

MINUTES
STATE BUILDING COMMISSION
February 8, 2018

The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Randy McNally called the meeting to order at 10:57 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Chairman Bill Haslam, Governor

ORGANIZATION

- University of Tennessee
- Department of Mental Health & Substance Abuse
- Department of General Services
- Tennessee Board of Regents
- Department of Environment & Conservation
- State Building Commission

PRESENTER

President Joe DiPietro
Commissioner Marie Williams
Commissioner Bob Oglesby
Executive Director, Dick Tracy
Commissioner Bob Martineau
State Architect Ann McGauran

OTHER PARTICIPANTS

Representative Mike Sparks
Hilda Tunstill, Interim President Motlow State Community College
Tim Yoko, TM Partners

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval to utilize a previously selected contractor for Phase II

Project Title: Security Upgrades

Project Description: This project will upgrade and add security cameras and wireless keyless access to various E&G buildings and rooms on campus. This project will also create an emergency operations center in the General Education Building.

SBC Number: 540/013-04-2015

Total Project Budget: \$16,000,000.00

Source of Funding:

\$ 2,000,000.00	15/16	CurrFunds-CapMaint	(A)
\$ 6,000,000.00	2015	GO Bonds-CapMaint	(A)
\$ 8,000,000.00	16/17	CurrFunds-CapMaint	(A)

Comment: This contract will allow Siemens to provide Phase II of the project and address all remaining buildings so that there is one security system for the E&G buildings and rooms on the campus. The cost for Phase II will be set by negotiation taking into account the cost of Phase I and the costs associated with Siemens' contract with the Federal General Services Administration.

Previous Action:

08/13/2015	SBC	Approved a project utilizing a consultant for design
03/10/2016	SBC	Approved utilizing Best Value alternative delivery method
07/14/2016	SBC	Approved revision in funding
09/08/2016	SBC	Approved award of a contract to Siemens for \$8,000,000 Ph 1

Minutes: 02/08/2018 SBC Approved utilizing a previously selected contractor for Phase II.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project and utilizing Campus Consultant for design

Project Title: Arena Video Improvements

Project Description: This project will replace the center-hung scoreboard with LED video displays and add 8 LED video display side-advertising panel tables.

SBC Number: 540/005-01-2018

Total Project Budget: \$1,480,000.00

Source of Funding: \$1,205,000.00 Plant Funds (Aux-Athletics) (A)
\$ 275,000.00 Gifts (O)

Comment: This is an additional FY 17/18 disclosed project approved by THEC on January 8, 2018. Campus Consultant is requested because design is limited to structural and mechanical connections. Campus has half of the Gift funds in hand and will use Plant Funds (Aux-Athletics) until the remaining gift funds are received.

Minutes: 02/08/2018 SBC Approved project and utilizing Campus Consultant for design.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a revision in project scope and to issue a Request for Qualifications utilizing University procurement to select a programmer

Project Title: Football Training Facility (Planning)

Project Description: This project will construct a new football/athletic training facility on the north edge of campus from the McKenzie Arena as sited in the 2012 campus master plan. *Programming and a review of the athletic facilities master plan will also be included.*

SBC Number: 540/005-04-2016

Total Project Budget: \$18,500,000.00

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

Source of Funding: \$ 1,000,000.00 Plant Funds (Aux-Athletics) (A)

Comment: This request adds scope for programming and reviewing the athletic facilities master plan.

Previous Action: 05/12/2016 SBC Approved preplanning a project budget, scope, funding and source of funding and proceeding with the process to select a designer.

Minutes: 02/08/2018 SBC Approved revision in project scope and issuing a Request for Qualifications utilizing University procurement to select a programmer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer

Project Title: Neyland Thompson North End Plaza (17/18)

Project Description: This project will create an entry plaza at the north entrance of the Neyland-Thompson Sports Complex located at the corner of Lake Loudoun Blvd. and Johnny Majors Drive. All construction will be exterior and will be comprised of landscaping and hardscaping.

SBC Number: 540/009-01-2018

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 Plant Funds (Aux-Athletics) (A)

Comment: This is an FY 17/18 disclosed project.

Minutes: 02/08/2018 SBC Approved project and proceeding with the process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in project funding allocation

Project Title: University Center

Project Description: This project will provide for the replacement of the existing University Center with a new facility better suited to serve students in today's environment. The existing facility was constructed in 1952 and expanded in 1967. The project will be constructed in multiple phases. The project will also require razing Aconda Court, Temple Court, 812 Volunteer Blvd, 900 Volunteer Blvd, and the UC parking garage.

SBC Number: 540/009-22-2008

Total Project Budget: \$181,740,000.00

Source of Funding:	\$145,000,000.00	TSSBA	(A)
	24,000,000.00	Plant Funds (Aux-Dining/Student Fees/Parking)	(A)
	12,740,000.00	Plant Funds (Non-Aux)	(A)

Comment: This request will reallocate funding to address extra construction expenses added by elements desired by campus. No increase in the Total Project budget is anticipated.

Previous Action:

09/11/2008	SBC	Approved planning & designer (McCarty-Holsaple-McCarty / Barber-McMurry)
11/10/2010	SBC	Approved Issuing an RFP
03/10/2011	SBC	Approved Rentenbach as CM/GC
07/14/2011	SBC	Revised Total Project Budget; scope; allocated funding
10/11/2012	SBC	Approved revision in scope & funding
07/09/2015	SBC	Approved revision in funding
06/09/2016	SBC	Approved revision in project budget, funding and sources of funding

Minutes: 02/08/2018 SBC Approved revision in project funding allocation.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to use previously selected consultant for design

Project Title: West Campus Redevelopment

Project Description: This project will replace housing and dining in North Carrick, South Carrick, Reese, Humes, Morrill, Apartment Residence, and Presidential Dining, all of which will be demolished. It will provide approximately 2,700 beds, and a dining and office facility with site amenities.

SBC Number: 540/009-05-2014

Total Project Budget: \$234,200,000.00

Source of Funding: \$193,800,000.00 14/15 TSSBA (A)
\$ 40,400,000.00 Plant (Aux-Housing/Dining/Facility Fees) (A)

Comment: This request is to use a previously selected consultant for review and design of existing conditions in Phase 1.

Previous Action: 06/12/2014 SBC Approved project & using CM/GC
06/23/2014 ESC Designer selected (CH2M Hill)
08/21/2014 SBC Approved contract award to Messer Construction as CM/GC
11/12/2015 SBC Approved utilizing Best Value alternative delivery method
01/14/2016 SBC Approved Early Design Phase as presented
07/25/2016 ESC Approved designer selection for Dining (Johnson Architecture)

Minutes: 02/08/2018 SBC Approved using previously selected consultant for design.

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

Moccasin Bend Mental Health Institute, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval to cancel the project**

Project Title: Moccasin Bend LED Lighting and Controls

Project Description: Upgrade main hospital building existing lighting with new LED lighting, associated controls, and all required related work.

SBC Number: 344/009-02-2017

Total Project Budget: \$260,000.00

Current Project Funding: \$ 0.00

Source of Funding:

	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$245,000.00	\$(245,000.00)	\$0.00	2015	GOBonds CapMaint (EmPower)	(A)
	15,000.00	(15,000.00)	0.00	17/18	MHSAS CurrFunds-MajorMaint	(A)
Original Project Budget:	\$260,000.00					
Change in Funding:		(\$260,000.00)				
Revised Project Budget:			\$0.00			

Comment: Project cancellation is requested due to other strategic planning for this site that removes the need for this upgrade.

Previous Action: 08/10/2017 SBC Approved project and to utilize the VAR contract to perform the work

Minutes: 02/08/2018 SBC Approved cancelling the project.

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

Moccasin Bend Mental Health Institute, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer

Project Title: Moccasin Bend MHI Planning Study

Project Description: Planning study to define programmatic scope, cost, and site requirements to replace the current facility.

SBC Number: 344/009-01-2018

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 17/18 MHSAS Op Funds (Trust Fund) (A)

Comment: The study is intended to lead to the replacement of the nearly 60 year old facility.

Minutes: 02/08/2018 SBC Approved project and proceeding with the process to select a designer.

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

Western Mental Health Institute, Bolivar, Hardeman County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to select a designer**

Project Title: Western MHI Phase II Study

Project Description: Planning study to define programmatic scope and cost to complete the final phase of the replacement facility.

SBC Number: 344/015-01-2018

Total Project Budget: \$100,000.00

Source of Funding: \$100,000.00 17/18 MHSAS Op Funds (Trust Fund) (A)

Comment: The first phase of the replacement facility was completed in 2010 and included patient care and support functions. The study is intended to ascertain scope and budget to consolidate remaining functions on campus into one facility.

Minutes: 02/08/2018 SBC Approved project and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

East Tennessee Regional Health Office, Knoxville, Knox County, Tennessee

Requested Action: Approval to cancel the project

Project Title: ETRHO Energy Improvements

Project Description: Replace chiller with high efficiency equipment, and perform existing building commissioning and all required related work.

SBC Number: 408/001-01-2016

Total Project Budget: \$245,000.00

Current Project Funding \$ 10,893.06

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$109,000.00	\$ (98,106.94)	\$10,893.06	15/16	FRF CurrFunds-CapMaint (EmPower)	(A/R)
	136,000.00	(136,000.00)	0.00	2015	GO Bonds-CapMaint (EmPower)	(A)
Original Project Budget:	\$245,000.00					
Change in Funding:		\$(234,106.94)				
Revised Project Budget:			\$10,893.06			

Comment: Project cancellation is requested due to other improvements in the building which negate the need to replace this chiller at this time. Commissioning is integral to project work and will be performed as a part of the building improvements.

Previous Action: 8/11/2016 SBC Approved project utilizing Agency Consultant and JOC

Minutes: 02/08/2018 SBC Approved cancelling the project.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in project funding

Project Title: Job Order Contract

Project Description: Job Order Contract will provide a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

SBC Number: 460/000-01-2013

Total Project Budget: \$5,300,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,500,000.00	\$(500,000.00)	\$2,000,000.00	Various Agency Funds	(A/O)
	2,550,000.00	500,000.00	3,050,000.00	Various Project Funds	(A/O)
	250,000.00	0.00	250,000.00	10/11 ADA Funds	(R)
Original Project Budget:	\$5,300,000.00				
Change in Funding:		\$ 0.00			
Revised Project Budget:			\$5,300,000.00		

Comment: This request will reallocate additional spending authority from Various Agency Funds to Various Project Funds in order to complete multiple projects. The current contract will expire May 31, 2018.

Previous Action:

03/14/2013	SBC	Approved issuance of RFP
04/11/2013	SBC	Referred to ESC with authority to act
04/22/2013	ESC	Approved award to RL Alvarez Construction
04/16/2014	SBC	Approved revision in funding
11/13/2014	SBC	Approved revision in funding
04/09/2015	SBC	Approved contract extension
02/11/2016	SBC	Approved revision in funding and contract extension
08/11/2016	SBC	Approved a revision in project budget, funding and sources of funding
03/09/2017	SBC	Approved extending the contract an additional 12 months

Minutes: 02/08/2018 SBC Approved revision in project funding.

DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: New State Museum

Project Description: Complete design and construction of the new State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

SBC Number: 529/050-01-2015

Total Project Budget: \$160,000,000.00

Current Project Funding: \$157,510,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$121,610,000.00	\$ 0.00	\$121,610,000.00	15/16	FRF CurrFunds-CapImp	(A)
	17,700,000.00	0.00	17,700,000.00	FY17	FRF GO Bonds-CapImp	(R/A)
	14,700,000.00	(2,000,000.00)	12,700,000.00	FY17	GO Bonds-CapImp	(R/A)
	3,500,000.00	2,000,000.00	5,500,000.00		Gifts	(O)
Original Project Budget:	\$157,510,000.00					
Change in Funding:		\$0.00				
Revised Project Budget:			\$157,510,000.00			

Comment: This replaces some of the bridge funding with additional gift funding from the museum foundation.

Previous Action:

05/13/2015	SBC	Referred to ESC with authority to act
05/26/2015	ESC	Approved project and RFQ for PM services
07/09/2015	SBC	Referred to ESC with authority to act
07/20/2015	ESC	Revised funding; using CMGC; award to Compass Partners as PMaA
08/24/2015	ESC	Approved issuing RFQ for Exhibit Designer
08/24/2015	ESC	Selected designer (EOA Architects)
10/13/2015	SBC	Referred CMGC contract award to ESC
10/22/2015	ESC	Approved award to Turner Construction as CM/GC
10/22/2015	ESC	Approved award to Gallagher & Associates as Exhibit Designer
11/12/2015	SBC	Approved issuing RFP for Exhibit Fabricator Services and referring award of contract to ESC with authority to act
03/10/2016	SBC	Approved contract award to Design & Production Inc for Exhibit Fabricator Services
03/30/2016	SBC	Approved Early Design Phase
07/14/2016	SBC	Referred to ESC with authority to act
07/25/2016	ESC	Approved revision in funding
03/09/2016	SBC	Referred to ESC with authority to act
03/23/2017	ESC	Approved revision in funding and GMP

Minutes: 02/08/2018 SBC Approved revision in project funding.

The breakdown of the \$17,700,000.00 FRF G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

<u>Original</u>	<u>Change</u>	<u>Revised</u>		
\$ 80,047.73	\$ 0.00	\$ 80,047.73	2001	FRF Cap Improv
4,959,987.31	0.00	4,959,987.31	2006	FRF Cap Maint
1,834,478.40	0.00	1,834,478.40	2007	FRF Cap Improv
406,017.30	0.00	406,017.30	2007	FRF Cap Maint
3,086,870.56	0.00	3,086,870.56	2008	FRF Cap Improv
1,750,000.00	0.00	1,750,000.00	2008	FRF Cap Maint
822,377.81	0.00	822,377.81	2009	FRF Cap Maint
280,039.00	0.00	280,039.00	2010	FRF Cap Maint
50,000.00	0.00	50,000.00	2010	FRF Cap Improv
3,000,000.00	0.00	3,000,000.00	2011	FRF Cap Improv
1,430,181.89	0.00	1,430,181.89	2011	FRF Cap Maint
\$17,700,000.00	\$ 0.00	\$17,700,000.00		

The breakdown of the \$14,700,000.00 G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

<u>Original</u>	<u>Change</u>	<u>Revised</u>		
\$ 3,820,472.87	(\$2,000,000.00)	\$ 1,820,472.87	2004	Cap Improv
802,570.36	0.00	802,570.36	2004	Cap Maint
291,212.46	0.00	291,212.46	2005	Cap Maint
581,938.13	0.00	581,938.13	2006	Cap Maint
43,396.73	0.00	43,396.73	2006	Cap Improv
3,630,202.15	0.00	3,630,202.15	2007	Cap Improv
3,374,777.31	0.00	3,374,777.31	2007	Cap Maint
472,470.18	0.00	472,470.18	2009	Cap Maint
300,000.00	0.00	300,000.00	2009	Cap Improv
378,254.87	0.00	378,254.87	2010	Cap Maint
888,501.94	0.00	888,501.94	2011	Cap Maint
32,116.67	0.00	32,116.67	2012	Cap Maint
84,086.33	0.00	84,086.33	2012	Cap Improv
\$14,700,000.00	(\$2,000,000.00)	\$12,700,000.00		

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a project and to issue a Request for Qualifications for Indefinite Delivery Indefinite Quantity Contractors

Project Title: IDIQ Contracts – Tier 1

Project Description: Pools of construction contractors will be qualified to bid on maintenance projects under \$100,000 and Capital Projects up to \$500,000.

SBC Number: 529/000-01-2018

Comment: Pools of qualified contractors will be established in each grand division to allow for expedited construction delivery of smaller projects. Contractors will be eligible to remain in the pools for two years with three- one year renewal options so long as they comply with participation and other contract requirements. The State has the right to replenish the pool, as needed to maintain a minimum number of contractors in the pool, upon approval by the State Architect. Use of the IDIQ delivery method will be approved in accordance with SBC policy on a project by project basis. The lowest bidding contractor from the pool will be awarded a contract for the work in accordance with procurement law.

Individual project contracts will only require the signature of the Deputy Commissioner of STREAM, the contractor, and the State Architect. The total cost of the projects utilizing IDIQ contracts will not exceed \$13 million per year without SBC approval.

Minutes: 02/08/2018 SBC Comptroller Wilson asked if the IDIQ is what used to be called a requirement contract. Commissioner Oglesby stated that he did not know but that this is for prequalified contractors. Secretary Hargett stated that it would be a pool of contractors.

The Commission referred to ESC with authority to act.

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval of revision in funding

Project Title: New Football Stadium

Project Description: Construct a new 10,000 seat football stadium. Scope to include demolition and building, as well as site work, infrastructure, parking, and supporting facilities. Renovate a space in the Bond Building as locker room space for the home and visiting teams.

SBC Number: 166/005-02-2013

Total Project Budget: \$33,358,006.00

Current Project Funding: \$27,160,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$14,400,000.00	\$ 0.00	\$14,400,000.00	2013	TSSBA (fees/revenues)	(A)
	4,019,450.00	0.00	4,019,450.00		Plant (Aux-Student Fees)	(A)
	2,806,698.00	450,000.00	3,256,698.00		Gifts	(O)
	5,483,852.00	0.00	5,483,852.00		Plant(Non-Auxiliary)	(A)
Original Project Funding:	\$26,710,000.00					
Change in Funding:		\$450,000.00				
Revised Project Funding:			\$27,160,000.00			

Comment: Additional funds are needed to meet the designer's estimate for the State's requested increased occupancy load and associated mechanical, electrical, plumbing and code items.

Previous Action:

07/11/2013	SBC	Approved project
07/30/2013	ESC	Selected designer (McCarty Holsaple McCarty)
01/09/2014	SBC	Revised Funding
03/12/2015	SBC	Revised budget and funding, approved use of CM/GC
06/11/2015	SBC	Revised scope/funding & award to Burwill Construction CM/GC
11/12/2015	SBC	Approved revision in budget & funding; and EDP
10/12/2017	SBC	Approved revision in scope, funding, and sources of funding.

Minutes: 02/08/2018 SBC Approved revision in funding.

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee **

Requested Action: Approval of a revision in project budget and approval of an Early Design Phase as presented by TM Partners

Project Title: Rutherford County Teaching Addition III

Project Description: Construct a third building at the Rutherford County (Smyrna) center. Project to include parking and renovations of existing facilities.

SBC Number: 166/021-01-2016

Total Project Budget: \$27,740,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$24,471,000.00	\$ 0.00	\$24,471,000.00	17/18	CurrFunds-CapImp	(A)
	959,000.00	550,000.00	1,509,000.00		Plant Funds (Non-Aux)	(A)
	760,000.00	0.00	760,000.00		Land value	(O)
	1,000,000.00	0.00	1,000,000.00		Gifts	(O)
Original Project Budget:	\$27,190,000.00					
Change in Funding:		\$550,000.00				
Revised Project Budget:			\$27,740,000.00			

Comment: Additional funds are needed to meet the designer's estimate.

** Work will be done in Rutherford County

Previous Action:

07/14/2016	SBC	Approved project
09/19/2016	ESC	Selected designer (TM Partners)
07/13/2017	SBC	Revised budget and funding
08/10/2017	SBC	Referred CM/GC selection to ESC
08/21/2017	ESC	Approved award of CM/GC (Messer Construction Company)

Minutes: 02/08/2018 SBC Executive Director Dick Tracy presented Hilda Tunstill, Interim President and Tim Yoko, TM Partners. Mr. Yoko gave the presentation. Secretary Hargett requested a copy of the presentation be given to Representative Sparks. Representative Sparks supports this request.

The Commission approved a revision in project budget and approval of an Early Design Phase as presented by TM Partners.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide

Requested Action: Approval to award a contract to the best evaluated proposer for a Hospitality Consultant

Project Title: Hospitality Consultant

Project Description: Hospitality consultant to support the agency for project development and associated facility needs, along with addressing operational and business requirements.

SBC Number: 126/000-04-2017

Total Project Budget: \$1,200,000.00

Source of Funding: \$ 200,000.00 17/18 TDEC Op Funds (A)
1,000,000.00 Various Project Funds (O)

Comment: The State received two responses on Thursday, December 7, 2017. The Notice of Intent to award was issued on Thursday, December 21, 2017 naming CHM Government Services as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 10/12/2017 SBC The agency requested that this be referred to the Executive Subcommittee because additional time was needed to finalize the RFQ. Referred to Executive Subcommittee with authority to act.
10/23/2017 ESC Approved project and issuing an RFQ for Hospitality Consultant.

Minutes: 02/08/2018 SBC Approved awarding a contract to the best evaluated proposer for a Hospitality Consultant.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

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

Project Title: Paris Landing State Park Inn Replacement

Project Description: Demolish existing inn, construct new inn to include guestrooms, conference and meeting space, restaurant, and all required related work.

SBC Number: 126/075-01-2017

Total Project Budget: \$26,075,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$23,070,000.00	\$ 0.00	\$23,070,000.00	17/18	CurrFunds-CapImp	(A)
	0.00	590,958.61	590,958.61	2006	GOBonds-CapImp	(R)
	0.00	686,491.55	686,491.55	2007	GOBonds-CapImp	(R)
	0.00	282,878.01	282,878.01	2011	GOBonds-CapImp	(R)
	0.00	1,444,671.83	1,444,671.83	2012	GOBonds-CapImp	(R)

Original Project Budget: \$23,070,000.00

Change in Funding: \$3,005,000.00

Revised Project Budget: \$26,075,000.00

Comment: The State received four responses on Thursday, January 18, 2018. The Notice of Intent to award was issued on Friday, January 26, 2018 naming Doster as the best evaluated proposer. The protest period will expire on February 2, 2018.

Previous Action: 09/14/2017 SBC Approved project, budget, scope, funding and source of funding, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method.
10/23/2017 ESC Approved designer selection (Goodwyn Mills & Cawood, Inc)

Minutes: 02/08/2018 SBC Approved revision in funding and to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on January 11, 2018.

Report of Items Approved by Office of the State Architect

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

- 1) **State Procurement Agency:** University of Tennessee **User Agency:** Knoxville Campus
Location: Knoxville, Tennessee
Project Title: Alpha Gamma Rho
SBC Project No: 540/009-12-2014
Designer: The Lewis Group Architects
Construction Completion %: 45%
Change Order No. 5
Change Order Amount: \$45,623
Change Order Percentage: 2.65%
Cumulative Percentage: 17.69%

Contractor: Wright Contracting, Inc.
Targeted Substantial Completion: 05/15/2018
Comment: **Hidden Conditions / Omission / Design Modifications / Added Scope**

This change order addresses a hidden condition where additional structural steel was required in order to supplement the bearing of the floor slab at an isolated portion of the foundation wall. The PVC condensate drain lines were changed to cast iron and the required condensate drain line connections were provided for the tie-in to the storm drainage system. The Owner requested to change the floor finish in the recreation room and foyer to stained concrete in lieu of vinyl tile. This work includes a credit for the deletion of signage in the project, as this is planned to be provided by the campus. The fraternity also requested additional scope for the replacement of number of the existing windows on the second floor, some exterior wood veneer replacement, changes to the existing kitchen and janitor closet including a coiling counter door, new partitions and doors, extending a water line, new floor drain and new electrical provision for a steam table.

Approved Project Funding

Original Bid Target: \$1,904,000
Base Contract Amount: \$1,724,000
Contingency: \$190,000

After This Change Order

Revised Contract Amount: \$2,028,941
Remaining Undedicated Funds: \$250,000

2) **State Procurement Agency:** TN Board of Regents **User Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: New Student Housing
SBC Project No: 166/007-13-2011
Designer: Fleming Assoc Architect, PC
Construction Completion %: 100%
Change Order No. 7
Change Order Amount: \$(21,250)
Change Order Percentage: (1.44)%
Cumulative Percentage: 30.05%
Contractor: Virginia Wrecking Co Inc
Targeted Substantial Completion: 05/24/2017
Comment: Cost Efficiencies
 This change order assesses liquidated damages on the contractor for the schedule overage of 142 days past the contracted substantial completion date.
Approved Project Funding
Original Bid Target: \$1,473,143.00
Base Contract Amount: \$1,473,143.00
Contingency: \$523,011.94
Revised Contract Amount: \$1,915,867.02
Remaining Undedicated Funds: \$80,287.92
After This Change Order

3) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Henning, Tennessee
Project Title: West Tennessee State Penitentiary Reroof Various Buildings – Site 3
SBC Project No: 142/022-04-2012
Designer: Clark Dixon Architects
Construction Completion %: 35%
Change Order No. 1
Change Order Amount: \$(2,780,160.42)
Change Order Percentage: (65.04)%
Cumulative Percentage: (65.04)%
Contractor: Don Kennedy Roofing, Inc.
Targeted Substantial Completion: 02/26/2016
Comment: Cost Efficiencies
 This change order creates a credit to the project by effectuating the termination of the construction contract for convenience.
Approved Project Funding
Original Bid Target: \$4,443,113
Base Contract Amount: \$4,274,517
Contingency: \$341,404
Revised Contract Amount: \$1,494,356.58
Remaining Undedicated Funds: \$1,620,056.31
After This Change Order

- **Projects Approved Under Delegated Authority** 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 dated May 11, 2017*)

1) **State Procurement Agency:** University of Tennessee
User Agency: UT Martin
Location: Martin, Tennessee
Project Title: Ag Campus Barn Renovation
Project Description: This project will renovate an existing barn on the Ag Campus providing utilities to the site and build out of an agriculture classroom and faculty office space.
SBC Project No. 540/011-03-2015
Total Project Budget: \$378,000
Source of Funding: \$211,000 – Federal Grants
 \$167,000 – Plant Non-Auxiliary

- **Projects Approved Under Delegated Authority** for the addition of scope for Capital Project (in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*)

- 1) **State Procurement Agency:** University of Tennessee
User Agency: UT Martin
Location: Martin, Tennessee
Project Title: Elam and Clement Roof Replacement and Masonry Repair
Project Description: This project will replace the standing seam metal roof (approx. 79,000 sf) (1985) that covers the main portion of the Elam Center, *replace exterior lighting*, and repair the exterior brick on the Elam Center and Fieldhouse. This project will also complete the replacement of the Clement Hall roof (approx. 20,000 sf).

SBC Project No. 540/011-01-2016
Total Project Budget: \$3,960,000
Source of Funding: \$3,960,000 – CurrFunds-CapMaint (A)

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

- 1) **State Procurement Agency:** University of Tennessee
Project: Academic Classroom Buildings Renovation (Lupton/Fine Arts)
SBC No. 540/005-01-2015
Designer: Franklin Associates Architects, Inc.
Amount: \$131,700
Explanation: This ASR addresses the need to provide audio visual consulting for this classroom building renovation project at UTC.

Report of Items Submitted to the SBC

- **Annual Report of the Tennessee Residence Commission** (in accordance with T.C.A. § 4-23-203 (b))

Other Business

There being no further business, the meeting adjourned at 11:17 a.m.

* * * * *

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State