCapMaint S/A	(A)
	0	120,938.01	120,938.01	03/04	CurrFundCapMaint S/A	(R)
	0	318,334.82	318,334.82	07/08	CurrFundCapMaint S/A	(R)
	0	504,108.17	504,108.17	08/09	CurrFundCapMaint S/A	(R)
	0	31,619.00	31,619.00	09/10	CurrFundCapMaint S/A	(R)
Original Project Budget:	<u>\$2,200,000.00</u>					
Change in Funding:		\$975,000.00				
Revised Project Budget:			\$3,175,000.00			

Comment: This project will facilitate the replacement of membrane roofs installed in 1989 which are beyond 10 year warranted service life. These roofs are experiencing leaks resulting in damage to the buildings interiors. Revision in funding is required to meet designer's estimate.

Previous Action: 09/09/2010 SBC Approved project; referred designer to SC
01/23/2012 ESC Selected designer (Adams Craft Herz Walker)

Minutes: 08/20/2012 SBC Approved revising the project budget, and source(s) of funding and utilizing Best Value Option 1 for construction

DEPARTMENT OF GENERAL SERVICES

North Data Center, Nashville, Davidson County, Tennessee

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

Project Title: Systems Update – Phase 3

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

SBC Number: 529/031-01-2011

Total Project Budget: \$8,800,000.00

Source of Funding:	148,363.48	2000	FRF-G O Bonds Cap Maint	(R)
	779,322.54	2001	FRF-G O Bonds Cap Maint	(R)
	517,537.56	2001	FRF-G O Bonds Cap Maint	(R)
	40,125.95	2004	FRF-G O Bonds Cap Maint	(R)
	13,144.43	2005	FRF-G O Bonds Cap Maint	(R)
	1,601,506.04	2006	FRF-G O Bonds Cap Maint	(R)
	200,000.00	11/12	FRF-CurrFunds-CapMaint	(A)
	200,000.00	11/12	OIR Operating	(A)
	2,200,000.00	2011	FRF GO Bonds-CapMaint	(A)
	1,200,000.00		FRF Reserves	(A)
	800,000.00	12/13	OIR Operating	(A)
	1,100,000.00	12/13	FRF Operating (501.03)	(A)

Comment: Due to the complexity of the systems update project, and in consideration of the variety of technical trades required to execute the work, construction time constraints, as well as the fact that the North Data Center must remain operational during construction; project delivery will benefit by utilizing the Best Value Type-One alternative delivery method to secure a General Contractor.

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

Minutes: 08/20/2012 SBC Approved utilizing CMGC delivery method for construction

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: TPAC Annual Maintenance Grant

Project Description: Annual facility maintenance grant to Tennessee Performing Arts Center (TPAC)

SBC Number: 529/075-01-2012

Total Project Budget: \$600,000.00

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

Original Project Budget: \$300,000.00

Change in Funding: \$300,000.00

Revised Project Budget: \$600,000.00

Comment: This adds FY 12/13 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 dated March 1978.

Previous Action: 01/12/2012 SBC Approved grant

Minutes: 08/20/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: Jackson Hall Convenience Bar

Project Description: Construction of a convenience bar within Jackson Hall Theatre

SBC Number: 529/075-04-2012

Total Project Budget: \$60,000.00

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

Comment: Addition of this new facility will serve to increase revenues and provide additional convenience to TPAC patrons. TPAC revenues are providing funding for the gift.

Minutes: 08/20/2012 SBC Approved acceptance of gift-in-place construction

DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: Bicycle Storage Lockers and Racks

Project Description: Installation of pre-manufactured bicycle storage lockers and racks at various facilities Statewide

SBC Number: 529/000-10-2012

Total Project Budget: \$130,000.00

Source of Funding: \$ 26,000.00 11/12 TDOT Highway Funds (A)
104,000.00 Federal Funds (CMAQ) (F)

Comment: In response to demand, TDOT will install additional bicycle lockers and racks at ten (10) State office buildings in Nashville, Chattanooga and Knoxville as part of the statewide bicycle project. Original installations executed in 2007 included Nashville only and were done via MOU. Grant agreement contains the remaining balance of the funds for this work. Federal funds will come from the Congestion Mitigation and Air Quality Improvement (CMAQ) program.

Minutes: 08/20/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF GENERAL SERVICES

665 Mainstream, Nashville, Davidson County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Tenant Build-out for THDA

Project Description: Renovation finishes and associated construction for build-out of remaining office space to accommodate the THDA

SBC Number: 529/012-01-2011

Total Project Budget: \$64,827.76

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,950,000.00	\$(1,885,172.24)	\$ 64,827.76	THDA Reserves (A)
Original Project Budget:	<u>\$1,950,000.00</u>			
Change in Funding:		\$(1,885,172.24)		
Revised Project Budget:			\$64,827.76	

Comment: This relates to the Piedmont Gas Building. The project is being cancelled because THDA is not moving to 665 Mainstream

Previous Action: 11/10/2011 SBC Referred to ESC with authority to act
11/21/2011 ESC Approved project & designer (Thomas Miller & Partners)
02/09/2012 SBC Approved use of Job Order Contract

Minutes: 08/20/2012 SBC Approved canceling project

DEPARTMENT OF GENERAL SERVICES

665 Mainstream, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding and to retain the existing designer

Project Title: Temporary Office Build-Out

Project Description: Build out of remaining interior space which includes limited HVAC upgrades and interior finishes.

SBC Number: 529/012-01-2012

Total Project Budget: \$2,050,000.00

Source of Funding: \$2,050,000.00 12/13 Misc. Appropriations – Temp. Office Space (A)

Comment: This project relates to the Piedmont Gas building and addresses areas of 665 Mainstream that were not part of the previous project (529/012-01-2009-01). This project will include interior renovations as well as some HVAC renovations. Funding for this transaction will be from the temporary office space line-item funded in Miscellaneous Appropriation. Funds will be transferred to 501.03, FRF Facilities Management to pay for this project. Provides temporary office space for State's use as part of Transforming Tennessee Tomorrow project (SBC # 460/000-02-2012).

Minutes: 08/20/2012 SBC Approved a project budget, scope, source(s) of funding and retaining existing designer, Thomas-Miller & Partners

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to utilize the Job Order Contract to perform a portion the work

Project Title: Office Build-Out (T3)

Project Description: Build out of office space for Department of Revenue and the Comptroller's Office

SBC Number: 460/000-02-2012

Total Project Budget: \$79,140,000.00

Current Project Funding:
(if not fully funded) \$71,500,000.00

Source of Funding:	\$ 800,000.00		FRF Operating Funds	(A)
	950,000.00		FRF Residual Funds	(R)
	250,000.00	12/13	Treasury Op Funds	(A)
	69,500,000.00	12/13	FRF CurrFunds Cap Improv	(A)

Comment: Build-out of office space using JOC for the Department of Revenue and Comptroller's Office. This project includes the build-out of two spaces within the Upper Cumberland Regional Health Office. Both groups will be leaving leased space in order to consolidate into state owned space.

Previous Action: 02/09/2012 SBC Approved preplanning & issuing RFP for ADM
07/12/2012 SBC Approved add'l funding; rev TPB; RFP for D/B

Minutes: 08/20/2012 SBC Approved utilizing Job Order Contract for portion of work

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to award a contract to the best evaluated proposer and allocate additional line item funding

Project Title: Statewide Environmental Services

Project Description: To provide environmental services to State properties, interest and initiatives

SBC Number: 529/000-04-2012

Total Project Budget: \$5,000,000.00

Source of Funding:	\$ 500,000.00	10/11	CurrFunds-Cap Maint	(A)
	500,000.00	11/12	CurrFunds-Cap Maint	(A)
	3,000,000.00		Various Departmental Funds	(O)
	1,000,000.00	12/13	CurrFunds-Cap Maint	(A)

Comment: This allocates \$1,000,000 line item funding from FY 12/13 capital budget to the project. Services include consulting, assessments, surveys, monitoring, training and remediation as may be required for maintaining environmental regulatory compliance and addressing environmental concerns. Previous contract (SBC 529/000-03-2008) was approved on 8/14/2008 and extended for the first one year period on 9/8/2011.

Previous Action: 06/14/2012 SBC Referred to the Subcommittee approval of a project budget, scope, source(s) of funding and to issue an RFP for Consulting Services
06/25/2012 ESC Approved subject to final review and approval of RFP by staff

Minutes: 08/20/2012 SBC Approved award to Ensafe and allocation of additional line item funding

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on July 12, 2012.

State Building Commission By-Laws, Policy & Procedures

- 1) Approved amendment of the SBC By-Laws by inserting the following Section V-4 "Delegation of Authority of the Executive Sub-Committee" immediately following Section V-3(F):

"The Executive Sub-Committee, for any reason sufficient to it, may delegate its powers, or duties, or any of them, to any member or members or to any officer or officers."

Acknowledgment of Reports

- Annual Report of the Tennessee Residence Commission as distributed (in accordance with TCA 4-23-203)
- Annual Report of the State Capitol Commission as distributed (in accordance with TCA 4-8-304)
- 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: TN Board of Regents Location: Murfreesboro Project Title: Several Buildings Roof Replacement SBC Project No: 166/009-05-2010B Designer: Hastings Architecture Construction Completion %: 45%	User Agency: Middle Tennessee State University
	Change Order No. 1 Change Order Amount: \$110,624.32 Change Order Percentage: 40.20 Cumulative Percentage: 40.20	Contractor: Porter Roofing Contractors Targeted Substantial Completion: 08/04/2012
	Change Order No. 1 Change Order Amount: \$110,624.32 Change Order Percentage: 40.20 Cumulative Percentage: 40.20	Comment: Omission Add vapor barrier & insulating board, mechanically attached with roof vents every 500 sf.
	<u>Approved Project Funding</u> Bid Target: \$1,480,000.00 Base Contract Amount: \$ 275,159.00 Contingency: \$ 122,935.00	<u>After This Change Order</u> Revised Contract Amount: \$385,783.32 Remaining Contingency: \$122,935.00

2) State Procurement Agency: TN Board of Regents User Agency: Middle Tennessee State University
Location: Murfreesboro
Project Title: Underground Electrical Update
SBC Project No: 166/009-04-2004
Designer: SAIC Energy Environment Contractor: S&W Contracting
Construction Completion %: 64% Targeted Substantial Completion: 08/28/2012

Change Order No. 3 Comment: Programmatic
Change Order Amount: \$283,202.01 Provide conduit ductbank, relocating primary cable.
Change Order Percentage: 31.65 Connect KOM & Midgett primary feeders. Relocate
Cumulative Percentage: 46.35 Voorhies primary feeders and provide new secondary
feeders. Relocate secondary feeder connect from
Voorhies to Natatorium.

Approved Project Funding After This Change Order
Bid Target: \$6,080,000.00
Base Contract Amount: \$ 894,858.00 Revised Contract Amount: \$1,309,587.32
Contingency: \$ 478,000.00 Remaining Contingency: \$ 478,000.00

3) State Procurement Agency: TN Board of Regents User Agency: Middle Tennessee State University
Location: Murfreesboro
Project Title: Science Facilities Improvements
SBC Project No: 166/009-09-2006
Designer: Hastings Architecture Contractor: Bennett Environmental
Construction Completion %: 100% Targeted Substantial Completion: 08/31/2012

Change Order No. 3 Comment: Hidden Conditions
Change Order Amount: \$30,018.51 Increase amount of Phase 2 pipeline asbestos
Change Order Percentage: 7.28 abatement from approximately 750 lf to approximately
Cumulative Percentage: 12.39 1,325 lf.

Approved Project Funding After This Change Order
Bid Target: \$117,995,000.00
Base Contract Amount: \$ 412,371.13 Revised Contract Amount: \$ 463,457.64
Contingency: \$ 3,539,900.00 Remaining Contingency: \$3,539,900.00

• Report of Emergency Project

1) Location: TBI Regional Consolidated Facility – Memphis
Project: Chiller Replacement
Repairs Made: Charges for temporary chiller and procurement of new one
SBC Project No: 500/002-01-2012
Estimated Cost: \$150,000
Source of Funding: 12/13 FRF Maintenance (501.02)
Approved: On 7/13/2012 by Commissioner Emkes and Comptroller Wilson

- **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: Human Services
 Location: Tennessee Rehabilitation Center
 Project Title: Reroof Building "T"
 SBC Project No. 442/006-01-2012
 Total Project Budget: \$240,000.00
 Source of Funding: \$120,000.00 11/12 Current Funds-Capital Maintenance
 \$120,000.00 Federal Funds
 Designer: Mayo Architecture

- 2) State Procurement Agency: Tennessee Board of Regents
 User Agency: Tennessee Technological University
 Location: Cookeville
 Project Title: Stadium Stair Replacement
 SBC Project No. 166/011-03-2012
 Total Project Budget: \$440,000.00
 Source of Funding: Plant Funds (Non-Auxiliary)

- 3) State Procurement Agency: STREAM
 User Agency: Environment & Conservation
 Location: Paris Landing State Park
 Project Title: HVAC Digital Controls Replacement
 SBC Project No. 126/075-01-2012
 Total Project Budget: \$102,000.00
 Source of Funding: 12/13 Current Funds-Major Maintenance

- 4) State Procurement Agency: University of Tennessee
 User Agency: UTChattanooga
 Location: Chattanooga
 Project Title: Boiling Apts Store Renovation
 SBC Project No. 540/005-09-2012
 Total Project Budget: \$250,000.00
 Source of Funding: Plant (Auxiliary-Vendor)

- 5) State Procurement Agency: STREAM
 User Agency: Intellectual & Developmental Disabilities
 Location: 221 Foxwood Lane, Nashville
 Project Title: Updates
 SBC Project No. 346/000-01-2012
 Total Project Budget: \$200,000.00
 Source of Funding: 12/13 Current Funds-Capital Maintenance

• **Report of Sole Source Procurement** (as reviewed and approved by the State Architect)

- 1) **Project Title:** Houston Barracks – Cooling System Addition and Update
SBC No. 361/067-02-2011
Comment: TAC I-NET is the only certified HVAC controls system currently allowed on Military's network. Unless the I-NET software is provided and associated hardware is TAC-compliant, the system will be stand-alone and not receive the central-monitoring support that the existing facilities do.

- 2) **Project Title:** Jackson Readiness Center – Facility Update
SBC No. 361/042-01-2010
Comment: TAC I-NET is the only certified HVAC controls system currently allowed on Military's network. Unless the I-NET software is provided and associated hardware is TAC-compliant, the system will be stand-alone and not receive the central-monitoring support that the existing facilities do.

- 3) **Project Title:** Rockwood Readiness Center – HVAC and Energy Controls Replacement
SBC No. 361/078-01-2011
Comment: TAC I-NET is the only certified HVAC controls system currently allowed on Military's network. Unless the I-NET software is provided and associated hardware is TAC-compliant, the system will be stand-alone and not receive the central-monitoring support that the existing facilities do.

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Approved:

Mark A. Emkes
Mark A. Emkes, Commissioner *JMM*
Department of Finance and Administration
