

MINUTES
STATE BUILDING COMMISSION
March 10, 2016

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Ron Ramsey called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

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

MEMBERS ABSENT

Chairman Bill Haslam, Governor

ORGANIZATION

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

PRESENTER

Commissioner Derrick Schofield
Commissioner Bob Oglesby
Acting Chancellor David Gregory
President Joe DiPietro
Chief of Staff Ted Townsend
State Architect Peter Heimbach

OTHER PARTICIPANTS

Scott Frick, The Frick Law Firm, PLLC

DEPARTMENT OF CORRECTION

Statewide

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

Project Title: High Mast Lighting Systems Upgrades – Phase 1 *and Phase 2*

Project Description: Refurbish existing high mast lighting systems to incorporate new LED lamps and fixtures to reduce energy use and maintenance requirements.

SBC Number: 140/001-06-2013

Total Project Budget: \$2,900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,500,000.00	\$ 0.00	\$1,500,000.00	13/14	CFCM/Sent Act	(A)
	0.00	1,400,000.00	1,400,000.00	14/15	CFCM/Sent Act	(A)
Original Project Budget:	<u>\$1,500,000.00</u>					
Change in Funding:		\$1,400,000.00				
Revised Project Budget:			\$2,900,000.00			

Comment: This request adds FY 14/15 line-item funding from the capital budget. Phase 1 is completed at Riverbend Maximum Security. This is the second and final phase which will replace the high mast lighting system at Northeast Correctional Complex.

Previous Action: 07/11/2013 SBC Approved project
07/30/2013 ESC Selected designer (Smith Seckman Reid)

Minutes: 03/10/2016 SBC Approved a revision in project budget, scope, funding and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

TBI Regional Consolidated Facility, Knoxville, Knox County, Tennessee

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

Project Title: Commissioning

Project Description: Existing building commissioning.

SBC Number: 500/003-01-2016

Total Project Budget: \$164,200.00

Source of Funding: \$164,200.00 15/16 FRF CurrFunds-CapMaint (Empower) (A/R)

Comment: This project is funded out of the Empower TN Project Implementation fund. The time frame for payback of Empower funds is as follows:

	<u>Estimated Annual Savings</u>	<u>Estimated Simple Payback (Years)</u>
Existing Building Commissioning	\$34,270	1 to 2.5

Minutes: 03/10/2016 SBC Approved a project, budget, scope, funding and source of funding.

DEPARTMENT OF GENERAL SERVICES

Ellington Agricultural Center, Nashville, Davidson County, Tennessee

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

Project Title: Moss Building Fire/Security Upgrades

Project Description: Installation of a fire alarm and security system in the Moss Building and three office out-buildings.

SBC Number: 100/000-01-2014

Total Project Budget: \$297,724.60

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$290,000.00	\$ 0.00	\$290,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	0.00	7,724.60	7,724.60		Bid Bond Forfeiture	(O)
Original Project Budget:	\$290,000.00					
Change in Funding:		\$7,724.60				
Revised Project Budget:			\$297,724.60			

Comment: Funds are added to the project from a forfeited bid security. These will offset additional construction cost to the project.

Previous Action: 01/09/2014 SBC Approved project
 01/21/2014 ESC Selected designer (Smith Seckman Reid)
 10/13/2015 SBC Approved utilizing JOC to perform the work

Minutes: 03/10/2016 SBC Approved a revision in project budget, funding and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

Ellington Agriculture Center, Nashville, Davidson County, Tennessee

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

Project Title: Porter Lab Energy Systems Upgrade

Project Description: Energy upgrades including existing building commissioning, steam boiler removal with a preheat replacement system and control integration for lab exhaust hoods.

SBC Number: 100/000-01-2016

Total Project Budget: \$1,161,000.00

Source of Funding: \$ 862,100.00 2015 G.O. Bonds (Empower) (A)
 298,900.00 15/16 FRF CurrFund-CapMaint (Empower) (A/R)

Comment: This project is funded out of the Empower TN Project Implementation fund. The boiler is past its useful life. The upgrades are to reduce energy consumption and utility cost. The time frame for payback of Empower funds is as follows:

	<u>Estimated Annual Savings</u>	<u>Estimated Simple Payback (Years)</u>
Total Project	\$123,850	8 to 9.5
Existing Building Commissioning	\$40,500	1.5 to 2
Mechanical Equipment Upgrades	\$26,350	5 to 7
Lab Hoods	\$57,000	10 to 12

Minutes: 03/10/2016 SBC Approved a project, budget, scope, funding and source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: Energy Systems Upgrade

Project Description: Energy systems upgrade including mechanical, controllable LED lighting, window film and existing building commissioning.

SBC Number: 529/073-01-2016

Total Project Budget: \$1,504,000.00

Source of Funding: \$1,187,200.00 2015 G.O. Bonds (Empower) (A)
316,800.00 15/16 FRF CurrFunds-CapMaint (Empower) (A/R)

Comment: This project is funded out of the Empower TN Project Implementation fund. The upgrades are to reduce energy consumption and utility cost. The time frame for payback of Empower funds is as follows:

	<u>Estimated Annual Savings</u>	<u>Estimated Simple Payback (Years)</u>
Total Project	\$430,960	3 to 5
Existing Building Commissioning	\$261,760	1 to 2
Mech. Equip. Upgrades & Window Film	\$101,780	3 to 5
Lighting Control	\$ 67,420	4 to 6

Minutes: 03/10/2016 SBC Approved a project, budget, scope, funding and source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

North Nashville Development, Nashville, Davidson County, Tennessee

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

Project Title: Harrison Street Parking Lot and Bus Charging Station

Project Description: Construction of a new parking lot and an easement to Metropolitan Transit Authority (MTA) for a bus charging station.

SBC Number: 529/060-01-2016

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 Gift-in-Place (0)

Comment: MTA requested an easement for a bus charging station to be located on State property. In return, MTA will be constructing approximately 30 parking spaces on State property, located at the corner of Harrison Street and Rosa L. Parks Blvd., for the use of the State. MTA will also install the four electric car charging stations displaced by the new parking garage.

Minutes: 03/10/2016 SBC Approved acceptance of gift-in-place construction, with plans and specifications to be approved by the State Architect.

DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

Requested Action: Approval to award a contract to the best-evaluated proposer for the Exhibit Fabricator Services

Project Title: New State Museum

Project Description: Complete design and construction of 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: \$121,610,000.00
(if not fully funded)

Source of Funding: \$121,610,000.00 15/16 FRF CurrFunds-CapImprov (A)

Comment: Two proposals were received on February 2, 2016. The Notice of Intent to award was sent on February 25, 2016 naming Design and Production Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

05/13/2015	SBC	Referred to the ESC, with authority to act
05/26/2015	ESC	Approved budget, scope & issue RFQ
07/09/2015	SBC	Referred to ESC with authority to act
07/20/2015	ESC	Revised funding, using CMGC; award to Compass Partners 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 of contract to Turner Construction as CM/GC
10/22/2015	ESC	Approved award of contract to Gallagher & Assoc as Exhibit Designer
11/12/2015	SBC	Approved issuing RFP for Exhibit Fabricator Services; referred award of contract to ESC

Minutes: 03/10/2016 SBC Secretary Hargett raised a question on the museum project unrelated to this requested action. He noted that he had been invited to a groundbreaking scheduled for April 6 and asked if the Early Design Phase (EDP) had been previously approved by the SBC. Mr. Heimbach said it was his understanding the EDP is anticipated at the April 14 SBC meeting. Secretary Hargett suggested any likeness of the building would be premature and inappropriate until the SBC approves the EDP. He emphasized his support for the project, but said it wouldn't be proper to display an image before it was approved. He offered the possibility of a called meeting to review the design before the April 6 groundbreaking in the event that there was intent to display any images of the building.

Regarding the requested action, Comptroller Wilson asked if there were any protests received, and was told there had been none. The Commission approved award of a contract to Design and Production Inc. for Exhibit Fabricator Services.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a Completion of Services Agreement

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:	\$ 500,000.00	11/12	CurrFunds-CapImprov	(A)
	304,374.29	11/12	FRF Reserve (501.01)	(A)
	2,136,000.00	12/13	DGS OpFund/PrePlan	(A)
	1,000,000.00	12/13	CurrFunds-CapImprov	(A)
	3,014,000.00		FRF Reserve	(A)
	500,000.00	04/05	CurrFunds-CapImprov	(R)
	3,100,000.00		Various Project Fund	(A/O)
	195,625.71	13/14	DGS OpFund/PrePlan	(A)

Comment: Completion of Services Agreement is entered to allow completion of services and payment on specified lease procurement(s) already agreed upon in expired contract. Contractor will only receive commissions on the first 8 leases on Schedule 1 if leases are complete by June 30, 2016. Contractor will only receive commissions on the last four leases on Schedule 1 if they are complete by October 31, 2016.

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
06/24/2013	ESC	Report of comprehensive master plan
08/19/2013	ESC	Presentation of master plan
12/12/2013	SBC	Approved revision in source of funding and Amendment 7
08/28/2014	ESC	Revised source of funding

Minutes: 03/10/2016 SBC At the agency's request, the item was removed from the agenda.

Bid Activity Report

1) Community Homes - Statewide

(Community Home Renovation)

SBC Project No. 346/000-01-2015

Bid Target: \$250,000.00

M.A.C.C. \$275,000.00

Bid date: 3/1/2016

SBC Action: Commissioner Oglesby stated that bids had been received and there were sufficient funds in the overall project to cover the base bid and Alternate #1. He requested approval to move \$80,000 to the subproject to cover the overage in the base bid and Alternate #1. The Commission approved the request as presented.

2) Carter House State Historic Site

(Battle of Franklin Building Demolition)

SBC Project No. 160/008-01-2015

Bid Target: \$350,000.00

M.A.C.C. \$385,000.00

Bid date: 3/3/2016

SBC Action: No action was required

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Kimbrough Trading Center Renovations

Project Description: Renovate Kimbrough Hall to accommodate a trading center.

SBC Number: 166/003-02-2015

Total Project Budget: \$810,000.00

	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
Source of Funding	\$270,000.00	\$250,000.00	\$520,000.00	Plant (Student Fees) (O)
	290,000.00	0.00	290,000.00	Gifts (O)
Original Project Budget:	\$560,000.00			
Change in Funding:		\$250,000.00		
Revised Project Budget:			\$810,000.00	

Comment: Additional funds are to meet the designer’s estimate. Existing student fees are Business Course fees charged to students taking business courses.

Previous Action: 06/11/2015 SBC Approved project
 06/22/2015 ESC Selected designer (Gilbert McLaughlin Casella Architects)

Minutes: 03/10/2016 SBC Approved a revision in project budget, funding, 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, funding, and source(s) of funding to fully fund the project

Project Title: Surface Parking Expansion

Project Description: Construct surface parking in different areas of campus. Some existing lots will be expanded, repaved, restriped and some non-paved areas will be converted to paved parking. The work includes grading, drainage, sub-base, asphalt, lighting, emergency phones, landscaping and striping.

SBC Number: 166/007-04-2015

Total Project Budget: \$2,000,000.00

	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
Source of Funding	\$150,000.00	\$1,850,000.00	\$2,000,000.00	Plant (Auxiliary-Parking) (A)
Original Project Budget:	<u>\$150,000.00</u>			
Change in Funding:		\$1,850,000.00		
Revised Project Budget:			\$2,000,000.00	

Comment: The additional funds are to fully fund the project. The tennis storage building being demolished is 210 sf. This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

Previous Action: 08/13/2015 SBC Approved project
08/24/2015 ESC Selected designer (Burr and Cole Consulting Engineers, Inc.)

Minutes: 03/10/2016 SBC Approved a revision in project budget, funding, and source(s) of funding to fully fund the project.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Energy Conservation

Project Description: Reduce utility costs, perform deferred maintenance, and improve campus safety.

SBC Number: 166/007-01-2016

Total Project Budget: \$10,000,000.00

Current Project Funding: \$ 30,000.00 05/06 CurrFunds-Capital Maint (R)
(if not fully funded)

Comment: This is a FY 2015/2016 disclosed project, disclosed for \$15,000,000. The designer selected will provide technical expertise related to energy cost saving measures and development of a solicitation for a performance contracting vendor.

Minutes: 03/10/2016 SBC Approved a project budget, funding and source(s) of funding, and proceeding with the process to select a designer as a consultant.

UNIVERSITY OF TENNESSEE

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

Requested Action: Approval to utilize the Best Value alternative delivery method

Project Title: Security Upgrades Ph I

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

SBC Number: 540/013-04-2015

Total Project Budget: \$8,000,000.00

Source of Funding: \$2,000,000.00 15/16 CurrFunds-CapMaint (A)
\$6,000,000.00 2015 GO Bonds-CapMaint (A)

Comment: Best Value 3 is being requested because of the complexity and specialized nature of the project. Evaluation criteria will include experience with similar projects and demonstrated success in coordinating work with existing improvements.

Buildings impacted by the security upgrades are: Student-Alumni Center (1966), General Education Building (1975) and Tunnel, Dunn (1975), Hyman (1953), Wittenborg (1926), Johnson (1946), Van Vleet (1950), Pharmacy (2011), and Alexander (1984).

Previous Action: 08/13/2015 SBC Approved project utilizing consultant for design

Minutes: 03/10/2016 SBC Approved utilizing Best Value alternative delivery method.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Madison County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Roof and Mechanical Systems Maint. – WTREC/Milan

Project Description: This project will replace the roof, chiller, cooling tower and associated controls at the West Tennessee Research and Education Center Headquarters Building (1987) in Jackson (Madison County). *Also includes replacement and repair of interior finishes.* It will also replace outdated HVAC system components, lighting, and exterior siding at the West Tennessee AG Museum (1987) in Milan (Gibson County).

SBC Number: 540/001-03-2013

Total Project Budget: \$3,100,000.00

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

Comment: This request adds scope for *replacement and repair of interior finishes*. The work is anticipated to be accomplished within the existing project funding.

Previous Action: 07/11/2013 SBC Approved a project
10/21/2013 ESC Selected designer (TLM Associates)

Minutes: 03/10/2016 SBC Approved a revision in scope.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of revision in scope**

Project Title: Chiller System Improvements

Project Description: This project will improve the chilled water system at Alumni Memorial Bldg. (1932), Science Engineering (1994) Chilled Water Plant, and connect Ferris Hall (1930) to the Science Engineering Bldg. Chilled Water Plant. *Cooling Towers will be replaced at Hodges Library (1966), Claxton Education Bldg. (1956), Taylor Law Center (1949), and Plant Biotechnology Bldg. (2003).*

SBC Number: 540/009-10-2014

Total Project Budget: \$5,000,000.00

Source of Funding: \$ 600,000.00 14/15 CurrFunds-CapMaint (A)
\$4,400,000.00 2014 GO Bonds-CapMaint (A)

Comment: This request adds scope for *replacement of cooling towers at Hodges Library, Claxton Education Bldg., Taylor Law Center, and Plant Biotechnology Bldg.* The work is anticipated to be accomplished within the existing project funding.

Previous Action: 07/10/2014 SBC Approved project
02/23/2015 ESC Selected designer (Barge Waggoner Sumner Cannon)

Minutes: 03/10/2016 SBC Approved a revision in scope.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Hankook Tire Plant, Clarksville, Montgomery County, Tennessee

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

Project Title: Hankook Tire Plant Infrastructure

Project Description: Acquisition of equipment; acquisition, site preparation, erection, construction and equipping of sites and buildings; and infrastructure improvements and development, including but not limited to sewer, water utility, rail infrastructure, and all related work.

SBC Number: 170/001-01-2014

Total Project Budget: \$44,400,000.00

Source of Funding: \$44,400,000.00 2014 GO Bonds-CapImprov (A)

Comment: The grant is amended to include the line item fund amounts that are being reallocated within Attachment "A" of the grant contract. The total grant obligation remains unchanged.

Previous Action: 07/10/2014 SBC Approved grant
 03/12/2015 SBC Approved amendment to the grant

Minutes: 03/10/2016 SBC Approved an amendment to the grant.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on February 11, 2016.

Designer Selections

Approved the following designer selection that contained a clerical error from the February 22 ESC meeting requiring further action to correct the selection:

- 1) **University of Tennessee Knoxville**
(Athletics Scoreboard Replacement)
Total Project Budget: \$2,000,000
SBC Project No. 540/009-01-2016
Designer: **SPARKMAN & ASSOCIATES ARCHITECTS**

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:	TN Board of Regents	User Agency:	Tennessee State University
Location:	Nashville		
Project Title:	New Farm Buildings		
SBC Project No:	166/001-02-2014		
Designer:	Adkisson & Associates	Contractor:	KCS Construction
Construction Completion %:	59%	Targeted Substantial Completion:	2/18/2016
Change Order No.	5	Comment: Design Modifications	
Change Order Amount:	\$31,182.97	This change order accommodates increased costs associated with routing main electrical service to the Pavilion Building underground, as requested by the university, instead of overhead, as initially designed. Also addressed is the increased cost for routing electrical service to the Pesticide Building, after the designer's intended route was rejected by NES.	
Change Order Percentage:	3.28%		
Cumulative Percentage:	32.05%		
 <u>Approved Project Funding</u>		<u>After This Change Order</u>	
Original Bid Target:	\$1,000,000	Revised Contract Amount:	\$1,254,451.19
Base Contract Amount:	\$949,999	Remaining Undedicated Funds:	\$35,548.81
Contingency:	\$50,000		

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Tennessee State University
Location: Nashville
Project Title: Various Roof Repairs / Replacements
SBC Project No: 166/001-01-2013
Designer: Lyle Cook Martin **Contractor:** Don Kennedy Roofing
Construction Completion %: 82% **Targeted Substantial Completion:** 11/09/2015
Change Order No. 9 **Comment: Cost Efficiencies**
Change Order Amount: -\$7,570.00 This change order is for a credit back to the project for
Change Order Percentage: -1.13% unused allowances.
Cumulative Percentage: 22.38%
Approved Project Funding
Original Bid Target: \$750,000 **After This Change Order**
Base Contract Amount: \$672,610 **Revised Contract Amount:** \$823,112.75
Contingency: \$75,000 **Remaining Undedicated Funds:** \$16,887.25
- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** University of Memphis
Location: Memphis
Project Title: McWherter Library Maintenance
SBC Project No: 166/007-01-2015
Designer: HNA Engineering **Contractor:** Integrated Systems Automation
Construction Completion %: 95% **Targeted Substantial Completion:** 6/13/2016
Change Order No. 1 **Comment: Hidden Conditions / Value Added**
Change Order Amount: \$43,702.45 This change order accommodates additional work to replace 2
Change Order Percentage: 20.60% additional VAV boxes, along with multiple VAV controls and
Cumulative Percentage: 20.60% sensors found after exploring above the ceiling. Also included
is filtration of the hot water system to remediate the clogging of
valves and finned tube radiators.
Approved Project Funding **After This Change Order**
Original Bid Target: \$350,000
Base Contract Amount: \$212,158 **Revised Contract Amount:** \$255,860.45
Contingency: \$35,000 **Remaining Undedicated Funds:** \$172,842.00
- 4) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT - Murfreesboro
Location: Smyrna
Project Title: Nissan Education & Training Facility
SBC Project No: 166/074-01-2013
Designer: Tuck Hinton Architects **Contractor:** Denark Construction
Construction Completion %: 57% **Targeted Substantial Completion:** 10/17/2016
Change Order No. 16 **Comment: Added Scope**
Change Order Amount: \$569,576.07 This change order exceeds the \$500,000 threshold, and is due
Change Order Percentage: 1.76% to the required scope of low voltage wiring being added to the
Cumulative Percentage: 1.60% current contract that was initially agreed to be included in the
scope of work by the Owner, which now is realized as not
possible.
Approved Project Funding **After This Change Order**
Original Bid Target: \$32,315,389.00
Base Contract Amount: \$32,284,815.32 **Revised Contract Amount:** \$32,865,963.17
Contingency: \$1,684,611.00 **Remaining Undedicated Funds:** \$416,683.83

5) **State Procurement Agency:** TN Board of Regents **User Agency:** Southwest TN Community College
Location: Memphis
Project Title: Union Campus Mechanical Systems Upgrade
SBC Project No: 166/033-01-2011
Designer: Smith Seckman Reid **Contractor:** CS3 Inc.
Construction Completion %: 92% **Targeted Substantial Completion:** 1/10/2016
Change Order No. 2 **Comment: Value Added**
Change Order Amount: \$28,604.11
Change Order Percentage: 4.59%
Cumulative Percentage: 10.33%

This change order provides for steel mesh, in lieu of louvers at outside air intake openings due to conflicts and is represented as a credit back to the project. The replacement of an existing Liebert unit, revealed a different voltage need, therefore work was initiated to wire back to a panel for a different voltage. Existing mechanical controls and components, outside the scope of this project area, were found to be defective, which in turn did not allow proper air test and balance functions to begin within this project. These controls and components need to be remedied.

Approved Project Funding

Original Bid Target: \$920,000
Base Contract Amount: \$623,750
Contingency: \$92,000

After This Change Order

Revised Contract Amount: \$688,168.31
Remaining Undedicated Funds: \$7,831.69

6) **State Procurement Agency:** University of Tennessee **User Agency:** UTChattanooga
Location: Chattanooga
Project Title: Fire Alarm & Sprinkler Improvements (Johnson Obear – Underground)
SBC Project No: 540/005-04-2011
Designer: Basarrate & Associates **Contractor:** J & J Contractors
Construction Completion %: 100% **Targeted Substantial Completion:** 9/13/2015
Change Order No. 2 **Comment: Hidden Conditions**
Change Order Amount: \$10,509.05
Change Order Percentage: 4.38%
Cumulative Percentage: 12.36%

This change order provides for increased length in water piping and cutting and patching of pavement for water connection which was found to be further across a street than what was indicated on as-built drawings. Also, includes additional rock removal for fence posts outside allowance that was set for this work.

Approved Project Funding

Original Bid Target: \$236,500
Base Contract Amount: \$239,900
Contingency: \$23,600

After This Change Order

Revised Contract Amount: \$269,561.53
Remaining Undedicated Funds: \$388,000.00

7)	State Procurement Agency:	STREAM	User Agency:	DIDD
	Location:	Harold Jordan Center – Clover Bottom		
	Project Title:	Renovation Phase 2		
	SBC Project No:	346/003-02-2013		
	Designer:	EOA Architects	Contractor:	Edwards Construction
	Construction Completion %:	78%	Targeted Substantial Completion:	April 6, 2016
	Change Order No.	8	Comment: Codes	
	Change Order Amount:	\$16,822.27	This change order provides for the replacement of the existing fire alarm panel that was rendered faulty by the SFM and is required in order to receive approval.	
	Change Order Percentage:	1.01%		
	Cumulative Percentage:	13.04%		
	<u>Approved Project Funding</u>			
	Original Bid Target:	\$1,900,000	<u>After This Change Order</u>	
	Base Contract Amount:	\$1,663,000	Revised Contract Amount:	\$1,880,811.90
	Contingency:	\$420,000	Remaining Undedicated Funds:	\$652,985.64

- **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*)

1)	State Procurement Agency:	University of Tennessee
	User Agency:	UTKnoxville
	Location:	Knoxville
	Project Title:	Tickle Building Environmental Chamber
	Project Description:	This project will provide installation of a large environmental chamber to conduct concrete research in the Tickle building. This is a self-contained chamber located within the existing engineering lab area. No additional square footage is required.
	SBC Project No.	540/009-02-2016
	Total Project Budget:	\$200,000
	Source of Funding:	Federal Grant

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

1)	Project:	UTK – University Center
	SBC No.	540/009-22-2008
	Designer:	McCarty Holsaple McCarty / Barber McMurry, a joint venture
	Amount:	\$9,402 – 34.00%
	Explanation:	This additional service is for revisions to the production kitchen equipment needs as requested by the food service provider.

2)	Project:	UTK – University Center
	SBC No.	540/009-22-2008
	Designer:	McCarty Holsaple McCarty / Barber McMurry, a joint venture
	Amount:	\$22,011.60 – 34.24%
	Explanation:	This additional service is for redesign work due to unforeseen soil conditions encountered after the demolition of the existing building. This work will cover changes in the slab design as well as redirecting and changing support systems for the storm water and water lines.

- **Bid Withdrawals** (in accordance with Item 5.01(D)(5)(d) of the *SBC By-Laws, Policy & Procedures*)

- 1) **Bidder:** United Services Inc
Project Location: Pellissippi State Community College
Project Title: Boiler and Chiller Updates
SBC No. 166/032-01-2015
Bid date: January 27, 2016
Designer: Engineering Services Group Inc
Comment: The bidder did not include a significant portion of the Base Bid work in their Base Bid Cost which is a clear omission of scope. While this cost of work was included errantly in the bid amount of Alternate #1, since the amount of the base bid plus the alternate was in excess of the Bid Target, and the award of the alternate would have changed the bid award order, the alternate work could not be accepted. In accordance with the *SBC Bylaws, Policy & Procedures*, the State Architect determined that the bid error was clear and met the criteria of the Bylaws and, accordingly, the bidder's withdrawal was permitted without forfeiture of the bid security.

- 2) **Bidder:** Atlas Coatings, Inc.
Project Location: Department of Correction – Statewide
Project Title: Tilt-up Panel Structural Repairs
SBC No. 140/001-01-2013
Bid date: October 29, 2015
Designer: Gobbell Hays Partners
Comment: Attorney Scott Frick was recognized. He stated that, at the last meeting, the Commission was going to seek advice from the Attorney General and he and his client were left up in the air in terms of what was going to happen with that ruling. State Architect Peter Heimbach reminded the Commission that the Bid Error Review Panel had recommended to call the bond or revoke the bid security. He said that the SBC, per Mr. Frick's request, needs to determine if they want to uphold the ruling by the Panel and call the bond, or if they want to return the bond of Atlas. In response to questions, Mr. Heimbach stated that the bond was for 5% of the amount of the bid, which was approximately \$23,000. Mr. Frick stated that his client had specified the incorrect material and there was about a \$300,000 difference between his client's bid and the next highest bidder. He said his client was allowed to withdraw his bid and it was awarded to the next highest bidder which was within the project target.

Comptroller Wilson moved to affirm the decision of the Bid Error Review Panel as he didn't think its decision was capricious, unreasonable or arbitrary. He said they may not like it, but it fits within the standards, and moved that they affirm the decision. Treasurer Lillard seconded the motion with the understanding that the Comptroller intends that Atlas will forfeit his bid bond. Lieutenant Governor Ramsey stated he usually errs on the side of small business but, for various reasons, he concurred with the motion. Treasurer Lillard commented that Attorney Frick did a great job of arguing his case at the last meeting and representing his client, but felt the comments made by his client to the Review Panel were the justification for the decision of the Commission to call the bid bond.

Report of Items Submitted to the SBC

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

- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)
- **Annual Report of The Hermitage – Home of President Andrew Jackson** (in accordance with TCA 4-13-104(3))
- **Annual Report of Facilities Assessment** for the National Civil Rights Museum in Memphis (in accordance with the lease agreement between the State and the Lorraine Civil Rights Museum Foundation)

Comptroller Wilson asked that the following FRF Report be deferred and presented at the next meeting as they had some difficulties getting it circulated around ahead of time.

- **Annual Report of the Facilities Revolving Fund** (in accordance with Item 14.01B(4)(b) of the *SBC By-Laws, Policy & Procedures*)

Other Business

There being no other business, the meeting adjourned at 11:20 a.m.

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Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State