

MINUTES

STATE BUILDING COMMISSION

December 12, 2013

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present. Lieutenant Governor Ramsey called the meeting to order at 11:04 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

Department of Transportation
TRICOR

Department of Correction
Department of Intellectual & Developmental Disabilities
Department of Education
Tennessee State Veterans Homes Board
Tennessee Board of Regents
University of Tennessee
Department of General Services
State Building Commission

Commissioner John Schroer
COO David Hart
Deputy Commissioner Chuck Taylor
Deputy Commissioner Lance Iverson
Commissioner Kevin Huffman
Commissioner Many Bears Grinder
Chancellor John Morgan
President Joe DiPietro
Commissioner Bob Oglesby
Interim State Architect Alan Robertson

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer
Larry Martin, Commissioner, Department of Finance and Administration

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor

OTHERS PRESENT

Peter Heimbach, State Architect
Georgia Martin, Office of the State Architect
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Bruce Davis, Legislative Budget Office
Jordan Young, Governor Ramsey's Office
Hayden Pendergrass, House Speaker's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office

Doug Varney, TDMHSAS
Ted Hayden, Office of the State Architect
Jason Hartman, Dept of Finance and Administration
John Webb, Dept of Finance and Administration
Mike Morrow, Dept of Finance and Administration
Dick Tracy, Tennessee Board of Regents
David Gregory, Tennessee Board of Regents
Crystal Collins, THEC
Steven Gentile, THEC
Robbi Stivers, University of Tennessee

Butch Peccolo, University of Tennessee
Tim McKeehan, University of Tennessee
Marcos Makohon, Department of General Services
Matt Ingham, Department of General Services
Cindy Liddell, Comptroller's Office
Kim Adkins, Capitol Strategy Group
Mark Cherpack, Dept of Finance and Administration
Steve Westerman, Department of Correction
Lauren Ridenaur, Department of Finance and
Administration
Katie Mulrain, JLL
Jonathan Holmes, Messer Construction
Chuck Welch, Michael Brady Inc

John Padgham, JLL
Ashley Cates, AIA TN
Theresa Dyer, Robinette Dye Architects
Jim Dixey, Department of General Services
Penny DiPiazza, Department of General Services
Chloe Shafer, Department of General Services
Ann McGauran, Department of General Services
Ben Loftin, Turner Construction
Evan Walker, Turner Construction
Gay Knipper, Parsons Brinkerhoff
Cathy Higgins, Legislative Budget Office
Adam Jaynes, Baker Donelson

DEPARTMENT OF TRANSPORTATION

TDOT Quarterly Status Report

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

TENNESSEE REHABILITATION INITIATIVE IN CORRECTION (TRICOR)

Cook Chill, 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: Essential Maintenance - Air Compressor Equipment Replacement

Project Description: Replacement of an air compressor and associated receiving tank and controls.

SBC Number: 150/001-03-2013

Total Project Budget: \$68,000.00

Source of Funding: \$68,000.00 13/14 CurrFunds-CapMaint (A)

Comment: This is a portion of the \$3.95M FY 13/14 line-item for essential maintenance. The project will replace an air compressor and associated receiving tank and controls. The air compressor systems support internal operations in the TRICOR Cook Chill facility. The Air Compressor system is part of the original installation completed in 1996 and has outlasted its expected equipment life-cycle.

Prior to this request, \$2.090M has been used from the 13/14 line-item essential maintenance funding for upgrades to the chiller system.

<u>Project</u>	<u>Line-Item Amount</u>
Chiller System Upgrades (150/001-01-2013)	<u>\$2,090,000</u>
TOTAL	\$2,090,000

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

DEPARTMENT OF CORRECTION

Morgan County Correctional Complex, Wartburg, Morgan County, Tennessee

Requested Action: Approval of a project, budget, scope, source(s) of funding and utilizing the Job Order Contract to perform the work

Project Title: Kitchen Hood Installation

Project Description: Installation of a kitchen hood to support the Drug Court Program in the annex building. Kitchen hood installation will include all utilities and make-up air unit.

SBC Number: 142/014-01-2013

Total Project Budget: \$45,500.00

Source of Funding: \$38,000.00 13/14 TDMHSAS Operating Funds (A)
7,500.00 11/12 CurrFunds-CapImprov/Sent Act (R)

Comment: This is a joint request from the Department of Mental Health and Substance Abuse Services (TDMHSAS) and Department of Correction to support the Drug Court Program in Morgan County. The project will install a new kitchen hood with its associated utilities and make-up air unit to facilitate meal preparation in this building. The operational kitchen will also be utilized for improvement of life skills for program participants.

Minutes: 12/12/2013 SBC Approved a project, budget, scope, source(s) of funding and utilizing the Job Order Contract to perform the work.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Clover Bottom Developmental Center, 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: Harold Jordan Center-Renovations Phase II

Project Description: Interior renovations, mechanical, plumbing, and electrical modifications, security upgrades, kitchen equipment replacement and all related work.

SBC Number: 346/003-02-2013

Total Project Budget: \$2,850,000.00

Source of Funding:

\$2,300,000.00	2013	GO Bonds-CapImprov	(A)
550,000.00	13/14	CurrFunds CapImprov	(A)

Comment: This is a FY 13/14 line-item in the capital budget and completes the intended work at the Harold Jordan Center based on an adaptive re-use study performed in 2011. This is the second and final phase of the project. Once this work is completed, the agency will be able to service a broader range of clients within one facility, including intermediate care patients.

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

DEPARTMENT OF EDUCATION

Tennessee School for the Blind, 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: ADA Bowling Alley Upgrades

Project Description: ADA upgrades to the bowling alley, addition of an accessible ramp, minor demolition and related work for a complete project.

SBC Number: 168/005-01-2013

Total Project Budget: \$25,000.00

Source of Funding: \$25,000.00 Gift-in-Place (0)

Comment: Friends of Tennessee School for the Blind Inc. (FTSB) is a charitable organization that is committed to enriching the lives of the students attending TSB. FTSB is proposing to provide ADA upgrades to the bowling alley that was constructed in the school gym in 1952 and that doesn't allow accessibility for approximately 25% of the current student body. These students, who are wheelchair bound or require other adaptive mobility devices, are unable to use the bowling alley, but will have full use of the bowling alley upon completion of these needed accessibility upgrades.

Minutes: 12/12/2013 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by the State Architect.

TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Cleveland, Bradley County, Tennessee

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

Project Title: Tennessee Veterans Home - Cleveland

Project Description: Construct a 108 bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include all related work.

SBC Number: 680/001-01-2012

Total Project Budget: \$42,800,000.00

Current Project Funding:
(if not fully funded) \$ 7,205,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 510,000.00	\$ 0	\$ 510,000.00		City of Cleveland (O)
	1,020,000.00	(510,000.00)	510,000.00		Bradley County (O)
	60,000.00	0	60,000.00		Gift-in-Place (O)
	3,100,000.00	0	3,100,000.00	2012	GO Bonds CapImprov (A)
	25,000.00	0	25,000.00		TSVHB OpFunds (O)
	0	3,000,000.00	3,000,000.00		Gift (O)
Original Project Budget:	\$4,715,000.00				
Change in Funding:		\$2,490,000.00			
Revised Project Budget:			\$7,205,000.00		

Comment: This action is to recognize a \$3,000,000.00 gift into the project from a private donor to help fund the project.

Previous Action: 10/11/2012 SBC Approved full planning; gift in place, RFP for CM/GC
 11/19/2012 ESC Selected designer (The Lewis Group)
 01/10/2013 SBC Recognized bond proceeds
 06/13/2013 SBC Revised budget, scope & funding

Minutes: 12/12/2013 SBC Speaker Harwell asked if the facility's location had been changed, and was told that the site has not been confirmed, but that the facility will remain in Bradley County. The Commission approved the request for a revision in current project funding and source(s) of funding.

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: Governors Stadium Renovation

Project Description: Upgrade Governor's stadium to include new skyboxes, restrooms, locker rooms, training facilities, turf replacements, and track repairs. Project to also include demolition and re-construction of the west stands.

SBC Number: 166/003-05-2012

Total Project Budget: \$19,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>		
	\$8,000,000.00	\$1,500,000.00	\$9,500,000.00	TSSBA (fees & skybox rent)	(A)
	500,000.00	300,000.00	800,000.00	Gifts	(O)
	6,400,000.00	300,000.00	6,700,000.00	Plant (Non Auxiliary)	(A)
	2,000,000.00	0.00	2,000,000.00	Plant (Aux, stadium R & R)	(A)
Original Project Budget:	\$16,900,000.00				
Change in Funding:		\$2,100,000.00			
Revised Project Budget:			\$19,000,000.00		

Comment: The additional funds are for stadium furniture and equipment and to meet the Construction Manager's bid. There will be no increase in fee for this work.

Previous Action:

- 08/20/2012 SBC Approved project
- 08/20/2012 ESC Selected designer (Rufus Johnson Associates)
- 02/14/2013 SBC Revised scope and funding and issuance of RFP for CM/GC
- 05/09/2013 SBC Approved EDP
- 06/13/2013 SBC Approved award to Bell & Assoc as CM/GC

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

Project Title: New Student Housing

Project Description: Demolish Richardson Towers and construct at least 804 bed housing with 16,000 sf of offices for residence life.

SBC Number: 166/007-13-2011

Revised Project Budget: \$54,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>		
	\$51,000,000.00	\$ 0.00	\$51,000,000.00	TSSBA (rent)	(A)
	2,000,000.00	1,000,000.00	3,000,000.00	Plant (Aux, housing)	(A)
Original Project Budget:	<u>\$53,000,000.00</u>				
Change in Funding:		\$1,000,000.00			
Revised Project Budget:			\$54,000,000.00		

Comment: New facility will have at least 804 beds and 16,000 sf of offices for the Department of Residence Life and Dining Services. The demolition of Richardson Towers was approved by the SBC on 10/13/2011, but funding was not included in the original project budget.

Previous Action:

10/13/2011 SBC	Apprvd project; demolition of Richardson Twrns; RFP for CM/GC
11/21/2011 ESC	Selected designer (Fleming Associates Architects)
08/09/2012 SBC	Awarded CM/GC (Rentenbach Constructors Incorporated)
10/11/2012 SBC	Revised scope and approved EDP

Minutes: 12/12/2013 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 of the Early Design Phase as recommended by the State Architect

Project Title: Women's Softball Training Facility

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

SBC Number: 166/007-02-2013

Total Project Budget: \$1,150,000.00

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

Source of Funding: \$ 100,000.00 Plant (Auxiliary, R&R) (A)

Comment: Project provides space for indoor practice and includes meeting rooms and offices.

Previous Action: 01/10/2013 SBC Approved fully planned project
02/25/2013 ESC Selected designer (Ross Witt)

Minutes: 12/12/2013 SBC Approved the Early Design Phase as recommended by the State Architect.

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

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

Project Title: Johnson City Downtown Center Renovation

Project Description: Renovate facility for use as a teaching site in downtown Johnson City

SBC Number: 166/038-01-2012

Total Project Budget: \$3,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,250,000.00	\$ 0.00	\$1,250,000.00	Gifts	(O)
	0.00	1,000,000.00	1,000,000.00	JCDA Grant (rent)	(O)
	250,000.00	1,000,000.00	1,250,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$1,500,000.00				
Change in Funding:		\$2,000,000.00			
Revised Project Budget:			\$3,500,000.00		

Comment: The Johnson City Development Authority is providing partial funding to open a teaching site in Johnson City. The additional funding is to meet the designer's estimate for completing the renovations for the entire building. The JCDA Grant will be paid back at \$7/sf for five years. A revision of this lease reflecting the change will be presented to the ESC for approval.

Previous Action: 06/14/2012 SBC Approved project
 6/25/2012 ESC Selected designer (Shaw & Shanks Architects)
 11/15/2012 SBC Revised scope and budget

Minutes: 12/12/2013 SBC Referred to the Subcommittee with authority to act

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

Requested Action: Approval to allocate partial funding and authorization to proceed with a previously approved planning project

Project Title: Strawberry Plains HVAC Replacement

Project Description: Upgrade HVAC System

SBC Number: 166/032-06-2012

Total Project Budget: \$2,200,000.00

Current Project Funding: \$1,250,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>	
	\$150,000.00	\$1,100,000.00	\$1,250,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$150,000.00			
Change in Funding:		\$1,100,000.00		
Revised Project Budget:			\$1,250,000.00	

Comment: Phase 1 of 2 phases will replace chiller and add a cooling tower and boiler. Funds will be reimbursed out of FRF funds provided by rent from State agencies occupying the space.

Previous Action: 08/20/2012 SBC Approved planning project
10/26/2012 ESC Selected designer (West Welch Reed Engineers, Inc.)

Minutes: 12/12/2013 SBC Approved allocation of partial funding and authorization to proceed with a previously approved planning project.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in project budget and funding in order to award a contract

Project Title: Blount County Campus Fitness Trail

Project Description: Provide a lighted walking trail at the Blount County campus

SBC Number: 166/032-07-2012

Total Project Budget: \$498,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>	
	\$430,000.00	\$68,000.00	\$498,000.00	Plant (Auxiliary-Student Fees) (A)
Original Project Budget:	\$430,000.00			
Change in Funding:		\$68,000.00		
Revised Project Budget:			\$498,000.00	

Comment: Five bids were received on November 13, 2013 with K&F Construction, Inc. submitting the low bid. Additional funds are to award base bid + Alternate #1. There will be no increase in fee for this work.

Previous Action: 10/11/2012 SBC Approved project
11/19/2012 ESC Selected designer (Ross/Fowler PC)

Minutes: 12/12/2013 SBC Referred to the Subcommittee with authority to act

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown @ Greenville, Greene County, Tennessee

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

Project Title: Greene County Expansion

Project Description: Construct a new facility and selective demolition as needed.

SBC Number: 166/023-01-2011

Total Project Budget: \$27,250,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>			
	\$ 9,000,000.00	\$ 0.00	\$ 9,000,000.00	10/11	CurrFundsCapImprov	(A)
	9,900,000.00	3,258,769.00	13,158,769.00		Gifts	(O)
	1,100,000.00	1,150,000.00	2,250,000.00		Plant (Non-Auxiliary)	(A)
	0.00	500,000.00	500,000.00		TDOT ARC grant	(O)
	0.00	1,000,000.00	1,000,000.00		TDOT Multimodal Access	(O)
	0.00	1,341,231.00	1,341,231.00		TDOT Trnsprt Alternative	(O)

Original Project Budget: \$20,000,000.00

Change in Funding: \$7,250,000.00

Revised Project Budget: \$27,250,000.00

Comment: Additional funds are to meet designer and CM/GC estimates to enhance the design and complete the build-out.

Previous Action:

- 01/13/2011 SBC Approved project
- 01/24/2011 ESC Selected designer (Fisher + Associates)
- 07/14/2011 SBC Revised scope & funding & issue RFP for CM/GC
- 11/10/2011 SBC Awarded CM/GC and approved EDP

Minutes: 12/12/2013 SBC Lieutenant Governor Ramsey asked if this action fully funded the project, and Chancellor Morgan responded "yes, as currently designed". The Commission approved the revision in project budget and funding.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology – Murfreesboro @ Smyrna, Rutherford County, TN

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

Project Title: Nissan Education and Training Facility

Project Description: Develop a joint facility with Nissan for training as well as TCAT programs.

SBC Number: 166/074-01-2013

Total Project Budget: \$37,300,000.00

Source of Funding: \$35,400,000.00 13/14 CurrFunds-CapImprov (A)
1,900,000.00 Gifts (Land Value) (O)

Comment: Nissan and the TCAT Murfreesboro will jointly occupy the 154,000 sf facility to provide education and training. Nine proposals were received on 11/26/2013 for evaluation on 12/10/2013.

Previous Action: 06/24/2013 ESC Approved purchase of property
07/11/2013 SBC Approved project and use of CM/GC
08/19/2013 ESC Selected designer (Tuck Hinton Architects)

Minutes: 12/12/2013 SBC Referred to the Subcommittee with authority to act.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

Requested Action: Approval to pre-plan a project, budget, scope, source(s) of funding and proceeding with process to select a designer; and utilize Construction Manager/General Contractor alternative delivery method

Project Title: Energy and Environmental Science Education Research Center (Planning)

Project Description: This project is on the site of the Ellington Plant Science Building which will be demolished (80,000 gsf, built 1966). The new 157,500 gsf building will house teaching labs, research/public service labs, offices, classrooms, a 500 seat learning center, support facilities, and space for a collaborating partner agency. The project will also include renovation/expansion of other existing facilities for temporary space.

SBC Number: 540/001-04-2013

Total Project Budget: \$72,750,000.00

Current Project Funding: \$ 2,000,000.00
(if not fully funded)

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

Comment: This is a FY 2012-2013 disclosed project for planning. The Construction Manager/General Contractor alternative delivery method is recommended due to site constraints. The building includes complex spaces and is adjacent to two busy streets and to other buildings that must remain operational. The evaluation criteria will include experience with constrained sites and complex building types. The CM/GC delivery method was approved as appropriate use by the State Architect on 11/20/2013. The temporary space is currently planned for the Publications and Services Building.

Minutes: 12/12/2013 SBC Speaker Harwell discussed additional funding for the project, and Dr. DiPietro stated that this project was the University's 3rd or 4th priority for State funding. The Commission approved preplanning the project, budget, scope, source(s) of funding and proceeding with process to select a designer, and to utilize Construction Manager/General Contractor alternative delivery method for construction.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in scope and to award a contract to the best evaluated proposal for Construction Manager/General Contractor

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

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

SBC Number: 540/009-17-2007

Total Project Budget: \$21,500,000.00

Source of Funding:	\$20,500,000.00	TSSBA (Parking)	(A)
	1,000,000.00	Plant Auxiliary (Parking)	(A)

Comment: This was a FY 2007-2008 disclosed project. Five proposals were received for CM/GC on November 6, 2013. The scope revision responds to the current Designer schematic design and estimate. The project schedule was revised to accommodate campus planning and demolition of a building.

Previous Action:

07/12/2007 SBC	Approved project
08/16/2007 SBC	Selected designer (Lindsay & Maples/Bullock Smith, JV)
10/10/2013 SBC	Approved utilizing CM/GC alternative delivery method

Minutes: 12/12/2013 SBC Approved a revision in scope and award of contract to Blaine Construction as CM/GC.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: New Student Housing (Planning)

Project Description: This project will provide a new residence hall for approximately 600 students. It will be constructed on the site of Gibbs Hall.

SBC Number: 540/009-15-2012

Total Project Budget: \$68,400,000.00

Current Project Funding:
(if not fully funded) \$ 3,000,000.00

Source of Funding: \$ 3,000,000.00 Plant (Auxiliary–Housing) (A)

Comment: This was a FY 2012/2013 **disclosed** project. Six proposals were received for CM/GC on November 12, 2013

Previous Action: 07/12/2012 SBC Approved project
08/20/2012 ESC Selected designer (Cope Associates)
10/10/2013 SBC Approved revision in scope

Minutes: 12/12/2013 SBC Approved award of contract to Blaine Construction as CM/GC.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: Approval of the Early Design Phase as recommended by the State Architect

Project Title: Sorority Lodges

Project Description: This project will provide for four new sorority lodges to be constructed on campus. Each lodge will contain approximately 5,356 square feet.

SBC Number: 540/011-06-2012

Total Project Budget: \$2,800,000.00

Source of Funding:

\$2,500,000.00	TSSBA (Sorority Fees)	(A)
200,000.00	Gift/Donations	(O)
100,000.00	Plant (Auxiliary-Parking)	(A)

Comment: The lodges accommodate meetings only and have no sleeping quarters.

Previous Action:

08/20/2012	SBC	Approved project
09/24/2012	ESC	Selected designer (Askew Nixon Ferguson)
07/11/2013	SBC	Approved a revision in scope

Minutes:

12/12/2013	SBC	Approved the Early Design Phase as recommended by the State Architect.
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DEPARTMENT OF GENERAL SERVICES

Library and Archives, Nashville, Davidson County, Tennessee

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

Project Title: New Library and Archives Building

Project Description: New Library and Archives building to reside on a site at the Bicentennial Mall in conformance with recommendations made in the Bicentennial Mall master plan completed in 1998.

SBC Number: 529/043-01-2005

Total Project Budget: \$76,000,000.00

Current Project Funding:
(if not fully funded) \$ 4,684,729.02

Source of Funding:	\$ 300,000.00	05/06	CurrFunds-CapImprov	(A)
	484,729.02	06/07	CurrFunds Capmprov	(A)
	1,300,000.00		Secy State OpFunds	(A)
	2,600,000.00	13/14	CurrFunds-CapImprov	(A)
	<u>\$ 4,684,729.02</u>			

Comment: There were five proposals received on October 31, 2013 for an evaluation held on November 8, 2013.

Previous Action:

10/24/2005	ESC	Approved planning & designer (Tuck-Hinton/Thomas-Miller, jv)
08/10/2006	SBC	Revised planning funds
12/14/2006	SBC	Revised EPC; approved conceptual design
06/14/2006	SBC	Revised planning funds
09/13/2007	SBC	Revised planning funds; approved revised design
02/25/2008	ESC	Presentation regarding sole source
03/13/2008	SBC	Approved sole source contract
07/10/2008	SBC	Revised planning funds
09/10/2009	SBC	Revised planning funds
11/15/2012	SBC	Approved planning funding
08/08/2013	SBC	Revised funding; using CM/GC

Minutes: 12/12/2013 SBC Approved award of contract to Turner Construction as CM/GC.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in sources of funding and of Amendment #7 to the contract with Jones Lang LaSalle

Project Title: Capital Improvements Master Plan

Project Description: Development of a comprehensive statewide capital improvements master plan that encompasses the need for State facilities and programs throughout Tennessee and provide oversight of implementation of the master plan.

SBC Number: 460/000-01-2011

Total Project Budget: \$10,750,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$ 0	\$ 500,000.00	11/12	CurrFunds CaplImprov	(A)
	500,000.00	(195,625.71)	304,374.29	11/12	FRF Reserve (501.01)	(A)
	2,136,000.00	0	2,136,000.00	12/13	DGS OpFund/PrePlan	(A)
	1,000,000.00	0	1,000,000.00	12/13	CurrFunds CaplImprov	(A)
	3,014,000.00	0	3,014,000.00		FRF Reserve	(A)
	500,000.00	0	500,000.00	12/13	Legislature Funds	(A)
	3,100,000.00	0	3,100,000.00		Various Project Fund	(A/O)
	<u>0</u>	<u>195,625.71</u>	<u>195,625.71</u>	13/14	DGS OpFund/PrePlan	(A)

Original Project Budget: \$10,750,000.00

Change in Funding: 0.00

Revised Project Budget: \$10,750,000.00

Comment: Amendment #7 allows for an orderly wind down and transition to the preplanning tasks without adding to the maximum liability of the contract and with no change in the contract term. The amendment adds language intended to address organizational conflicts of interest.

Previous Action:

09/08/2011	SBC	Approved project
12/19/2011	ESC	Deferred protest
12/29/2011	ESC	Discussion of protest status
01/23/2012	ESC	Approved award to Jones Lang LaSalle
06/14/2012	SBC	Approved amending contract: revised scope & funding
11/15/2012	SBC	Referred to ESC with authority to act
11/19/2012	ESC	Approved contract amendment
12/13/2012	SBC	Referred revising funding/amending contract to ESC
12/17/2012	ESC	Revised scope, budget amending contract
03/14/2013	SBC	Referred to ESC with authority to act
03/25/2013	ESC	Revised scope & funding to amend contract; final approval by Staff.
06/24/2013	ESC	Report of comprehensive master plan
08/19/2013	ESC	Presentation of master plan

Continued...

...Continued:

Minutes:

12/12/2013 SBC Commissioner Oglesby presented a request for approval of a revision in sources of funding and of Amendment #7 to the contract with Jones Lang LaSalle. He stated that they were very pleased with the work that JLL has performed and believe that the State has received great value from this contract. He said their team has assisted General Services in addressing life safety issues, deferred maintenance, and improved the quality and efficiency of State offices all while saving considerable amount of taxpayer dollars. The Department of General Services continues to look for ways to improve in the best interest of the State. After consideration of the current progress and in the interest of addressing the Department's own concerns as well as that of the SBC and the Comptroller's audit division regarding the potential organizational conflict of interest associated with the current contract, this amendment is not requesting an increase in the maximum liability of the contract or to exercise the term renewal option. This amendment will, through the reallocation of \$195,625.71 of previously approved funds, allow for the orderly wind down of contracted preplanning, facility assessment, and master planning services. Project leadership and leasing services under this contract will continue through the normal life of the contract and do not require additional funding. To supplement the Department's existing internal checks and balances, this amendment also includes language regarding additional policies the Department has offered to put in place to mitigate any potential conflict of interest where JLL may earn a future lease commission. It is believed that this amendment is in line with the intent of the recommendations provided within the Department's recent performance audit.

Comptroller Wilson pointed out and read the last sentence in paragraph 2 *Conflicts of Interest*: "Contractor shall not be entitled to collect any leasing commissions for any leases not procured prior to the effective date of this Seventh Amendment until such time as a mitigation plan prepared by STREAM has been approved in accordance with SBC policy." A motion was made, properly seconded, and passed without objection, to approve the request as presented.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on November 14, 2013.

Special Items

- 1) Referred to Subcommittee, with authority to act, presentation and approval of the design of the multi-family structure to be constructed by the third party developer on the city block fronting Jefferson Street per the conditions of the Sale Agreement between the State and Metro regarding the proposed Metro Ballpark.
- 2) Referred to Subcommittee, with authority to act, presentation and approval of the design of the Ballpark to be constructed by the Metro Sports Authority on the city block between Third and Fifth Avenues per the conditions of the Sale Agreement between the State and Metro regarding the proposed Metro Ballpark.
- 3) Referred to Subcommittee, with authority to act, selection of three State representatives to the MDHA special design committee per the conditions of the Sale Agreement between the State and Metro regarding the proposed Metro Ballpark.
- 4) Deferred consideration of a new SBC Policy & Procedures Item 12 regarding Conflicts of Interest.

Acknowledgement of Reporting Items

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

1) State Procurement Agency:	University of Tennessee	User Agency:	UTKnoxville
Location:	Knoxville		
Project Title:	McKenzie Lawson Athletic Center Addition		
SBC Project No:	540/009-10-2008		
Designer:	Athletic Ctr Assoc Arch	Contractor:	Blaine Construction
Construction Completion %:	99%	Targeted Substantial Completion:	12/31/2012
Change Order No.	14	Comment:	Owner Request for Additional Scope
Change Order Amount:	\$740,000.00		Build-out of shelled in dining space in original budget and
Change Order Percentage:	3%		scope, deferred while Gibbs Hall dining space was
Cumulative Percentage:	15.7%		available. (Gibbs demo scheduled for mid-Dec 2013)
<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$31,500,000.00		
Base Contract Amount:	\$27,483,000.00	Revised Contract Amount:	\$31,808,225.19
Contingency:	\$1,700,000.00	Remaining Contingency:	\$1,391,774.81

- 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 **Contractor:** S&W Contracting Co
Construction Completion %: 98% **Targeted Substantial Completion:** 09/04/2013
- Change Order No. 10 **Comment: Omission & Hidden Conditions**
Change Order Amount: \$90,142.72 Add duct banks and conduits and make vault
Change Order Percentage: 10.07 adjustments for grade and duct sizes, eliminate isolated
Cumulative Percentage: 58.61 overhangs and correct unsafe situation.
- Approved Project Funding** **After This Change Order**
Original Bid Target: \$6,080,000.00
Base Contract Amount: \$894,858.00 **Revised Contract Amount:** \$1,419,324.69
Contingency: \$478,000.00 **Remaining Contingency:** \$478,000.00
- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** TN Colleges of Applied Technology
Location: Statewide
Project Title: Roof Replacements
SBC Project No: 166/000-01-2011 (subproject E4 – Athens)
Designer: Design Innovations **Contractor:** Eskola LLC
Construction Completion %: 99% **Targeted Substantial Completion:** 11/24/2013
- Change Order No. 5 **Comment: Hidden**
Change Order Amount: \$28,107.46 Provide aluminum soffits where transite soffits were
Change Order Percentage: 11.93 removed and found to be too deteriorated for
Cumulative Percentage: 14.14 reinstallation.
- Approved Project Funding** **After This Change Order**
Original Bid Target: \$4,316,500.00
Base Contract Amount: \$235,700.00 **Revised Contract Amount:** \$269,035.17
Contingency: \$430,000.00 **Remaining Contingency:** \$430,000.00
- 4) **State Procurement Agency:** STREAM **User Agency:** Intellectual & Developmental Disabilities
Location: 221 Foxwood Lane
Project Title: Updates
SBC Project No: 346/000-01-2012
Designer: Design House 1411 **Contractor:** Garver Builders
Construction Completion %: 65% **Targeted Substantial Completion:** 11/23/2013
- Change Order No. 1 **Comment:**
Change Order Amount: \$13,204.30 Agency requests locksets on tenant's doors for security
Change Order Percentage: 12% where current doors only have latch sets; to cover added
Cumulative Percentage: 12% fire suppression system piping within living spaces.
- Approved Project Funding** **After This Change Order**
Original Bid Target: \$160,000.00
Base Contract Amount: \$108,847.50 **Revised Contract Amount:** \$122,051.80
Contingency: \$16,000.00 **Remaining Contingency:** \$2,795.70

- 5) State Procurement Agency: STREAM User Agency: Correction
 Location: Turney Center – Clifton TN
 Project Title: Upgrade Sewage Lift Station
 SBC Project No: 142/005-01-2012
 Designer: Hart Freeland Roberts Contractor: JS Haren Company
 Construction Completion %: 90% Targeted Substantial Completion: 11/16/2013
- Change Order No. 1 Comment: This includes cost to rent temporary pumps when the existing pumps failed after contract award and prior to contractor's mobilization; cost of miscellaneous valves and relocation of emergency generator.
 Change Order Amount: \$28,301.46
 Change Order Percentage: 23%
 Cumulative Percentage: 23%
- | | | | |
|---------------------------------|--------------|--------------------------------|--------------|
| <u>Approved Project Funding</u> | | <u>After This Change Order</u> | |
| Original Bid Target: | \$160,000.00 | Revised Contract Amount: | \$151,301.46 |
| Base Contract Amount: | \$123,000.00 | Remaining Contingency: | \$0 |
| Contingency: | \$28,301.26 | | |
- 6) State Procurement Agency: STREAM User Agency: Environment & Conservation
 Location: Cumberland Mountain State Park
 Project Title: Sewer Plant Decommissioning
 SBC Project No: 126/030-01-2003
 Designer: James + Associates Contractor: Freitag Construction
 Construction Completion %: 93% Targeted Substantial Completion: 12/04/2013
- Change Order No. 2 Comment:
 Change Order Amount: \$18,177.90 Additional and unexpected gravity sewer line outflow was discovered. Grinder pump and additional run of 1-1/2" forced sewer line is required to make tie back into main.
 Change Order Percentage: 10.5
 Cumulative Percentage: 10.5
- | | | | |
|---------------------------------|--------------|--------------------------------|--------------|
| <u>Approved Project Funding</u> | | <u>After This Change Order</u> | |
| Original Bid Target: | \$275,000.00 | Revised Contract Amount: | \$190,677.90 |
| Base Contract Amount: | \$172,500.00 | Remaining Contingency: | \$9,322.00 |
| Contingency: | \$27,499.90 | | |

- 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: Tennessee Board of Regents
 User Agency: Motlow State Community College
 Location: Lynchburg
 Project Title: Forrester Building Interior Renovation
 Project Description: Make interior renovations to the Forrester Building
 SBC Project No: 166/021-04-2013
 Total Project Budget: \$225,000
 Source of Funding: Plant Funds (Non Auxiliary)

Other Business

There being no other business, the meeting adjourned at 11:24 a.m.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State