

MINUTES
STATE BUILDING COMMISSION
May 10, 2012

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 11:00 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

11:00 a.m.	Tennessee Board of Regents	Vice Chancellor Dick Gregory
11:15 a.m.	University of Tennessee	Dr. Joe DiPietro
11:17 a.m.	Tennessee State Veterans Home Board	Commissioner Many Bears Grinder
11:18 a.m.	Department of General Services	Assistant Commissioner Peter Heimbach
11:19 a.m.	Department of Finance and Administration	State Architect Bob Oglesby
11:21 a.m.	State Building Commission	State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Beth Harwell, Speaker of the House of Representatives
Mark Emkes, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Bob Oglesby, State Architect	Rich Cardwell, Office of the State Architect
Georgia Martin, Office of the State Architect	Mike Morrow, Department of Finance and Administration
Genie Whitesell, Attorney General's Office	Sean Tierney, THEC
Janie Porter, Attorney General's Office	Scott Boelscher, THEC
Melinda Parton, Comptroller's Office	Felenceo Hill, Department of Finance and Administration
Joy Harris, Treasurer's Office	Sybil McLain-Topel, SDR Architecture
Jordan Young, Senate Speaker's Office	John Carr, Department of Finance and Administration
Bruce Davis, Legislative Budget Office	Mark Gregory, FSI
Dick Tracy, Tennessee Board of Regents	Karen Bowyer, Dyersburg State Community College
George Criss, University of Tennessee	Amy Dietrich, University of Memphis
John Carr, Department of Finance and Administration	Marylou Apple, Motlow State Community College
Diane Uhler, Tennessee Board of Regents	
Lynelle Jensen, Department of General Services	

Cindy Liddell, Comptroller's Office
Carl Manka, Tennessee Board of Regents
Charles Peccolo, University of Tennessee
Kevin McDowell, Jones Lang Lasalle
Steve Felix, FSI
Reen Baskin, Department of General Services
Don Johnson, Department of General Services
Stephanie Burd, Department of General Services
Mark Vogel, Department of General Services
Gary Hume, Volunteer State Community College

Stephen Rick, Street Dixon Rich Architecture
Clay Walker, Bell & Associates
Chloe Shafer, Department of General Services
Gwen Sanders, Department of General Services
Deborah Boshears-Davis, Department of Education
Bill Finney, Department of General Services
Kim Adkins, Codell Construction
Jonathan McCord, Jones Lang Lasalle
Robbi Stivers, University of Tennessee

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TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee

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

Project Title: Williamson County Center Relocation

Project Description: Relocate Williamson County Center

SBC Number: 166/015-01-2012

Total Project Budget: \$36,230,000.00

Current Project Funding: \$ 1,800,000.00
(if not fully funded)

Source of Funding: \$ 1,800,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This is a line-item in the FY 12/13 budget. Project is TBR's #6 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Minutes: 05/10/2012 SBC Approved full planning a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

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

Project Title: New Academic and Support Building

Project Description: Construct a new facility

SBC Number: 166/034-01-2012

Total Project Budget: \$20,430,000.00

Current Project Funding: \$ 1,100,000.00
(if not fully funded)

Source of Funding: \$ 1,100,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This is a line-item in the FY 12/13 budget. Project is TBR's #2 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Minutes: 05/10/2012 SBC Approved full planning a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: Humanities Building

Project Description: Construct a new facility

SBC Number: 166/025-01-2012

Total Project Budget: \$29,280,000.00

Current Project Funding: \$ 1,500,000.00
(if not fully funded)

Source of Funding: \$ 1,500,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This is a line-item in the FY 12/13 budget. Project is TBR's #5 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Minutes: 05/10/2012 SBC Approved full planning a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval to revise funding and the Total Project Budget from \$25,200,000 to \$33,800,000 in order to fully plan the project

Project Title: Biochemistry and Biology Facility

Project Description: Construct a new facility

SBC Number: 166/007-01-2008

Total Project Budget: \$33,800,000.00

Current Project Funding: \$ 2,050,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$850,000.00	\$ 0.00	\$ 850,000.00	07/08	CurrFundsCapImprov	(A)
	0.00	1,200,000.00	1,200,000.00		Plant (Non-Auxiliary)	(A)
Original Project Funding:	\$850,000.00					
Change in Funding:		\$1,200,000.00				
Revised Project Funding:			\$2,050,000.00			

Comment: This project was approved for pre-planning only in 2008 for \$850,000 and the requested increase of \$1,200,000 is a line-item in the FY 12/13 budget to **fully** plan the project. This increase is TBR's #4 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Previous Action: 02/14/2008 SBC Approved pre-planning and selected designer (jv: Fleming Assoc / Evans Taylor Foster Childress

Minutes: 05/10/2012 SBC Approved a revision in funding and the Total Project Budget from \$25,200,000 to \$33,800,000 in order to fully plan the project

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval to revise funding and the Total Project Budget from \$33,400,000 to \$36,320,000 in order to fully plan the project

Project Title: Technical Education Complex

Project Description: Construct a new facility

SBC Number: 166/038-01-2008

Total Project Budget: \$36,320,000.00

Current Project Funding: \$ 1,925,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,115,000.00	\$ 0.00	\$1,115,000.00	07/08	CurrFundsCapImprov	(A)
	0.00	810,000.00	810,000.00		Plant (Non-Auxiliary)	(A)
Original Project Funding:	\$1,115,000.00					
Change in Funding:		\$810,000.00				
Revised Project Funding:			\$1,925,000.00			

Comment: This project was approved for pre-planning only in 2008 for \$1,115,000 and the requested increase \$810,000 is a line-item in the FY 12/13 budget to fully plan the project. This increase is TBR's #3 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Previous Action: 02/14/2008 SBC Approved pre-planning & designer (jv: Fisher+Assoc/Ken Ross)

Minutes: 05/10/2012 SBC Approved a revision in funding and the Total Project Budget from \$25,200,000 to \$33,800,000 in order to fully plan the project

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of the selection of a consultant as result of RFP

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/003-04-2011

Total Project Budget: \$290,000.00

Source of Funding: \$290,000.00 Plant Funds (non-auxiliary) (A)

Comment: Proposals were submitted 3/20/12. The last Master Plan was completed in 2007.

Previous Action: 09/08/2011 SBC Approval to issue RFP

Minutes: 05/10/2012 SBC Approved the selection of Dobert-Lidsky-Mathey to develop the master plan.

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Housing Renovations

Project Description: Renovate Powell and West Halls

SBC Number: 166/005-07-2010

Revised Project Budget: \$3,140,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,300,000.00	\$800,000.00	\$3,100,000.00	TSSBA (rent) (A)
	10,000.00	30,000.00	40,000.00	Plant (Auxiliary-Housing) (A)
Original Project Budget:	\$2,310,000.00			
Change in Funding:		\$830,000.00		
Revised Project Budget:			\$3,140,000.00	

Comment: The additional funds are needed to complete the scope and increase the budget to allow a rebid.

Previous Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (Ken Ross Architects, Inc.)
01/13/2011 SBC Approval to use Alternative Delivery Method

Minutes: 05/10/2012 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Kingsport Family Physicians Center

Project Description: Renovate facility

SBC Number: 166/005-01-2012

Total Project Budget: \$1,825,000.00

Current Project Funding: \$ 325,000.00
(if not fully funded)

Source of Funding: \$ 325,000.00 2012 Family Practice Reserves (O)

Comment: Project was disclosed in the FY 11/12 budget for \$3.5 million. The current facility is too small to maintain accreditation of the residency program. The TSSBA funds to fully fund the project will be pursued after the new facility is purchased. Property approved for purchase by ESC on January 23, 2012.

Minutes: 05/10/2012 SBC Approved full planning a project, budget, scope and source(s) of funding, and proceeding with process to select a designer

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Parking and Transportation Improvements

Project Description: Plan and construct transportation system improvements

SBC Number: 166/009-08-2011

Total Project Budget: \$12,200,000.00

Source of Funding: \$12,200,000.00 TSSBA (parking) (A)

Comment: Proposals for a CM/GC will be received May 3, 2012. Evaluation and staff review will not be completed prior to May 10th. **TBR requests this item be referred to the Executive Subcommittee** for consideration in order to save time.

Previous Action: 10/13/2011 SBC Approved project & issuance of RFP for CM/GC
11/21//2011 ESC Selected designer (Lose & Associates, Inc.)

Minutes: 05/10/2012 SBC Referred to Subcommittee with authority to act award of a contract for a Construction Manager/General Contractor

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Southwest Hall Upgrades

Project Description: Renovate facility

SBC Number: 166/011-02-2011

Revised Project Budget: \$2,070,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,240,000.00	\$830,000.00	\$2,070,000.00	Plant (Non-Auxiliary) (A)
Original Project Budget:	\$1,240,000.00			
Change in Funding:		\$830,000.00		
Revised Project Budget:			\$2,070,000.00	

Comment: The additional funds are needed to meet the designer's estimate for replacing the HVAC system. The original estimate included only minimal updates to the HVAC system. The existing multi-zone unit is original to the 1975 building. The former 23,782 sf building and project name were Regional Health Building but the name has been changed to reflect the current use.

Previous Action: 07/14/2011 SBC Approved project
08/22/2011 ESC Selected designer (Upland Design Group, Inc.)

Minutes: 05/10/2012 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Residence Halls Mechanical Upgrades

Project Description: Mechanical, plumbing, interior, and exterior renovations

SBC Number: 166/011-03-2011

Revised Project Budget: \$3,250,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,250,000.00	\$1,000,000.00	\$3,250,000.00	Plant (Auxiliary-Housing) (A)
Original Project Budget:	\$2,250,000.00			
Change in Funding:		\$1,000,000.00		
Revised Project Budget:			\$3,250,000.00	

Comment: The renovations are for the Pinkerton and M.S. Cooper Residence Halls. The additional funds are needed to meet the designer's estimate regarding HVAC and plumbing replacement.

Previous Action: 09/08/2011 SBC Approved project
10/24/2011 ESC Selected designer (Maffett Loftis Engineering)

Minutes: 05/10/2012 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval to revise funding and the Total Project Budget from \$55,000,000 to \$60,000,000 in order to fully plan the project

Project Title: Community Health Facility

Project Description: Construct replacement facility

SBC Number: 166/007-07-2007

Revised Project Budget: \$60,000,000.00

Current Project Funding: \$ 3,253,484.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 850,000.00	\$ 0.00	\$ 850,000.00	07/08	CurrFundsCapImprov	(A)
	303,484.00	0.00	303,484.00		Federal Funds (HRSA)	(F)
	0.00	2,100,000.00	2,100,000.00		Gifts	(O)
Original Project Funding:	\$1,153,484.00					
Change in Funding:		\$2,100,000.00				
Revised Project Funding:			\$3,253,484.00			

Comment: This project was approved for pre-planning only in 2007 and the requested increase of \$2,100,000 is needed to **fully** plan the project. Facility is for School of Audiology and Speech Pathology and Loewenberg School of Nursing.

Previous Action:

07/12/2007	SBC	Approved pre-planning project
08/16/2007	ESC	Selected designer (Askew Nixon Ferguson Architects, Inc.)
11/12/2009	SBC	Revised funding

Minutes: 05/10/2012 SBC Approved a revision in funding and Total Project Budget from \$55,000,000 to \$60,000,000 in order to fully plan the project

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

Project Title: Property Acquisition and Renovation

Project Description: Acquire adjacent property and renovate additional areas in accordance with the Master Plan supplement.

SBC Number: 166/012-01-2011

Revised Project Budget: \$15,700,000.00

Source of Funding:	Original	Change	Revised		
	\$ 9,000,000.00	\$ 0.00	\$ 9,000,000.00	10/11	CurrFunds-CapOutlay (A)
	3,250,000.00	0.00	3,250,000.00		Gifts (O)
	1,450,000.00	2,000,000.00	3,450,000.00		Plant Funds (A)

Original Project Budget: **\$13,700,000.00**

Change in Funding: **\$2,000,000.00**

Revised Project Budget: **\$15,700,000.00**

Comment: The additional funds are for the next phase of the project which includes roofing, HVAC updates, and interior renovations. Property was approved for purchase by the ESC on January 24, 2011.

Previous Action:

01/13/2011	SBC	Approved project
01/24/2011	ESC	Selected designer (Franklin Associates Architects, Inc.)
04/14/2011	SBC	Approved utilizing Alternative Delivery Method
05/23/2011	SBC	Award contract for BV #2
09/08/2011	SBC	Revised funding

Minutes: 05/10/2012 SBC Approved a revision in project budget and source(s) of funding

TENNESSEE BOARD OF REGENTS

Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

Requested Action: Approval of a revision in project scope and funding

Project Title: Jimmy Naifeh Center Student Services and LRC Bldg – Tipton County

Project Description: Construct a new facility with renovation of the existing space for relocated functions, and includes additional parking, landscaping, and an additional access road

SBC Number: 166/017-01-2008

Total Project Budget: \$16,600,000.00

Current Project Funding: \$13,750,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 450,000.00	\$ 0.00	\$ 450,000.00	07/08	CurrFunds-CapOutlay (A)
	9,000,000.00	0.00	9,000,000.00	10/11	CurrFunds-CapOutlay (A)
	0.00	1,300,000.00	1,300,000.00		Plant (Non-Auxiliary) (A)
	3,000,000.00	0.00	3,000,000.00		Gifts (O)
Original Project Funding:	\$12,450,000.00				
Change in Funding:		\$1,300,000.00			
Revised Project Funding:			\$13,750,000.00		

Comment: The revision increases the facility from 43,000 sf to 54,000 sf. The additional space will accommodate two additional labs, a physical education lab, and an expanded emporium lab.

Previous Action: 02/14/2008 SBC Approved project, selected designer
 01/13/2011 SBC Revised scope and funding
 01/24/2011 ESC Change designer name (McGehee Nicholson Burke Archs)
 11/10/2011 SBC Approve EDP

Minutes: 05/10/2012 SBC Approved a revision in project scope and funding

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by the joint venture of Rufus Johnson Associates of Clarksville, Inc.

Project Title: Math and Computer Science Building

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

SBC Number: 166/003-01-2011

Total Project Budget: \$6,700,000.00

Source of Funding: \$6,700,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This 21,000 facility was disclosed in the FY 10/11 budget cycle for \$5.7 million.

Previous Action: 04/14/2011 SBC Approved project
06/22/2011 ESC Selected designer (Rufus Johnson Associates)
11/10/2011 SBC Revised scope, funding, and use of Best Value ADM

Minutes: 05/10/2012 SBC Referred to the Subcommittee with authority to act approval of the Early Design Phase

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

Requested Action: Approval of a Master Plan as presented by Tunnell-Spangler-Walsh & Associates

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/021-02-2011

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 Plant (Non-Auxiliary) (A)

Comment: The last Master Plan was completed in 2005.

Previous Action: 01/13/2011 SBC Approval to issue RFP
05/31/2011 SBC Approved Planner (Tunnell-Spangler-Walsh)

Minutes: 05/10/2012 SBC Approved the master plan as presented

Bid Activity Report

- 1) **Statewide, Newbern**
(TTC Roof Replacements)
SBC Project No. 166/000-01-2011
Bid date: 05-02-2012
SBC Action: No action required

- 2) **Middle Tennessee State University, Murfreesboro**
(Several Buildings Roof Replacement)
SBC Project No. 166/009-05-2010
Bid date: 05-02-2012
SBC Action: No action required

- 3) **Statewide, Jackson**
(TTC Roof Replacements)
SBC Project No. 166/000-01-2011
Bid date: 05-02-2012
SBC Action: No action required

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knox County, Tennessee

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

Project Title: Clyde M. York 4-H Camp Improvements

Project Description: 4-H Camp Improvements

SBC Number: 540/001-01-2012

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 Plant Funds-Non-Auxiliary (A)

Comment: This is a FY 2010/2011 disclosed line-item project that will provide for the construction and/or renovation to structures and associated facilities to serve growing and evolving youth development programs. Project includes swimming pools, bath houses, shop & storage, classrooms, dining halls, recreational buildings, office buildings, road improvements & paving, and infrastructure issues.

Minutes: 05/10/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knox County, Tennessee

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

Project Title: Ridley 4-H Camp Improvements

Project Description: 4-H Camp Improvements

SBC Number: 540/001-02-2012

Total Project Budget: \$500,000.00

Source of Funding: \$500,000.00 Plant Funds-Non-Auxiliary (A)

Comment: This is a FY 2010/2011 disclosed line-item project that will provide for the construction and/or renovation to structures and associated facilities to serve growing and evolving youth development programs. Project includes swimming pools, bath houses, shop & storage, classrooms, dining halls, recreational buildings, office buildings, road improvement & paving, and infrastructure issues.

Minutes: 05/10/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding in order to award a contract for construction

Project Title: Joint Institute in Advanced Materials

Project Description: Advanced Materials Research Laboratory

SBC Number: 540/009-04-2006

Total Project Budget: \$43,000,000.00

Source of Funding:	Original	Change	Revised		
	\$20,000,000.00	\$ 0.00	\$20,000,000.00		Federal Funds (F)
	10,000,000.00	0.00	10,000,000.00	2006	GO Bonds (A)
	0.00	7,000,000.00	7,000,000.00		Plant (Non Auxiliary) (A)
	0.00	6,000,000.00	6,000,000.00		TSSBA (A)
Original Project Budget:	\$30,000,000.00				
Change in Funding:		\$13,000,000.00			
Revised Project Budget:			\$43,000,000.00		

Comment: Six bids were received on March 15, 2012 and all bids exceeded the target. The lowest bid was from Blaine Construction.

Previous Action:

06/08/2006	SBC	Approved project
07/20/2006	SBC	Selected designer (jv: Barber-McMurry/Hnedak-Bobo)
02/12/2009	SBC	Approved issuing RFP for CMGC
10/14/2010	SBC	Approved Early Design Phase
04/12/2012	SBC	Referred to ESC with authority to act

Minutes: 05/10/2012 SBC Approved a revision in project budget and source(s) of funding in order to award a contract for construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Electrical and Computer Engineering Facility

Project Description: This project will provide a new electrical and computer engineering facility

SBC Number: 540/009-08-2005

Total Project Budget: \$41,600,000.00

Source of Funding:	<u>Original</u>		<u>Change</u>		<u>Revised</u>		
	\$22,500,000.00	\$	0.00		\$22,500,000.00		GO Bonds-CapImprov (A)
	2,500,000.00		0.00		2,500,000.00		CurrFunds-CapImprov (A)
	15,000,000.00		0.00		15,000,000.00		Gift/Donations (O)
	0.00		1,600,000.00		1,600,000.00		Plant (Non-Auxiliary) (A)
Original Project Budget:	\$40,000,000.00						
Change in Funding:			\$1,600,000.00				
Revised Project Budget:					\$41,600,000.00		

Comment: This increase will complete approximately 8,000 sf of unfinished space on the ground floor. This project will be closed out upon completion of this unfinished space.

Previous Action:
 06/09/2005 SBC Approved project & selected designer
 08/14/2008 SBC Approved revision in funding, EDP and commissioning
 11/12/2009 SBC Approved change of Subcontractor

Minutes: 05/10/2012 SBC Approved a revision in project budget and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Tennis Courts Upgrade

Project Description: Replace six tennis courts and install lighting

SBC Number: 540/011-01-2012

Total Project Budget: \$970,000.00

Source of Funding: \$970,000.00 Plant Funds-Auxiliary (A)

Comment: This is a FY 2011/2012 line-item project that will replace the six existing tennis courts located on the south side of Pat Summitt Drive. New post-tensioned concrete courts will be installed, and lights will be added to the tennis courts.

Minutes: 05/10/2012 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer

TENNESSEE STATE VETERANS HOME BOARD

Tennessee Veterans Home, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Gazebo Construction

Project Description: Donation of three (3) gazebos and slab on grade to TN State Veterans Home

SBC Number: 680/000-02-2012

Total Project Budget: \$65,000.00

Source of Funding: \$65,000.00 Gift-in-Place (0)

Comment: An associated group in conjunction with other donations of service around the Murfreesboro campus will provide three (3) new gazebos.

Minutes: 05/10/2012 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by State Architect

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: Exterior Maintenance

Project Description: Clean, re-caulk and reseal the stone exterior and windows

SBC Number: 460/073-01-2011

Total Project Budget: \$2,050,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,300,000.00	\$ 0.00	\$1,300,000.00	11/12	FRF Reserves	(A)
	0.00	750,000.00	750,000.00	11/12	FRF Reserves	(A)
Original Project Budget:	\$1,300,000.00					
Change in Funding:		\$750,000.00				
Revised Project Budget:			\$2,050,000.00			

Comment: It was discovered that the existing sealant was much more difficult to remove than anticipated, therefore prepping the joints will be more labor intensive. Wet glazing of the windows will also be included in the project because it has been determined that this is a source of water infiltration. Additional funding is from 11/12 line-item for downtown facilities envelope assessments and repairs funds.

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

Minutes: 05/10/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF GENERAL SERVICES

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

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

Project Title: 7th Floor Renovation

Project Description: This is a tenant request for the Tennessee Department of Transportation executive suite located on the 7th floor of the James K. Polk Building. Design work to be accomplished using STREAM staff.

SBC Number: 529/075-02-2012

Total Project Budget: \$350,000.00

Source of Funding: \$350,000.00 11/12 TDOT Operating Funds (A)

Comment: Work involves redesign and renovation of existing executive office suite including, but not limited to, replacement of moveable wall system with permanent walls, replacement of finishes, coordination and rework of mechanical, electrical and communications systems and installation of a new glass storefront entrance.

Minutes: 05/10/2012 SBC Approved a project budget, scope, source(s) of funding and utilizing the Job Order Contract to perform the work

DEPARTMENT OF GENERAL SERVICES

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

Requested Action: Approval to cancel a project

Project Title: Print Services Consolidation

Project Description: Consolidation and relocation of printing services

SBC Number: 529/079-02-2011

Total Project Budget: \$23,407.17

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,598,378.25	(\$1,598,378.25)	\$ 0.00	2007	FRF GO Bonds-CapImprov (R)
	96,459.75	(96,459.75)	0.00	2006	FRF GO Bonds-CapImprov (R)
	5,162.00	(5,162.00)	0.00	2001	FRF GO Bonds-CapImprov (R)
	100,000.00	(76,592.83)	23,407.17		FRF CurrFunds-CapImprov (R)
Original Project Budget:	\$1,800,000.00				
Change in Funding:		(\$1,776,592.83)			
Revised Project Budget:			\$23,407.17		

Comment: This \$1,800,000 is a line item request. Cancellation is due to the uncovering of unforeseen mechanical conditions that significantly affected the budget. The project will be re-scoped as a part of the statewide master planning effort.

Previous Action: 07/14/2011 SBC Approved project
 07/25/2011 ESC Selected designer (The CFP Group)

Minutes: 05/10/2012 SBC Approved cancellation of project

DEPARTMENT OF GENERAL SERVICES

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

Requested Action: Approval of a project budget, scope, source(s) of funding and to use the previously selected designer from the cancelled Print Services project

Project Title: 2nd Floor Shell Space

Project Description: Conversion of existing warehouse space into useable office space on the 2nd floor

SBC Number: 529/079-01-2012

Total Project Budget: \$2,550,000.00

Source of Funding:	\$1,598,378.25	2007	FRF GO Bonds-Capital Improv	(R)
	\$ 96,459.75	2006	FRF GO Bonds-Capital Improv	(R)
	\$ 5,162.00	2001	FRF GO Bonds-Capital Improv	(R)
	\$ 850,000.00		FRF Reserves	(R)

Comment: Updating existing HVAC, lighting and other finishes, as required, to convert existing warehouse space to shell space to be used as office space. Approval to retain The CFP Group is being requested in order to utilize the work they completed in the space prior to cancellation of the Print Services project. Maintaining this continuity is thought to be in the best interest of the State.

Minutes: 05/10/2012 SBC Approved a project budget, scope, source(s) of funding and to use The CFP Group, the previously selected designer from the cancelled Print Services project

DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: Management Assistance

Project Description: Project will provide departments and entities various management assistance and consulting services relating to management of capital projects statewide.

SBC Number: 529/000-05-2008

Total Project Budget: \$2,450,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$850,000.00	\$ 0	\$ 850,000.00	06/07	CurrFunds-CapMaint	(A)
	0	500,000.00	500,000.00	10/11	CurrFunds-CapMaint	(A)
	0	1,000,000.00	1,000,000.00	11/12	CurrFunds-CapMaint	(A)
	0	100,000.00	100,000.00		FRF Reserves	(R)
Original Project Budget:	\$850,000.00					
Change in Funding:		\$1,600,000.00				
Revised Project Budget:			\$2,450,000.00			

Comment: This adds \$1,500,000 of line-item funding from the last two years' allocations and \$100,000 of FRF Reserve Funds to provide project management services on capital projects.

Previous Action:

12/11/2008	SBC	Approved issuance of RFP
12/22/2008	ESC	Discussion
04/08/2010	SBC	Allocated funding; award contract
08/19/2010	SBC	Rescinded Faith Gould & approve PB Americas
04/12/2012	SBC	Agency deferred action

Minutes: 05/10/2012 SBC Approved a revision in project budget and source(s) of funding

Bid Activity Report

- 1) **Tennessee School For the Deaf, Knoxville**
(Multiple Storm Damage Repairs)
SBC Project No. 168/007-01-2011
Bid date: 04/25/12
SBC Action: Referred to Subcommittee with authority to act

- 2) **Tennessee School For the Blind, Nashville**
(Emergency Notification System)
SBC Project No. 168/005-01-2010
Bid date: 04/26/12
SBC Action: No action required

- 3) **Upper East Tennessee Regional Health Office, Johnson City**
(Roof Replacement)
SBC Project No. 408/011-01-2011
Bid date: 05/01/12
SBC Action: No action required

DEPARTMENT OF GENERAL SERVICES

Report Item

- 1) In accordance with their contract, Jones Lang LaSalle Americas, Inc. made a presentation of their interim report to the State Building Commission. Lieutenant Governor Ramsey asked if the State had ever done this type of facility assessment before, and was told "not to this scale". Secretary Hargett confirmed that they would also be examining all leases and their terms, and was told "yes". The Commission thanked Jones Lang LaSalle for the presentation.

SBC Project No. 460/000-01-2011

DEPARTMENT OF FINANCE AND ADMINISTRATION

Special Item

Requested Action: Approval of a template for use on Design/Build contracts for future State projects

Comment: Design/Build is an alternative delivery method that requires approval by the SBC in accordance with 5.02 of the *SBC By-laws, Policy & Procedure*.

Minutes: 05/10/2012 SBC Referred to the Subcommittee with authority to act, approval of a template for use on Design/Build contracts for future State projects

STATE BUILDING COMMISSION

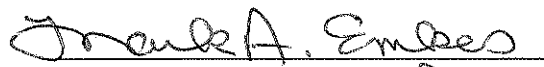
Minutes of Meeting of State Building Commission

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

Acknowledgement of Reports

- **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*, as revised December 19, 2011)
 - 1) **State Procurement Agency:** Tennessee Board of Regents
User Agency: Southwest TN Community College
Location: Memphis
Project Title: F Building Renovations
SBC Project No. 166/033-01-2012
Total Project Budget: \$190,000
Source of Funding: \$120,000 Federal Grant, Title III; \$70,000 Plant (Non Auxiliary)
- **Report of Executive Subcommittee Action** taken at the State Building Commission Executive Subcommittee meeting held on March 19, 2012.

Approved:



Mark A. Emkes, Commissioner
Department of Finance and Administration