

**MINUTES**  
STATE BUILDING COMMISSION  
May 13, 2015

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The State Building Commission met this day at 1:00 p.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 1:00 p.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  
Larry Martin, Commissioner, Department of Finance and Administration  
Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

Chairman Bill Haslam, Governor  
David Lillard, State Treasurer

ORGANIZATION

- Tennessee Board of Regents
- University of Tennessee
- Department of Veterans Affairs
- Department of Intellectual & Developmental Disabilities
- Department of Safety and Homeland Security
- Department of Transportation
- Department of Education
- Department of Environment & Conservation
- Department of General Services
- State Building Commission

PRESENTER

Chancellor John Morgan  
President Joe DiPietro  
Commissioner Many-Bears Grinder  
Deputy Commissioner Lance Iverson  
Commissioner Bill Gibbons  
Assistant Chief Engineer Jeff Jones  
Assistant Commissioner Joey Hassell  
Deputy Commissioner Brock Hill  
Director of Compliance Ted Hayden  
State Architect Peter Heimbach

OTHER PARTICIPANTS

Chancellor Steve Schwab, University of Tennessee Health Science Center

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Craft Center Sewage Treatment Plant Replacement

**Project Description:** Replace packaged sewage treatment plant at the Joe L. Evins Appalachian Center for Crafts.

**SBC Number:** 166/011-12-2013

**Total Project Budget:** \$480,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$420,000.00	\$60,000.00	\$480,000.00	Plant (Non-Auxiliary) (A)
<b>Original Project Budget:</b>	<b>\$420,000.00</b>			
<b>Change in Funding:</b>		<b>\$60,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$480,000.00</b>	

**Comment:** Four bids were received on April 15, 2015. An increase in funding is needed to award a contract to Innovative Wastewater Solutions for the base bid only. There will be no additional designer fees.

**Previous Action:** 07/11/2013 SBC Approved project  
09/23/2013 ESC Selected designer (CTI Engineers)  
11/13/2014 SBC Revised budget and funding

**Minutes:** 05/13/2015 SBC Approved a revision in project budget, funding and source of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Derryberry Hall Lobby and Corridor Updates

**Project Description:** Update materials and finishes in the main entrance foyer, lobby, and corridors on the second floor of Derryberry Hall. Create an information desk and relocate entrances to offices. Work includes walls, floors, ceilings, lighting, HVAC units, doors, hardware, and millwork.

**SBC Number:** 166/011-03-2014

**Total Project Budget:** \$6,055.50

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$460,000.00	(\$453,944.50)	\$6,055.50	Plant (Non-Auxiliary) (A)
<b>Original Project Budget:</b>	\$460,000.00			
<b>Change in Funding:</b>		(\$453,944.50)		
<b>Revised Project Budget:</b>			\$6,055.50	

**Comment:** Because of recent staff relocations involving other buildings and the reassignment of staff into vacated spaces, the renovation of Derryberry is not necessary at this time. A new project for Derryberry will be brought forward when appropriate.

**Previous Action:** 04/03/2014 SBC Threshold project approved by SA  
05/08/2014 SBC Received report of Threshold project  
06/23/2014 ESC Designer selected (Weeks Ambrose McDonald, Inc.)

**Minutes:** 05/13/2015 SBC Approved cancellation of project.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

**Requested Action:** Approval of a revision in project funding and sources of funding to fully fund the project, and approval of a gift-in-place with plans and specs to be approved by the State Architect

**Project Title:** Food Service Improvements

**Project Description:** Renovate existing food service venues and establish new venues in the Roaden University Center and other campus facilities.

**SBC Number:** 166/011-04-2014

**Total Project Budget:** \$2,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,000,000.00	\$ 0.00	\$1,000,000.00	Plant (Aux-Food Service) (A)
	0.00	1,000,000.00	1,000,000.00	Gift-in-Place (contract) (O)
<b>Original Project Budget:</b>	<u>\$1,000,000.00</u>			
<b>Change in Funding:</b>		<b>\$1,000,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$2,000,000.00</b>	

**Comment:** This recognizes gift-in-place work for dining room update/expansion, which will be done by food service vendor, Chartwell. This will complete the project.

**Previous Action:** 05/08/2014 SBC Approved project

**Minutes:** 05/13/2015 SBC Approved a revision in project funding and sources of funding to fully fund the project, and a gift-in-place with plans and specs to be approved by the State Architect.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

**Requested Action:** Approval of a revision in project budget and source of funding

**Project Title:** Hooper Eblen and Fitness Center Boiler Installation

**Project Description:** Install boilers at the Hooper Eblen Center and the Fitness Center.

**SBC Number:** 166/011-10-2014

**Total Project Budget:** \$2,450,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,750,000.00	\$700,000.00	\$2,450,000.00	Plant (Non-Auxiliary) (A)
<b>Original Project Budget:</b>	<b>\$1,750,000.00</b>			
<b>Change in Funding:</b>		<b>\$700,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$2,450,000.00</b>	

**Comment:** Additional funds are to meet the designer's estimate for the state's scope and for additional space for the boilers.

**Previous Action:** 07/10/2014 SBC Approved project  
08/04/2014 SBC Selected designer (Maffett Loftis Engineering, LLC)

**Minutes:** 05/13/2015 SBC Approved a revision in project budget and source 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, and approval of the Early Design Phase as recommended by the State Architect

**Project Title:** Intramural Sports Field House

**Project Description:** Construct field house for Intramural Sports.

**SBC Number:** 166/011-12-2014

**Total Project Budget:** \$300,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$150,000.00	(\$150,000.00)	\$ 0.00	Plant (Non-Auxiliary)	(A)
	0.00	300,000.00	300,000.00	Plant (Auxiliary-General)	(A)
<b>Original Project Budget:</b>	<u>\$150,000.00</u>				
<b>Change in Funding:</b>		<b>\$150,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$300,000.00</b>		

**Comment:** Additional funds are to meet the designer's estimate for the State's scope. Facility will provide space for recreation equipment storage, grounds and field maintenance equipment storage, concessions, and a covered picnic area.

**Previous Action:** 07/10/2014 SBC Approved project  
07/10/2014 ESC Selected designer (Gilbert McLaughlin Casella Architects)

**Minutes:** 05/13/2015 SBC Approved a revision in project budget and sources of funding, and the Early Design Phase as recommended by the State Architect.

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

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

**Project Title:** Technical Education Complex

**Project Description:** Demolish existing technology shop and lab buildings A2065, A3065, and B1071 and construct new facility for classrooms, class labs, faculty offices, and storage.

**SBC Number:** 166/038-01-2008

**Total Project Budget:** \$36,365,000.00

<b>Source of Funding:</b>	\$ 1,115,000.00	07/08	CurrFunds-CapImprov	(A)
	3,520,000.00		Plant (Non-Auxiliary)	(A)
	22,000,000.00	2013	GO Bonds-CapImprov	(A)
	9,730,000.00	13/14	CurrFunds-CapImprov	(A)

**Comment:** Eleven proposals were received on 4/16/2015. The Notice of Intent to award was sent on May 1, 2015 naming Messer Construction as the best evaluated proposer. Protest period will end May 8, 2015.

**Previous Action:** 02/14/2008 SBC Approved project and select designer (jv: Fisher+ Associates/ Ken Ross Architects, Inc.)  
05/10/2012 SBC Revised funding  
07/11/2013 SBC Allocate funding and approve use of CM/GC

**Minutes:** 05/13/2015 SBC Approved award of a contract to Messer Construction for Construction Manager/General Contractor.

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

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

**Project Title:** Regional Center for Advanced Manufacturing

**Project Description:** Construct new RCAM facility on the Kingsport campus of NeSCC.

**SBC Number:** 166/038-02-2015

**Total Project Budget:** \$3,300,000.00

**Source of Funding:** \$3,300,000.00 TN ECD Grant (O)

**Comment:** This is a FY 2015/2016 **disclosed** project. Grant funds are a portion of a FY 13/14 \$10,000,000 State grant for manufacturing.

**Minutes:** 05/13/2015 SBC Approved a project, budget, scope, source of funding and proceeding with the process to select a designer.



TENNESSEE BOARD OF REGENTS

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

**Requested Action:** Approval of a revision in project budget, funding and sources of funding

**Project Title:** Nissan Education and Training Facility

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

**SBC Number:** 166/074-01-2013

**Total Project Budget:** \$41,900,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$35,400,000.00	\$ 0.00	\$35,400,000.00	13/14	CurrFunds-CapImprov	(A)
	1,900,000.00		1,900,000.00		Gifts (Land Value)	(O)
	0.00	3,600,000.00	3,600,000.00		Plant (Non-Auxiliary)	(A)
	0.00	1,000,000.00	1,000,000.00		TDEC Grant	(O)
<b>Original Project Budget:</b>	<b>\$37,300,000.00</b>					
<b>Change in Funding:</b>		<b>4,600,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$41,900,000.00</b>			

**Comment:** The Petroleum Violation Escrow Funds (PVEF) federal grant to TDEC will be used for geo-thermal heating and cooling. Plant funds will be used for moveable equipment.

**Previous Action:**

06/24/2013	ESC	Approved purchase of property
07/11/2013	SBC	Approved project and use of CM/GC
08/19/2013	ESC	Selected designer (Tuck Hinton Architects)
12/16/2013	ESC	Award CM/GC (Denark Construction, Inc.)
06/12/2014	SBC	Approve EDP

**Minutes:** 05/13/2015 SBC Approved a revision in project budget, funding and sources of funding.

UNIVERSITY OF TENNESSEE

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

**Requested Action:** Approval of a project, budget, scope and source(s) of funding, utilizing the Designer selected by the third party, and approval to reimburse the third party for design fees

**Project Title:** Audiology and Speech Pathology

**Project Description:** This project will provide for a 135,600 gsf multi-department building to be located at the UT Medical Center Campus in Knoxville adjacent to the Pharmacy building. It will house the departments of Audiology & Speech Pathology, and potentially the College of Dentistry and the College of Medicine.

**SBC Number:** 540/013-01-2015

**Total Project Budget:** \$65,060,000.00

**Current Project Funding:** \$ 1,385,000.00  
(if not fully funded)

**Source of Funding:** \$ 1,385,000.00 Plant (Non-Auxiliary) (A)

**Comment:** This request is for approval to immediately remit payment for design fees incurred by University Health Systems, Inc. (UHS) in the amount of \$1,385,000.00. This is a reimbursement for the design work performed by the Lewis Group. The payment will be credited against the design fee and specialty consultant costs within the Total Project Budget of \$65,060,000 for the FY15/16 disclosed capital project, to be presented at a later date.

**\*\*NOTE:** This project will be at the Knoxville Medical Center campus

**Minutes:** 05/13/2015 SBC President DiPietro said he was disappointed that this didn't go through the normal course of action and the Building Commission. He said it was a mistake, and wasn't purposely done. He apologized saying they will work hard to make sure it doesn't happen again.

Secretary Hargett asked Chancellor Schwab if he could explain how they wound up in the situation where they incurred these expenses before having the funding, scope and project approved. Chancellor Schwab responded that they moved forward in error with the understanding that the building would be built by the University of Tennessee Medical Center and occupied by the UTHSC Audiology & Speech Pathology departments. As they moved down that path, the UMC incurred these expenses and, at a subsequent date, said that they would prefer the indebtedness

be incurred by the HSC rather than by them. He said they moved forward in good faith, at the HSC's request, to incur the debt to do the planning, and that's how they found themselves in this position. Secretary Hargett asked how they can ensure that they don't wind up in the same situation again. Chancellor Schwab replied that, anytime they move down the path where a third party partner will build the building, they will disclose to the Commission, in advance, that the third party partner is actually going to build the building, and they will make certain the appropriate procedures are followed, even if the third party partner is going forward at their request. Secretary Hargett asked Chancellor Schwab if he thought the procedures and policy from the SBC were clear about how the process is to work, and was told "yes". The Commission approved the project, budget, scope and source of funding, utilizing the Designer selected by the third party, and reimbursing the third party for design fees.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

**Requested Action:** Approval to proceed with a previously approved planning project and allocate full funding to the project

**Project Title:** West Campus Housing and Garage

**Project Description:** The project provides for the planning of new housing and parking garage to be built on the west side of campus. The housing will accommodate approximately 600 beds and associated dining facilities. The garage will have approximately 700 parking spaces. The Racquet Center, built in 1976, will be demolished and the existing tennis courts will be renovated as part of this project.

**SBC Number:** 540/005-01-2014

**Total Project Budget:** \$80,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$3,500,000.00	\$ 2,412,000.00	\$ 5,912,000.00	Plant (Aux-Housing/Dining/Parking)	(A)
	0.00	74,088,000.00	74,088,000.00	TSSBA	(A)
<b>Original Project Budget:</b>	<b>\$3,500,000.00</b>				
<b>Change in Funding:</b>		<b>\$76,500,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$80,000,000.00</b>		

**Comment:** This adds the FY 2013/2014 **disclosed** project to the previously approved FY 2012/2013 planning project.

**Previous Action:**

04/16/2014	SBC	Approved a full planning project using CM/GC
06/23/2014	ESC	Selected designer (March Adams & Associates - tennis)
08/28/2014	ESC	Selected designer (Derthick Henley Wilkerson –housing/garage)
11/13/2014	SBC	Approved award to Hoar Construction as CM/GC
02/12/2015	SBC	Revised scope, current project funding & Total Project Budget

**Minutes:** 05/13/2015 SBC Comptroller Wilson asked if the cash flow analysis had been done. President DiPietro confirmed it had. Approved proceeding with a previously approved planning project and allocation of full funding to the project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Pedestrian Mall - Phase II

**Project Description:** Improvements will include the extension of new walkways in the central campus area, a new pavilion structure, and associated site lighting, landscaping and planting.

**SBC Number:** 540/005-01-2011

**Total Project Budget:** \$3,550,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,600,000.00	\$ 0.00	\$2,600,000.00	TSSBA	(A)
	300,000.00	0.00	300,000.00	Gift/Donations	(O)
	500,000.00	150,000.00	650,000.00	Plant (Non-Auxiliary)	(A)
<b>Original Project Budget:</b>	<u>\$3,400,000.00</u>				
<b>Change in Funding:</b>		<b>\$150,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$3,550,000.00</b>		

**Comment:** Two bids were received on March 24, 2015. An increase in funding is needed to award a contract to J&J Contractors, Inc. for the base bid only. There will be no additional designer fees.

**Previous Action:** 04/14/2011 SBC Approved project  
04/25/2011 SBC Selected designer (Ross Fowler)  
06/25/2012 ESC Revised funding  
04/16/2014 SBC Revised funding  
11/13/2014 SBC Approved using Best Value alternative delivery method

**Minutes:** 05/13/2015 SBC Approved a revision in project budget and sources of funding in order to award a contract.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

**Requested Action:** Approval of a revision in project budget and sources of funding

**Project Title:** Fletcher Hall Improvements

**Project Description:** This project will create a Global Finance Center in Fletcher Hall as part of the College of Business. Approximately 8,600 sf of space will be renovated to provide a financial trading floor/laboratory, staff & faculty offices and Student Success Center.

**SBC Number:** 540/005-02-2009

**Total Project Budget:** \$2,200,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,200,000.00	\$ 100,000.00	\$1,300,000.00	Gift/Donations	(O)
	0.00	900,000.00	900,000.00	Plant (Non-Auxiliary)	(A)
<b>Original Project Budget:</b>	<b>\$1,200,000.00</b>				
<b>Change in Funding:</b>		<b>\$1,000,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$2,200,000.00</b>		

**Comment:** The project bid over the original designer's estimate. The designer will revise the drawings for rebid, but additional project funds are still required. No additional designer fees will be added to this project.

**Previous Action:** 05/14/2009 SBC Approved project & designer (TWH Architects)  
01/08/2015 SBC Approved revision in scope with work to be accomplished within existing project funding & using Best Value

**Minutes:** 05/13/2015 SBC Approved a revision in project budget and sources of funding.

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:** Storm Damage

**Project Description:** A hail storm damaged approximately 171 buildings on the Knoxville campus. This project includes repairs needed to roofs, mechanical equipment, and exterior and interior building surfaces.

**SBC Number:** 540/009-21-2011

**Total Project Budget:** \$36,480,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 1,370,000.00	\$ 0.00	\$ 1,370,000.00		Plant (Non-Auxiliary) (A)
	34,190,000.00	0.00	34,190,000.00		Insurance Proceeds (O)
		720,000.00	720,000.00	2012	GO Bonds-CapMaint (R)
		200,000.00	200,000.00	12/13	CurrFunds-CapMaint (R)
<b>Original Project Funding:</b>	<u>\$35,560,000.00</u>				
<b>Change in Funding:</b>		<b>\$920,000.00</b>			
<b>Revised Project Funding:</b>			<b>\$36,480,000.00</b>		

**Comment:** The requested change in funding provides new roofs for Jessie Harris, Perkins, and the Food Safety and Processing buildings. The additional funds are necessary to complete work currently under review by the insurance provider.

**Previous Action:** 09/08/2011 SBC Approved project  
 08/19/2013 ESC Selected designers (Weeks Ambrose McDonald; Roof Design & Consulting; Cope Associates; Studio Four Design; Grieve Associates Architects; Design Innovation; Smee + Busby Architects; Reedy & Sykes)  
 03/13/2014 SBC Revised funding & Total Project Budget  
 06/12/2014 SBC Revised funding

**Minutes:** 05/13/2015 SBC Approved a revision in project budget and sources of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Tennis Stadium Improvements

**Project Description:** Completion of shelled in space to provide modifications for locker rooms, coaches' offices, and support space. *Includes resurfacing the courts, replacing court lighting, and making site improvements.*

**SBC Number:** 540/009-22-2007

**Total Project Budget:** \$4,700,000.00

**Source of Funding:** \$4,700,000.00 Plant (Non-Auxiliary) (A)

**Comment:** This request adds scope for court improvements. The work is anticipated to be accomplished within the existing project funding.

**Previous Action:** 07/12/2007 SBC Approved project and designer (Sparkman & Associates)  
06/14/2012 SBC Revised funding

**Minutes:** 05/13/2015 SBC Approved a revision in scope.



UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Presentation and approval of the Early Design Phase as presented by McCarty Hosaple McCarty

**Project Title:** Science Laboratory Facility (Cumberland and 13th)

**Project Description:** This project will provide a new, approximately 222,000 GSF, multidisciplinary science laboratory facility at Cumberland Ave. and 13th St. This facility will house research and teaching laboratories, associated support services, faculty and departmental offices, and a vivarium. In FY2012-13 \$3M was approved for planning of this project.

**SBC Number:** 540/009-18-2012

**Total Project Budget:** \$98,880,000.00

**Current Project Funding:** \$ 4,950,000.00  
(if not fully funded)

**Source of Funding:** \$ 4,950,000.00 Plant (Non-Auxiliary) (A)

**Previous Action:**

07/12/2012	SBC	Approved full planning
07/11/2013	SBC	Approve to utilize the CM/GC alternative delivery method
07/30/2013	ESC	Approved designer (McCarty Hosaple McCarty)
10/10/2013	SBC	Approved contract award to Rentenbach as CM/GC
06/12/2014	SBC	Approved additional planning funds & increased project budget

**Minutes:**

05/13/2015	SBC	Referred to the ESC with authority to act the presentation and approval of the Early Design Phase.
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DEPARTMENT OF VETERANS AFFAIRS

Lyons View Veterans Cemetery, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding utilizing an Agency Consultant for design

**Project Title:** Clean and Realign Headstones

**Project Description:** Raise, clean, realign, reset headstones and provide a grid beam marker support system for designated burial sections, and provide associated landscape repair and an irrigation system and all related work.

**SBC Number:** 682/001-01-2015

**Total Project Budget:** \$2,085,696.44

**Source of Funding:** \$2,085,696.44 Federal Grant (F)

**Comment:** The federal funding for this project was recognized as a supplemental line-item in the FY 14/15 capital budget. The grant will fund the cleaning of 4,977 upright headstones and the construction of a headstone grid support system to meet the National Cemetery Administration (NCA) standards. Design services are limited to the administration of the federal guideline documents.

**Minutes:** 05/13/2015 SBC Approved a project, budget, scope, source of funding utilizing an Agency Consultant for design.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES  
on behalf of  
DEPARTMENT OF SAFETY

Clover Bottom Campus, Nashville, Davidson County, Tennessee

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

**Project Title:** Tennessee Highway Patrol Dog Kennel

**Project Description:** Construct a kennel facility with 14 kennels, two offices, bathroom and a food preparation section and grooming area.

**SBC Number:** 346/003-01-2014

**Total Project Budget:** \$530,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$470,000.00	(\$95,000.00)	\$375,000.00		Fed Asset Forfeiture Acct. (O)
	0.00	155,000.00	155,000.00	14/15	Safety Operational Funds (A)
<b>Original Project Budget:</b>	<u>\$470,000.00</u>				
<b>Change in Funding:</b>		<b>\$60,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$530,000.00</b>		

**Comment:** Seven bids were received on April 9, 2015. An increase in funding is needed to award a contract to Edwards Construction for base bid and the sole alternate. There will be no additional designer fees.

**Previous Action:** 01/09/2014 SBC Approved project  
03/24/2014 ESC Selected designer (Mayo Architecture)

**Minutes:** 05/13/2015 SBC Commissioner Gibbons clarified that the specific operational funding source for the \$155,000 is the State Asset Forfeiture Fund. The Commission approved a revision in project budget and sources of funding in order to award a contract.

DEPARTMENT OF SAFETY AND HOMELAND SECURITY

**Statewide**

**Requested Action:** Approval of a revision in scope; and Approval of an amendment to the contract

**Project Title:** Public Safety Interoperable Communication System

**Project Description:** Phase 1: East TN, Statewide project to provide public safety with an interoperable communication system and purchase necessary frequencies and radio equipment. Phase 2: Middle & West TN, Statewide project to provide public safety with an interoperable communication system and purchase necessary frequencies and radio equipment and all related work. Interior and exterior renovation of a portion of an existing Safety building that includes mechanical, electrical and plumbing systems and all related work. *Demolition of an existing facility and construction of a new facility.*

**SBC Number:** 502/001-01-2011

**Total Project Budget:** \$121,590,000.00

<b>Source of Funding:</b>	\$ 29,640,000.00	10/11	CurrFunds-CapImprov	(A)
	10,000,000.00	12/13	CurrFunds-CapImprov	(A)
	950,000.00	2010	GO Bonds-CapImprov	(A)
	70,000,000.00	2012	GO Bonds-CapImprov	(A)
	10,000,000.00	11/12	Operating Funds	(A)
	1,000,000.00		Residual Bond Funds	(R)

**Comment:** The revision in scope will allow for the demolition of an existing warehouse and the construction of a new 8,400 sq. ft. facility at the current Jackson shop location to provide a more efficient work facility for communications staff. The estimated cost of the demolition and new construction is \$1.5M and is anticipated to be accomplished within the current project funding. The work will be put out for bid in accordance with the design/bid/build process. The building to be demolished is less than 50 years old and does not require Tennessee Historical Commission review.

The contract amendment will be for the Motorola contract. It will be amended to increase the maximum liability by approximately \$3,650,000.00 and to extend the term of the contract to permit the acquisition of additional frequencies and related work to achieve a more efficient and effective system, and is anticipated to be accomplished within the current project funding.

...Continued

## Continued...

### Previous Action:

01/24/2011	ESC	Deferred action
03/21/2011	SBC	Approved proceeding w/ Phase 1 of EPC
03/21/2011	SBC	Referred to SC with authority
03/28/2011	ESC	Approved consultant (Buford Goff & Associates)
12/09/2011	ESC	Approved subcontractor plan & contract
01/12/2012	SBC	Revised funding & scope
09/18/2012	SBC	Allocation of funding; revised budget; presentation
01/10/2013	SBC	Approved contract amendment & allocate funding
08/21/2014	SBC	Revised scope & using JOC
08/28/2014	ESC	Selected designer (Goodwyn Mills Cawood)

### Minutes:

05/13/2015 SBC The Commission approved a revision in scope; and referred to the ESC, with authority to act, approval of an amendment to the contract.

DEPARTMENT OF TRANSPORTATION

Statewide

**Requested Action:** Approval of a project, budget, scope, source(s) of funding utilizing TDOT procurement or resources for design and construction

**Project Title:** Equipment, Brine and Storage Sheds

**Project Description:** Construct, reconstruct, and repair the equipment, brine and storage sheds at all TDOT maintenance facilities across the State. Project to include all related work.

**SBC Number:** 245/000-01-2015

**Total Project Budget:** \$9,100,000.00

<b>Source of Funding:</b>	\$ 135,000.00	01/02	TDOT Plant Construction Funds	(A)
	180,000.00	02/03	TDOT Plant Construction Funds	(A)
	305,000.00	03/04	TDOT Plant Construction Funds	(A)
	300,000.00	04/05	TDOT Plant Construction Funds	(A)
	1,704,000.00	05/06	TDOT Plant Construction Funds	(A)
	365,000.00	06/07	TDOT Plant Construction Funds	(A)
	408,000.00	07/08	TDOT Plant Construction Funds	(A)
	610,000.00	08/09	TDOT Plant Construction Funds	(A)
	1,097,500.00	09/10	TDOT Plant Construction Funds	(A)
	2,490,000.00	12/13	TDOT Plant Construction Funds	(A)
1,505,500.00	13/14	TDOT Plant Construction Funds	(A)	

**Comment:** This is a combination of 28 FY 2002 through 2014 line-items. TDOT has equipment and salt brine operations in 95 counties. This will enable the department to comply with TDEC and the United States Environmental Protection Agency Municipal Separate Storm Sewer System (US EPA MS4) (storm water runoff) requirements. The project will construct approximately 167 sheds in 115 maintenance locations.

**Minutes:** 05/13/2015 SBC Approved a project, budget, scope, sources of funding utilizing TDOT procurement or resources for design and construction.

DEPARTMENT OF EDUCATION

Tennessee School for the Deaf, Knoxville, Knox County, Tennessee

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

Project Title: Structural Repair & Renovation of Student Cottages

Project Description: Repair and replacement of structural floor trusses, framing, and interior finishes, plumbing & mechanical infrastructure, mold remediation as required and all related work.

SBC Number: 168/007-01-2014

Total Project Budget: \$286,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$150,000.00	\$ 0.00	\$150,000.00	14/15	CurrFunds-CapImprov	(A)
	0.00	136,000.00	136,000.00	11/12	CurrFunds-CapMaint	(R)

Original Project Budget: \$150,000.00

Change in Funding: \$136,000.00

Revised Project Budget: \$286,000.00

Comment: Additional funding will allow repairs to be made to cottage 315 using FY 11/12 Emergency & Contingency funds.

Previous Action: 10/09/2014 SBC Approved project

Minutes: 05/13/2015 SBC Approved a revision in project budget and sources of funding.

DEPARTMENT OF EDUCATION

Tennessee School for Deaf, Knoxville, Knox County, Tennessee

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

**Project Title:** Storm Damage Repairs

**Project Description:** Repairs to multiple storm damaged buildings and all related work.

**SBC Number:** 168/007-01-2011

**Total Project Budget:** \$1,296,701.32

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 50,000.00	(\$50,000.00)	\$ 0.00	11/12	TSD OpFunds	(A)
	150,000.00	(150,000.00)	0.00	02/03	CurrFunds-CapMaint	(R)
	<u>1,150,000.00</u>	<u>146,701.32</u>	<u>1,296,701.32</u>		Insurance Proceeds	(O)
<b>Original Project Budget:</b>	<b>\$1,350,000.00</b>					
<b>Change in Funding:</b>		<b>(\$53,298.68)</b>				
<b>Revised Project Budget:</b>			<b>\$1,296,701.32</b>			

**Comment:** Request to reallocate funds in recognition of receipt of full insurance proceeds for work performed prior to obtaining initial project funding. The storm event impacted multiple agencies and the deductible was part of a comprehensive settlement between multiple agencies.

**Previous Action:**

07/14/2011	SBC	Approved project
07/25/2011	ESC	Selected designer (Upland Design Group)
05/10/2012	SBC	Referred to ESC with authority to act
05/23/2012	ESC	Revised funding; awarded contract

**Minutes:** 05/13/2015 SBC Approved a revision in project budget and sources of funding.



DEPARTMENT OF EDUCATION

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

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

**Project Title:** School for Blind Building 1-A Fire Suppression

**Project Description:** Installation of fire protection system and controls, abatement as required, utility infrastructure upgrades and all related work.

**SBC Number:** 168/005-01-2014

**Total Project Budget:** \$1,923,550.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 340,000.00	\$ 0.00	\$ 340,000.00	14/15	CurrFunds-CapImprov	(A)
	700,000.00	0.00	700,000.00	2014	GO Bonds-CapImprov	(A)
	0.00	883,550.00	883,550.00	06/07	CurrFunds-CapImprov	(R)

**Original Project Budget:** \$1,040,000.00

**Change in Funding:** \$883,550.00

**Revised Project Budget:** \$1,923,550.00

**Comment:** The designer's estimated construction cost has increased as a result of the new fire suppression system triggering other code requirements unforeseen in the original scope of this project.

**Previous Action:** 07/10/2014 SBC Approved project using Best Value  
08/28/2014 ESC Selected designer (IC Thomasson Assoc.)

**Minutes:** 05/13/2015 SBC Approved a revision in project budget and sources of funding.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Reelfoot Lake State Park, Tiptonville, Obion County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding utilizing the Agency consultant for design

**Project Title:** Pedestrian Trail Upgrade

**Project Description:** Upgrade an existing walking trail.

**SBC Number:** 126/084-01-2015

**Total Project Budget:** \$195,000.00

**Source of Funding:** \$180,000.00 Recreational Trails Program Grant (F)  
15,000.00 08/09 CurrFunds-CapMaint/ADA Funds (R)

**Comment:** The grant will be used to upgrade an existing gravel trail, add physical activity/fitness stations and rehabilitate an existing restroom to make it ADA compliant. The project has a total value of \$225,000. The grant requires a 20% match from the State that will be satisfied in part through use of State and volunteer resources with a value of \$30,000 plus the ADA funds.

**Minutes:** 05/13/2015 SBC Approved a project, budget, scope, sources of funding utilizing the Agency consultant for design.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

David Crockett State Park, Lawrenceburg, Lawrence County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding utilizing the Agency consultant for design

**Project Title:** Expand and Upgrade Trails

**Project Description:** Trail maintenance and improvements.

**SBC Number:** 126/033-01-2015

**Total Project Budget:** \$120,000.00

**Source of Funding:** \$120,000.00 Recreational Trails Program Grant (F)

**Comment:** The grant will be used for trail maintenance and improvements of the existing trail and construction of new trails. The project has a total value of \$150,000. The grant requires a 20% match from the State that will be satisfied in whole through use of State and volunteer resources with a value of \$30,000.

**Minutes:** 05/13/2015 SBC Approved a project, budget, scope, source(s) of funding utilizing the Agency consultant for design.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Cumberland Mountain State Park, Crossville, Cumberland County, Tennessee

**Requested Action:** Approval of a project, budget, scope, source(s) of funding utilizing the Agency consultant for design

**Project Title:** New Lakeside Trail

**Project Description:** New ADA accessible pedestrian trail adjacent to Byrd Lake.

**SBC Number:** 126/030-01-2015

**Total Project Budget:** \$237,500.00

**Source of Funding:** \$200,000.00 Recreational Trails Program Grant (F)  
37,500.00 08/09 CurrFunds-CapMaint ADA Funds (R)

**Comment:** The grant will be used to upgrade an existing natural surfaced trail from the park office to the new bridge to make it ADA compliant for the purpose of safety and to provide off road access to the renovated bridge. The project has a value of \$250,000. The grant requires a 20% match from the State that will be satisfied in part through use of State and volunteer resources with a value of \$12,500 plus the ADA funds.

**Minutes:** 05/13/2015 SBC Approved a project, budget, scope, sources of funding utilizing the Agency consultant for design.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Panther Creek State Park, Morristown, Hamblen County, Tennessee

**Requested Action:** Approval of a revision in project budget and source(s) of funding utilizing Agency Resources for construction

**Project Title:** Campground Upgrades

**Project Description:** Provide various updates to campsites and replacement of two bathhouses. Project will include paving correction and related work.

**SBC Number:** 126/072-01-2012

**Total Project Budget:** \$1,600,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 350,000.00	\$ 0.00	\$ 350,000.00	06/07	CurrFunds-CapMaint	(A)
	1,000,000.00	0.00	1,000,000.00	12/13	CurrFunds-CapMaint	(R)
	0.00	250,000.00	250,000.00	14/15	CurrFunds-CapMaint	(A)

**Original Project Budget:** \$1,350,000.00

**Change in Funding:** \$250,000.00

**Revised Project Budget:** \$1,600,000.00

**Comment:** Additional funding for this project is a supplemental line-item in the FY 14/15 capital budget and will be used for additional paving.

**Previous Action:** 07/12/2012 SBC Approved project  
 07/23/2012 ESC Selected designer (Blankenship & Partners)  
 04/11/2013 SBC Revised funding

**Minutes:** 05/13/2015 SBC Referred to the ESC with authority to act approval of a revision in project budget and sources of funding utilizing Agency Resources for construction.

DEPARTMENT OF GENERAL SERVICES

**Andrew Johnson and Davy Crockett Towers, Nashville, Davidson County, Tennessee**

**Requested Action:** Approval to proceed with the process to select a designer

**Project Title:** Renovations

**Project Description:** Update interior finishes, restroom, lobbies and other building requirements.

**SBC Number:** 529/000-07-2012

**Total Project Budget:** \$9,200,000.00

**Source of Funding:**

\$4,000,000.00	12/13	FRF CurrFunds-CapImprov	(A)
2,720,000.00	12/13	FRF CurrFunds-CapImprov	(A)
2,480,000.00		FRF Reserves	(R)

**Comment:** The cooling towers are in poor condition, and any potential failure may compromise the recently installed chillers and HVAC upgrades. The estimated project cost is \$600K and is anticipated to be accomplished within the current project funding. Design/Bid/Build will be used to complete this work. **This is a T3 (460/000-02-2012) associated project.**

**Previous Action:**

07/12/2012	SBC	Approved project, issue RFP for D/B
10/11/2012	SBC	Approved award to EMJ Construction for D/B
01/10/2013	SBC	Approved GMP for Phase 2

**Minutes:** 05/13/2015 SBC Approved proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

665 Mainstream, Nashville, Davidson County, Tennessee

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

**Project Title:** Office Build Out

**Project Description:** Build out of remaining interior space which includes limited HVAC upgrades and interior finishes. *Renovate building restrooms and create new accessible pathway.*

**SBC Number:** 529/012-01-2012

**Total Project Budget:** \$2,805,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,050,000.00	\$ 0.00	\$2,050,000.00	12/13	Misc Appropriation/	(A)
	0.00	755,000.00	755,000.00		Temp OffSpace	
					FRF Reserves	(R)
<b>Original Project Budget:</b>	<u>\$2,050,000.00</u>					
<b>Change in Funding:</b>		<b>\$755,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$2,805,000.00</b>			

**Comment:** Additional funding is requested for renovation of restroom facilities to meet ADA guidelines and to construct an accessible pathway through the atrium to make restrooms accessible to every tenant.

**Previous Action:** 08/20/2012 SBC Approved project & designer (Thomas & Miller)

**Minutes:** 05/13/2015 SBC Approved a revision in scope, project budget and sources of funding.

DEPARTMENT OF GENERAL SERVICES

Statewide

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

**Project Title:** State Buildings Wireless Internet Infrastructure

**Project Description:** Provide wireless internet access throughout nine buildings.

**SBC Number:** 529/000-10-2013

**Total Project Budget:** \$2,160,000.00

**Current Project Funding:** \$ 4,217.35  
(if not fully funded)

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,160,000.00	(\$2,155,782.65)	\$4,217.35	13/14	FRF CurrFunds-CapImprov	(A)
<b>Original Project Budget:</b>	\$2,160,000.00					
<b>Change in Funding:</b>		(\$2,155,782.65)				
<b>Revised Project Budget:</b>			\$4,217.35			

**Comment:** Project is being cancelled and there are no current plans to utilize funding for its intended purpose. Wireless internet was added to the nine buildings during the T3 project.

**Previous Action:** 08/08/2013 SBC Referred to ESC with authority to act

**Minutes:** 05/13/2015 SBC The request was pulled by the Agency as the project was never approved by the SBC and, therefore, its cancellation was not necessary.



DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval of a revision in scope and to decrease the Total Project Budget from \$32,700,000 to \$26,300,000 and utilizing the Job Order Contract for a portion of the work

**Project Title:** Six Buildings Master Planning

**Project Description:** Decommissioning of Tennessee Regulatory Authority (TRA), Cordell Hull/Central Services, James R. Mapp, Donnelly J. Hill buildings and the Chattanooga State Office Building. Tenant groups will be relocated to alternate building locations. *Storage space build out.*

**SBC Number:** 529/000-02-2013-03

**Total Project Budget:** \$26,300,000.00

**Source of Funding:** \$26,300,000.00 13/14 FRF CurrFunds-CapMaint (A)

**Comment:** The scope is being revised to remove the demolition of Cordell Hull and Central Service Office from the scope of the project. There will be a need for storage space in John Sevier State Office Building as a result of the decommissioning of Cordell Hull and relocation of the Attorney General's Office. Job Order Contract is being requested to perform a minor build out of this space ahead of the office relocation. The anticipated cost for this work is \$135,000.

The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource.

**Previous Action:** 05/09/2013 SBC Approved preplanning & using CM/GC  
06/13/2013 ESC Selected designers (multiple)  
08/08/2013 SBC Approved to allocate funding & using BV  
07/10/2014 SBC Approved using JOC for portion of work  
08/21/2014 SBC Referred Cordell Hull to ESC w/authority to act

**Minutes:** 05/13/2015 SBC Approved a revision in scope and to decrease the Total Project Budget from \$32,700,000 to \$26,300,000 and utilizing the Job Order Contract for a portion of the work.

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a revision in scope, project budget and source(s) of funding and to increase the Total Project Budget from \$29,000,000 to \$136,500,000

**Project Title:** Mechanical & Electrical Upgrade

**Project Description:** Replacement and upgrade of mechanical, electrical and security systems *and related renovations* at the State Capitol to provide environmental control and address code compliance. *Complete renovation of Cordell Hull Building including demolition of Central Services and construction of additions, a new parking garage, and improve access to the Capitol.*

**SBC Number:** 529/005-01-2005

**Total Project Budget:** \$136,500,000.00

**Current Project Funding:** \$ 26,202,900.00  
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 2,700,000.00	\$ 0.00	\$ 2,700,000.00		FRF OperFunds	(A)
	11,500,000.00	0.00	11,500,000.00	2010	FRF GO Bonds-CapImprov	(A)
	1,075,600.00	0.00	1,075,600.00	2001	FRF GO Bonds-/Energy	(R)
	427,300.00	0.00	427,300.00		FRF Reserves	
	4,100,000.00	0.00	4,100,000.00	13/14	FRF CurrFundsCapMaint	(A)
	0.00	6,400,000.00	6,400,000.00	13/14	FRF CurrFundsCapImprov	(A/R)
<b>Original Project Budget:</b>	<b>\$19,802,900.00</b>					
<b>Change in Funding:</b>		<b>\$6,400,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$26,202,900.00</b>			

**Comment:** This is a FY 13/14 line-item in the capital budget.

The Cordell Hull Building is over 50 years old and the Tennessee Historical Commission has requested to review the design drawings of this **alteration**, prior to issuing for construction, to insure that it is being done in accordance with the provisions of the *Secretary of the Interior's Standards for Treatment of Historic Properties*.

Central Services Building is to be demolished and replaced with a parking garage for State employees. The THC has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

...Continued

## State Capitol - Continued

<b>Previous Action:</b>	06/09/2005	SBC	Approved preplanning;
	07/14/2005	SBC	Designer selection recorded (Centric Architecture)
	07/12/2007	SBC	Revise scope and planning funds
	12/17/2007	ESC	Discussed implementation of plan
	05/08/2008	SBC	Revise planning funds; proceed w/Phase 1
	06/12/2008	SBC	Revise scope to include Senate Chambers
	06/26/2008	ESC	Approved proceeding w/Senate Chambers
	12/22/2008	ESC	Revised Planning/Phase 1 cost
	07/09/2009	SBC	Revised & fully plan Phase 2, approved commissioning
	10/19/2009	ESC	Approved issuing RFP for CMGC
	12/10/2009	SBC	Discussion
	12/21/2009	ESC	Status report and presentation
	02/11/2010	SBC	Discussion; referred to ESC with authority
	02/22/2010	ESC	Discussion; suspended certain actions
	05/24/2010	ESC	Status report discussion
	06/10/2010	SBC	Approved CMGC
	10/14/2010	SBC	Referred to ESC with authority
	11/01/2010	ESC	Revised EPC; planning funds; proceed w/Phase 2
	08/22/2011	ESC	Revised scope; discussion
	09/08/2011	SBC	Referred to ESC with authority
	09/19/2011	ESC	Revised scope to preplan security upgrade
	11/10/2011	SBC	Approved proceeding w/exterior security upgrade
	01/12/2012	SBC	Revised funding & scope
	02/21/2012	ESC	Approved proceeding w/interior security upgrades
	04/12/2012	SBC	Reported sole source procurement
	06/14/2012	SBC	Revised scope & funding
	05/09/2013	SBC	Referred to ESC with authority
	05/20/2013	ESC	Approved preplan Phase 4 & utilizing CMGC
	06/13/2013	SBC	Referred to ESC with authority
	06/24/2013	ESC	Revised scope/funding; approved GMP Phase 3
	07/11/2013	SBC	Revised funding
	08/08/2013	SBC	Report additional services
	06/12/2014	SBC	Report Designer Additional Services to SBC
<b>Minutes:</b>	05/13/2015	SBC	Approved a revision in scope, project budget and sources of funding and to increase the Total Project Budget from \$29,000,000 to \$136,500,000, and with all future actions referred to the ESC, with authority to act.

DEPARTMENT OF GENERAL SERVICES

**Bicentennial Mall Urban Master Plan, Nashville, Davidson County**

**Requested Action:** Approval of a project, budget, scope, source(s) of funding and utilization of the previously selected designer

**Project Title:** Bicentennial Mall Urban Master Plan Revision

**Project Description:** Project will provide a revision to the Bicentennial Mall Urban Master Plan concept completed in 1996.

**SBC Number:** 460/000-01-2015

**Total Project Budget:** \$30,000.00

**Source of Funding:** \$30,000.00 14/15 DGS Operating Funds/Preplanning (A)

**Comment:** The current project Master Plan was approved by the SBC on December 1997. Earl Swensson Associates is being requested to be selected in order to insure efficient and consistent updates as they were the designer for the previous Master Plan.

**Minutes:** 05/13/2015 SBC Approved a project, budget, scope, source of funding and utilization of the previously selected designer.

DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project, budget, and scope, and to issue a Request for Qualifications for project management 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:** \$0.00

**Comment:** This request is to begin the process of selecting a project manager for this project. The Request for Qualifications will include the right to negotiate with the best evaluated proposer.

**Minutes:** 05/13/2015 SBC Referred to the ESC, with authority to act, the approval of a project, budget, and scope and to issue a Request for Qualifications for project management services.

STATE BUILDING COMMISSION

**Minutes of Meeting of State Building Commission**

- 1) Approved the Minutes of the State Building Commission meeting held on April 9, 2015.

**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)	<b>State Procurement Agency:</b>	University of Tennessee	<b>User Agency:</b>	Institute of Agriculture
	<b>Location:</b>	Crossville		
	<b>Project Title:</b>	Clyde York 4-H Camp		
	<b>SBC Project No:</b>	540/001-01-2012		
	<b>Designer:</b>	Design Innovation Arch.	<b>Contractor:</b>	Merit Construction
	<b>Construction Completion %:</b>	100%	<b>Targeted Substantial Completion:</b>	4/30/2014
	<b>Change Order No.</b>	2	<b>Comment: Hidden Conditions / Codes</b>	
	<b>Change Order Amount:</b>	\$12,515.93	Grouting behind the pool shell to address shell failure and replacement of deteriorated conduit.	
	<b>Change Order Percentage:</b>	3.5%		
	<b>Cumulative Percentage:</b>	16.56%		
	<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
	<b>Original Bid Target:</b>	\$400,000		
	<b>Base Contract Amount:</b>	\$357,441	<b>Revised Contract Amount:</b>	\$416,553.93
	<b>Contingency:</b>	\$40,000	<b>Remaining Undedicated Funds:</b>	\$40,000.00
2)	<b>State Procurement Agency:</b>	University of Tennessee	<b>User Agency:</b>	Institute of Agriculture
	<b>Location:</b>	Greeneville		
	<b>Project Title:</b>	Clyde Austin 4-H Center Renovations		
	<b>SBC Project No:</b>	540/001-05-2012		
	<b>Designer:</b>	Design Innovations Arch	<b>Contractor:</b>	K&F Construction
	<b>Construction Completion %:</b>	98%	<b>Targeted Substantial Completion:</b>	6/15/2015
	<b>Change Order No.</b>	5	<b>Comment: Hidden Conditions</b>	
	<b>Change Order Amount:</b>	\$29,090.49	Unforeseen geological and building conditions were uncovered during renovation.	
	<b>Change Order Percentage:</b>	1.1%		
	<b>Cumulative Percentage:</b>	16.7%		
	<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
	<b>Original Bid Target:</b>	\$3,650,000		
	<b>Base Contract Amount:</b>	\$2,579,400	<b>Revised Contract Amount:</b>	\$3,010,872.11
	<b>Contingency:</b>	\$365,000	<b>Remaining Undedicated Funds:</b>	\$1,100,000.00

- **Projects Not Requiring SBC Approval** which are not in excess of the \$500,000 threshold for major maintenance, and are not funded in whole or part by bond proceeds or residual proceeds from bond funding (in accordance with Item 2.01 of the *SBC By-Laws, Policy & Procedures*)

- 1) **State Procurement Agency:** STREAM  
**User Agency:** Dept of Commerce & Insurance  
**Location:** Fire Training Academy – Bedford County  
**Project Title:** Parking and Asphalt Sealing  
**Project Description:** Project will provide for paving repairs and sealing of the current Fire Training Academy parking lots and surface streets.  
**SBC Project No.** 700/001-01-2012  
**Total Project Budget:** \$220,000  
**Source of Funding:** 07/08 Current Funds-Capital Maintenance (R)  
**Comment:** REVISION: Approval to use Agency Consultant for design services
  
- 2) **State Procurement Agency:** Tennessee Board of Regents  
**User Agency:** Cleveland State Community College  
**Location:** Cleveland  
**Project Title:** Library Roof Replacement  
**Project Description:** Replace library roof and renovate clerestory areas.  
**SBC Project No.** 166/013-01-2015  
**Total Project Budget:** \$470,000  
**Source of Funding:** Plant Funds (A); 99/00, 00/01, 04/05 Current Funds-Capital Maintenance (R)
  
- 3) **State Procurement Agency:** Tennessee Board of Regents  
**User Agency:** University of Memphis  
**Location:** Memphis  
**Project Title:** McWherter Library Maintenance  
**Project Description:** Replace sliding front doors and variable air volume HVAC controllers.  
**SBC Project No.** 166/007-01-2015  
**Total Project Budget:** \$399,000  
**Source of Funding:** Plant Funds (A)
  
- 4) **State Procurement Agency:** Tennessee Board of Regents  
**User Agency:** Chattanooga State Community College  
**Location:** Chattanooga  
**Project Title:** Hospitality Management Modifications  
**Project Description:** Make interior renovations to the Center of Business, Industry & Health cafeteria area to accommodate Hospitality Management Program.  
**SBC Project No.** 166/012-02-2014  
**Total Project Budget:** \$250,000  
**Source of Funding:** Gifts (O)  
**Comment:** REVISION: Increase in funding and budget from \$165,000 to \$250,000

- **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 Knoxville  
**Project:** University Center  
**SBC No.** 540/009-22-2008  
**Designer:** McCarty Holsaple McCarty / Barber McMurry, a joint venture  
**Amount of Add'l Service:** \$28,800  
**Explanation:** This additional service is for the design and implementation of a mural to be located in the dining area.

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

1) **Bidder:** Taheri Construction LLC  
**Project Location:** Clover Bottom Campus  
**Project Title:** TN Highway Patrol Dog Kennel  
**SBC No.** 346/003-01-2014  
**Bid date:** April 9, 2015  
**Designer:** Mayo Architecture  
**Comment:** The error was clearly clerical in nature as the list of amounts add up to \$393,640 and the calculation and bid show an amount of \$294,240—a difference of \$99,400.

- **Subcontractor Replacement** (in accordance with Item 6.09 of the *SBC By-Laws, Policy & Procedures*)

1) **Project:** Pellissippi State Community College (Division Street Campus Codes and Repairs)  
**SBC No.** 166/032-01-2014  
**General Contractor:** The Franklin Group, LLC  
**Subcontractor:** Robert Grisham  
**Replacement Sub:** Advent Electric, Inc.  
**Comment:** Due to circumstances beyond his control, the original electrical subcontractor is unavailable for the project.

**Report of Items Submitted to the SBC**

- **Design & Construction Awards** recognizing the following State of Tennessee projects:
  - **Governors Stadium – Austin Peay State University (Tennessee Contractors Association, Non-Building Structure Award)**
    - General Contractor: Bell & Associates
    - Architect: Rufus Johnson Associates of Clarksville, Inc.

**Other Business**

There being no other business, the meeting adjourned at 1:26 p.m.

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Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State