

MINUTES
STATE BUILDING COMMISSION
September 18, 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 11:10 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

11:10 a.m.	Tennessee Board of Regents	Chancellor John Morgan
11:14 a.m.	University of Tennessee	Dr. Joe DiPietro
11:16 a.m.	Department of Veterans Affairs	Commissioner Many-Bears Grinder
11:17 a.m.	Tennessee Bureau of Investigation	Deputy Commissioner Ed Jones
11:18 a.m.	Department of Transportation	Commissioner John Schroer
11:19 a.m.	Department of Mental Health	Commissioner Doug Varney
11:20 a.m.	Dept of Intellectual & Developmental Disabilities	Assistant Commissioner Lance Iverson
11:21 a.m.	Department of Environment and Conservation	Commissioner Bob Martineau
11:22 a.m.	Department of Safety	Commissioner Bill Gibbons
11:33 a.m.	Military Department	General Max Haston
11:35 a.m.	Department of General Services	Executive Director Peter Heimbach
11:39 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
Mark Emkes, Commissioner, Department of Finance and Administration
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

OTHERS PRESENT

Bob Oglesby, State Architect	Genie Whitesell, Attorney General's Office
Georgia Martin, Office of the State Architect	Janie Porter, Attorney General's Office
Melinda Parton, Comptroller's Office	Dick Tracy, Tennessee Board of Regents
Joy Harris, Treasurer's Office	David Gregory, Tennessee Board of Regents
Jonathan Rummel, Secretary of State's Office	George Criss, University of Tennessee
Jordan Young, Lt Governor Ramsey's Office	Charles Peccolo, University of Tennessee
Bruce Davis, Legislative Budget Office	Dereck Stewart, Department of Safety

Bill Blankenship, Blankenship & Partners
Barry Hill, Buford Goff & Associates
Mike Corbutt, Buford Goff & Associates
Arnold Hooper, Department of Safety
Brad Bishop, Military Department
Howard Symons, Department of General Services
Kent Brummett, Department of Intellectual &
Developmental Disabilities
Doug Freeman, Department of General Services
Paul Degges, Department of Transportation
Matt Barnes, Department of Transportation
Charles King, Department of Transportation
Cleve Salmon, Department of General Services
Larry Stephens, Michael Brady Inc
Scott Black, Department of Transportation
Rich Cardwell, Office of the State Architect
Cindy Liddell, Comptroller's Office
Diane Uhler, Tennessee Board of Regents

John Carr, Department of Finance and
Administration
Kevin McDowell, Jones Lang LaSalle
Heather Inverson, Department of General Services
Tami Robison, Department of General Services
Phil Hyde, Department of General Services
Don Johnson, Department of General Services
Steve Berry, Department of General Services
Dean Chase, DF Chase
Brian Murdock, DF Chase
Crystal Collins, THEC
Lynelle Jensen, Department of General Services
Matt Ingham, Department of General Services
Mike Morrow, Department of Finance and
Administration
Mike Boshers, Department of Safety
Kent McLaughlin, Gilbert McLaughlin Casella
Alan Durham, Department of Transportation
Evan Walker, Turner

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TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Animal Husbandry Facility

Project Description: Construct animal handling area of covered pens and stalls

SBC Number: 166/003-06-2012

Total Project Budget: \$190,000.00

Source of Funding: \$150,000.00 TN Dept of Agriculture Grant (O)
40,000.00 Gifts (O)

Comment: Project will consist of covered pens and stalls. The grant stipulated completion of the structures by November 2013. THEC approved Special Opportunity Disclosure on August 17, 2012.

Minutes: 09/18/2012 SBC Approved the project budget, scope, source(s) of funding and proceeding with process to select a designer

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Baseball Facility

Project Description: Develop baseball facility

SBC Number: 166/005-01-2008

Revised Project Budget: \$6,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,200,000.00	0.00	\$1,200,000.00	Campus Athletic Funds	(O)
	650,000.00	450,000.00	1,100,000.00	Plant (Non-Auxiliary)	(A)
	200,000.00	0.00	200,000.00	Gifts	(O)
	500,000.00	0.00	500,000.00	Gift-in-Place	(O)
	3,000,000.00	0.00	3,000,000.00	TSSBA (Student Fees)	(O)
Original Project Budget:	\$5,550,000.00				
Change in Funding:		\$450,000.00			
Revised Project Budget:			\$6,000,000.00		

Comment: The increased scope will add restrooms, concession areas, coach's offices, and seating.

Previous Action: 05/08/2008 SBC Approved project & designer (Ken Ross Architects)
 09/10/2009 SBC Revised funding
 01/14/2010 SBC Approved Early Design Phase
 11/21/2011 ESC Revised funding

Minutes: 09/18/2012 SBC Approved a revision in scope, project budget and source of funding

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Parking and Transportation Improvements

Project Description: Construct roads, parking lots, sidewalks, and related improvements.

SBC Number: 166/011-04-2012

Total Project Budget: \$750,000.00

Source of Funding: \$750,000.00 Plant (Non-Auxiliary) (A)

Comment: Project was disclosed in the FY 12/13 budget cycle for \$750,000 and includes roads, parking lots, sidewalks, lighting, storm sewer, landscaping, cameras, and emergency phones.

Minutes: 09/18/2012 SBC Approved the project budget, scope, source(s) of funding and proceeding with process to select a designer

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) University of Memphis, Memphis
(Women's Fieldhouse Upgrades)
SBC Project No. 166/007-11-2011
Bid date: 08-22-2012
SBC Action: Referred to ESC with authority to act

- 2) Columbia State Community College, Columbia
(Library HVAC Updates)
SBC Project No. 166/015-01-2011
Bid date: 08-29-2012
SBC Action: Referred to ESC with authority to act

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: Racheff Greenhouse Improvements

Project Description: This project will provide renovations to Racheff Greenhouse plus add an emergency generator, and replace HVAC controls.

SBC Number: 540/001-07-2012

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 Plant (Non-Auxiliary) (A)

Comment: This is a FY 2012/2013 disclosed project.

Minutes: 9/18/2012 SBC Approved the 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 project budget, scope and source(s) of funding

Project Title: Install Planetarium – Nielsen

Project Description: This project will convert room 108 in Nielsen Physics into a planetarium.

SBC Number: 540/009-12-2012

Total Project Budget: \$200,000.00

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

Comment: This is a FY 2012/2013 **disclosed** project.

Minutes: 09/18/2012 SBC Approved the project budget, scope and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Plant Sciences Biotech Building Programmatic Upgrade

Project Description: This project will provide miscellaneous upgrades to the Plant Sciences Biotech building

SBC Number: 540/009-11-2011

Total Project Budget: \$1,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$500,000.00	\$500,000.00	\$1,000,000.00	Plant (Non Auxiliary) (A)
Original Project Budget:	\$500,000.00			
Change in Funding:		\$500,000.00		
Revised Project Budget:			\$1,000,000.00	

Comment: This adds FY 2012/2013 disclosed funding to a previously approved project.

Previous Action 07/14/2011 SBC Approved project

Minutes: 09/18/2012 SBC Approved a revision in scope, project budget and source of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Stokely Management Center Improvements

Project Description: This project will convert space on the 2nd floor of Stokely Management Center from open landscape furniture to an enclosed office layout.

SBC Number: 540/009-10-2012

Total Project Budget: \$175,000.00

Source of Funding: \$175,000.00 Plant (Non-Auxiliary) (A)

Comment: This is an FY 2012/2013 disclosed project.

Minutes: 09/18/2012 SBC Approved the project budget, scope and source(s) of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Softball Stadium Improvements

Project Description: This project will enclose the sides of the batting cages for the Softball Stadium.

SBC Number: 540/009-09-2012

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 Plant (Auxiliary–Athletics) (A)

Comment: This is a FY 2012/2013 disclosed project.

Minutes: 09/18/2012 SBC Approved the project budget, scope and source(s) 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 in order to award a contract for construction

Project Title: Dougherty Engineering Building

Project Description: Provide for programmatic upgrades for laboratory spaces in Dougherty Engineering

SBC Number: 540/009-48-2010

Revised Project Budget: \$2,350,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,831,000.00	\$ 0.00	\$1,831,000.00	ARRA	(F)
	169,000.00	350,000.00	519,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	<u>\$2,000,000.00</u>				
Change in Funding:		\$350,000.00			
Revised Project Budget:			\$2,350,000.00		

Comment: Eight bids were received on July 26, 2012 and all bids exceeded the target. The lowest bid was from Wright Contracting.

Previous Action: 10/14/2010 SBC Approved project & designer (Michael Brady, Inc.)

Minutes: 09/18/2012 SBC Approved a revision in project budget and source of funding in order to award a contract for construction

DEPARTMENT OF VETERANS AFFAIRS

Veterans Cemeteries, Nashville, Davidson County, Tennessee

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

Project Title: Submariner Memorial Stone

Project Description: Provide a memorial stone and placement.

SBC Number: 682/000-05-2012

Total Project Budget: \$4,000.00

Source of Funding: \$4,000.00 Gift-in-Place (0)

Comment: The US Submariners Association will donate a US Submariners Memorial stone etched on three sides. Project includes all related work including procurement, engraving and installation.

Minutes: 09/18/2012 SBC Approved acceptance of gift-in-place construction, with plans and specs to be approved by State Architect

TENNESSEE BUREAU OF INVESTIGATION

Regional Consolidated Facility, Nashville, Davidson County, Tennessee

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

Project Title: Secure Record Storage Facility

Project Description: Provide long term storage for record files.

SBC Number: 500/001-01-2012

Total Project Budget: \$670,000.00

Source of Funding: \$180,000.00 12/13 Federal Asset Forfeiture Funds (A/O)
490,000.00 Medicaid Fraud Control Funds (A/O)

Comment: The facility, located at the R.S. Gass Complex, will include relocation of a Lektriever filing system from the main building, and various systems such as card reader access, fire suppression, video security cam, climate control system, and offices for full time staff. Paper files are required to be kept by the TBI for various lengths of time.

Minutes: 09/18/2012 SBC Approved the project budget, scope, source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF TRANSPORTATION

I-26 Welcome Center, Kingsport, Sullivan County, Tennessee

Requested Action: Approval of a utility grant

Project Title: I-26 Kingsport Welcome Center

Project Description: New Welcome Center building, equipment and storage building, picnic facilities, water, sewer and other required utilities and all related work

SBC Number: 241/010-01-2010

Total Project Budget: \$2,950,000.00

Source of Funding: \$ 590,000.00 State Hwy Funds (O)
2,360,000.00 Federal APD Funds (F)

Comment: The utility grant in the amount of \$200,000 to the City of Kingsport, will provide for the design and installation of an 8" waterline to the I-26 Kingsport Welcome Center, Sullivan County, Tennessee for potable water and to meet fire code requirements. Appalachian Development Program Funds (APD). Funding for the grant is expected to be prorata unless the grant is allowed to be 100% federal funds.

Previous Action: 06/10/2010 SBC Approved project; referred designer to SC
03/21/2011 SBC Approved designer selection (Hastings Architecture)
06/14/2012 SBC Approved Early Design Phase

Minutes: 09/18/2012 SBC Approved the utility grant

DEPARTMENT OF TRANSPORTATION

Acknowledgement of Report

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

DEPARTMENT OF MENTAL HEALTH

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

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

Project Title: Hot Water Boiler Replacement

Project Description: Remove and replace two existing 50 year old boilers serving the main patient areas.

SBC Number: 344/009-01-2012

Total Project Budget: \$520,000.00

Source of Funding: \$120,000.00 12/13 Current Funds Capital Maint (A)
400,000.00 2012 GO Bonds Capital Maint (A)

Comment: This FY 12/13 line-item project consists of removing and replacing the two existing hot water boilers serving the main building and patient areas at the facility. The project will include piping, pumps, controls and all related work. The existing boilers were installed in 1961 when the building was originally constructed.

Minutes: 09/18/2012 SBC Approved a project budget, scope, source of funding and proceeding with process to select a designer

DEPARTMENT OF MENTAL HEALTH

Lakeshore Mental Health Institute, Knoxville, Knox County, Tennessee

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

Project Title: Willow Cottage Renovation

Project Description: Renovation of the existing cottage by Helen Ross McNabb Center, to allow for housing of long-term intensive care patients.

SBC Number: 344/005-01-2012

Total Project Budget: \$600,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$470,000.00	\$ 130,000.00	\$600,000.00	Gift-in-Place	(O)
Original Project Budget:	<u>\$470,000.00</u>				
Change in Funding:		\$130,000.00			
Revised Project Budget:			\$600,000.00		

Comment: This funding revision request is in response to the increased cost estimate from the designer to perform the renovation at the Willow Cottage at Lakeshore Mental Health Institute as part of the operational grant to the Helen Ross McNabb Center, Inc.

Previous Action: 06/14/2012 SBC Approved acceptance of gift

Minutes: 09/18/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Clover Bottom Developmental Center, Nashville, Davidson County, Tennessee

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

Project Title: Harold Jordan Center Renovation

Project Description: Renovations and site improvements to the existing facility

SBC Number: 344/003-01-2012

Total Project Budget: \$1,000,000.00

Source of Funding: \$ 500,000.00 12/13 Current Funds Capital Improv (A)
\$ 500,000.00 2012 GO Bonds Capital Improv (A)

Comment: This is a FY 12/13 line-item project for building renovations and site improvements including paving, vehicle circulation modifications, security fencing and roof replacement. This work is a result of scope of work described in an adaptive re-use study of the Harold Jordan Center.

Minutes: 09/18/2012 SBC Approved the project budget, scope, source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Pickwick Landing State Park, Pickwick Dam, Hardin, Tennessee

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

Project Title: Marina Upgrade

Project Description: Increase the renovations of the Marina by including Pier "D" in the current scope, which includes Piers A, B and C. Renovations to include new roof, flotation, electrical, water supply and fire suppression systems.

SBC Number: 126/079-01-2010

Total Project Budget: \$4,370,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$3,430,000.00	\$ 0	\$3,430,000.00	10/11	CurrFund CapMaint	(A)
	0	940,000.00	940,000.00	07/08	CurrFund CapMaint	(A/R)
Original Project Budget:	<u>\$3,430,000.00</u>					
Change in Funding:		\$940,000.00				
Revised Project Budget:			\$4,370,000.00			

Comment: Renovations of Piers A, B, and C are currently under construction. This adds FY 12/13 line-item funding to renovation of Pier "D". Pier D will complete the renovations to the Marina started in the 2010 Project.

Previous Action: 08/19/2010 SBC Approved project
 08/31/2010 ESC Selected designer (Burr & Cole Engineer)

Minutes: 09/18/2012 SBC Approved a revision in scope, project budget and source of funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Falls Creek Falls State Park, Pikeville, Van Buren County, Tennessee

Requested Action: Approval of a revision in source(s) of funding
 Project Title: Village Green Buildings Renovation
 Project Description: Renovations to all buildings comprising of the Village Green area
 SBC Number: 126/036-06-2012
 Total Project Budget: \$2,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0	\$300,000.00	12/13	CurrFunds CapMaint	(A)
	375,666.27	(375,666.27)	0	1988	GO Bonds CapMaint	(A/R)
	0	375,666.27	375,666.27	1998	GO Bonds CapMaint	(A/R)
	133,022.74	0	133,022.74	1999	GO Bonds CapMaint	(A/R)
	185,957.84	0	185,957.84	2000	GO Bonds CapMaint	(A/R)
	515,640.72	0	515,640.72	2001	GO Bonds CapMaint	(A/R)
	154,142.06	0	154,142.06	2002	GO Bonds CapMaint	(A/R)
	335,570.37	0	335,570.37	2004	GO Bonds CapMaint	(A/R)
Original Project Budget:	\$2,000,000.00					
Change in Funding:		0				
Revised Project Budget:			\$2,000,000.00			

Comment: Funding is being revised to correct one year of residual bond authorizations.

Previous Action: 08/20/2012 SBC Approved project

Minutes: 09/18/2012 SBC Approved a revision in source(s) of funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

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

Project Title: Architectural Consultant

Project Description: Assist TDEC with professional services on an as-needed basis for numerous small projects and to provide project preplanning efforts.

SBC Number: 126/000-02-2011

Total Project Budget: \$260,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$100,000.00	\$ 0	\$100,000.00	11/12	CurrFunds Major Maint	(A)
	100,000.00	0	100,000.00	12/13	CurrFunds Major Maint	(A)
	30,000.00	30,000.00	60,000.00	12/13	DGS OpFunds/Preplan	(A)

Original Project Budget: **\$230,000.00**

Change in Funding: **\$30,000.00**

Revised Project Budget: **\$260,000.00**

Comment: Additional pre-planning funds required after a final determination by Department of General Services as to how many projects will need to be reviewed by Lose and Associates the Architectural Consultant for TDEC.

Previous Action: 09/08/2011 SBC Approved project
 09/29/2011 ESC Selected designer (Lose & Associates)
 08/20/2012 SBC Revised funding; extend contract

Minutes: 09/18/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF SAFETY

Presentation

- 1) Commissioner Gibbons introduced the consultants for the **Public Safety Interoperable Communication Systems** project, Buford Goff & Associates, who made a presentation summarizing the status of the project. He stated that they were on target to be completed by 12/31/2013, but that the Department had requested, and received, an extension for an additional year. Commissioner Gibbons recognized Arnold Hooper, Director of Wireless Communications, and stated how fortunate they were to retain him to spearhead the effort. The Commission thanked Commissioner Gibbons and the consultants for the presentation.

After the presentation, Secretary Hargett commented on what good partners the Department of Safety has been in implementing the state's photo I.D. law. The Secretary noted efforts by Commissioner Gibbons and the Department of Safety to insure citizens have been able to get free photo I.D.s, which are required to vote, by opening driver service centers to the public on Saturdays. Secretary Hargett further thanked the Lieutenant Governor for his support of the Department of Safety's efforts. The Lieutenant Governor acknowledged the partnership and concurred in thanking the department.

SBC Project No. 502/001-01-2011

DEPARTMENT OF SAFETY

Statewide

Requested Action: Approval to allocate funding for the project and to increase the Total Project Budget from \$92,090,000 to \$121,590,000

Project Title: Public Safety Interoperable Communication System

Project Description: Provide public safety with an interoperable communication system and purchase necessary frequencies for radio equipment statewide.

SBC Number: 502/001-01-2011

Total Project Budget: \$121,590,000.00

Current Project Funding: 45,090,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$29,500,000.00	\$ 0	\$29,500,000.00	10/11	CurrFund CapImprov	(A)
	10,000,000.00	0	10,000,000.00	11/12	Operating Funds	(A)
	950,000.00	0	950,000.00	2010	GO Bonds CapImprov	(A)
	140,000.00	0	140,000.00	10/11	CurrFund CapImprov	(A)
	1,000,000.00	0	1,000,000.00		Residual Bond Funds	(R)
	0	3,500,000.00	3,500,000.00	12/13	CurrFund CapImprov	(A)
Original Project Budget:	\$41,590,000.00					
Change in Funding:		\$3,500,000.00				
Revised Project Budget:			\$45,090,000.00			

Comment: This is to allocate a portion of the FY 12/13 line-item funds in order to adjust the consultant scope of work and negotiate fee for Phase 2 (Middle & West Tennessee) of the project as well as additional services to assist with acquiring Federal Grants for Data Communications.

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

Minutes: 09/18/2012 SBC Presentation of project status; approved allocation of funding and increasing Total Project Budget from \$92,090,000 to \$121,590,000

DEPARTMENT OF MILITARY

Armed Forces Reserve Center, Johnson City (Gray), Washington County, Tennessee

Requested Action: Approval of a revision in scope, with work to be accomplished within existing project funding

Project Title: FMS & AMSA Reroofs

Project Description: Reroof buildings to include removal of unsuitable substrate materials, install new flashing and waterproof masonry extensions, replace damaged insulation and wall flashing on façade where necessary. Repairs to interior due to water damage on walls, ceilings and floor finishes. FMS, 13,438 sf and AMSA 19,444 sf.

SBC Number: 361/043-01-2012

Total Project Budget: \$694,500.00

Source of Funding: \$ 63,000.00 11/12 Federal Funds (NGB) (F)
\$631,500.00 12/13 Federal Funds (NGB) (F)

Comment: Include (5) additional surrounding buildings to the original scope of work based upon the Designers cost estimate. The (5) buildings will add a total of 15,790 SF of new roofing to the original project. Work to include all sheet metal flashing and trim. Work includes repairs to damaged interior surfaces such as walls, floors and ceilings. All buildings are scheduled to be reroofed within current funding. Field Maintenance Shop (FMS) and Army Maintenance Support Activity (AMSA)

Previous Action: 01/12/2012 SBC Approved project
01/23/2012 ESC Selected designer (Reedy & Sykes)
07/12/2012 SBC Approved using Best Value/ADM

Minutes: 09/18/2012 SBC Approved a revision in scope, with work to be accomplished within existing project funding

DEPARTMENT OF MILITARY

Volunteer Training Site, Smyrna, Rutherford County, Tennessee

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

Project Title: Aviation Lane & North Fitzhugh Area Resurfacing

Project Description: Demolish existing and install new asphalt and concrete pavement located in (2) areas of the Volunteer Training site. Provide striping on all newly installed roads and parking areas.

SBC Number: 361/079-06-2012

Total Project Budget: \$700,000.00

Source of Funding: \$700,000.00 12/13 Federal Funds (NGB) (F)

Comment: The project will resurface a total asphalt surface area of 137,000 SF and a total concrete surface area of 28,000 SF necessary to replace parking and access roads damaged due to storm water drainage projects completed earlier in 2012. The adjacent parking areas and access roads have deteriorated and are badly in need of sustainment. Project includes existing asphalt removal, milling, paving, traffic control and all necessary painting/striping. Project includes all designer fees. In order to utilize federal funding the designer and construction award must be completed by 9/30/13.

Minutes: 9/18/2012 SBC Approved the project budget, scope, source(s) of funding and proceeding with process to select a designer

DEPARTMENT OF MILITARY

Army National Guard, Rockwood, Roane County, Tennessee

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

Project Title: HVAC and Energy Controls Replacement

Project Description: HVAC equipment, piping and controls replacement and all related work

SBC Number: 361/078-01-2011

Total Project Budget: \$1,030,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 590,000.00	(\$ 75,000.00)	\$ 515,000.00	11/12	CurrFunds CapMaint	(A)
	590,000.00	(75,000.00)	515,000.00	11/12	Federal Funds (NGB)	(F)
Original Project Budget:	<u>\$1,180,000.00</u>					
Change in Funding:		(\$150,000.00)				
Revised Project Budget:			\$1,030,000.00			

Comment: Reduction in overall project funds required to reallocate to the Jackson Facility Update project, SBC Project No 361/042-01-2010 in order to award project that bid on 22 Aug 2012. Designer agreements are required to be fully executed prior to 30 September 2012 to prevent loss of federal funding.

Previous Action: 06/09/2011 SBC Approved project
 06/22/2011 ESC Selected designer (West Welch Reed)
 08/20/2012 SBC Report sole source procurement (Single Equipment Item)

Minutes: 09/18/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF MILITARY

Army National Guard, Jackson, Madison County, Tennessee

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

Project Title: Facility Update

Project Description: Update HVAC equipment and related equipment and installation of new

SBC Number: 361/042-01-2010

Total Project Budget: \$1,670,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 760,000.00	\$ 0	\$ 760,000.00	10/11	CurrFunds CapMaint	(A)
	0	75,000.00	75,000.00	11/12	CurrFunds CapMaint	(R)
	760,000.00	0	760,000.00	10/11	Federal Funds (NGB)	(F)
	0	75,000.00	75,000.00	11/12	Federal Funds (NGB)	(F)

Original Project Budget: \$1,520,000.00

Change in Funding: \$150,000.00

Revised Project Budget: \$1,670,000.00

Comment: Additional funds were required from Rockwood HVAC 361/078-01-2011 (a project with similar funding) in order to award project to low bidder Mid South Business Construction, LLC for 1,389,900.00. Project bid date was 22 Aug 2012.

Previous Action: 08/19/2010 SBC Approved project; refer designer to SC
 08/31/2010 ESC Approved designer selection (TLM)
 08/20/2012 SBC Report sole source procurement (Single Equipment Item)

Minutes: 09/18/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF MILITARY

Russellville Readiness Center, Russellville, Hamblen County, Tennessee

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

Project Title: Maintenance Training Workbay

Project Description: New pre-engineered metal building. Project to include all related work.

SBC Number: 361/063-01-2011

Total Project Budget: \$370,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$110,000.00	(\$17,500.00)	\$ 92,500.00	11/12	CurrFunds CapImprov	(A)
	330,000.00	(52,500.00)	277,500.00	11/12	Federal Funds (NGB)	(F)
Original Project Budget:	<u>\$440,000.00</u>					
Change in Funding:		(\$70,000.00)				
Revised Project Budget:			\$370,000.00			

Comment: Reduce the overall funding in this project by \$70,000 and reallocate to a similarly funded project Cooling System Addition and Update 361/067-02-2011 in order to award a construction contract for that project prior to 30 September 2012.

Previous Action: 07/14/2011 SBC Approved project
07/25/2011 ESC Selected designer (Shaw & Shanks)

Minutes: 09/18/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF MILITARY

Houston Barracks, Nashville, Davidson County, Tennessee

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

Project Title: Cooling System Addition & Update

Project Description: Cooling system addition & update to include all related work

SBC Number: 361/067-02-2011

Total Project Budget: \$650,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$145,000.00	\$ 0	\$145,500.00	11/12	CurrFunds CapImprov	(A)
	0	17,500.00	17,500.00	11/12	CurrFunds CapImprov	(R)
	435,000.00	52,500.00	487,500.00	11/12	Federal Funds (NGB)	(F)
Original Project Budget:	\$580,000.00					
Change in Funding:		\$70,000.00				
Revised Project Budget:			\$650,000.00			

Comment: Add \$70,000 to the project in order to award a construction contract to Ryan Reynolds, Inc. for 538,990.00 which bid on 22 September 2012. Construction contract has to be fully executed prior to 30 September 2012 to prevent loss of federal funding.

Previous Action: 07/17/2011 SBC Approved project
07/25/2011 ESC Selected designer (Mazzetti Nash Lipsey Burch)
08/20/2012 SBC Report sole source procurement (Single Equipment Item)

Minutes: 09/18/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF GENERAL SERVICES

Labor and Workforce Career Center, Memphis, Shelby, Tennessee

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

Project Title: New Career Center

Project Description: New 50,000 SF building in Memphis to contain new offices for the Department of Labor and Workforce Development in West Tennessee

SBC Number: 300/000-01-2012

Total Project Budget: \$9,700,000.00

Current Project Funding: \$ 300,000.00
(if not fully funded)

Source of Funding: \$ 300,000.00 12/13 DGS OpFunds/PrePlan (A)

Comment: The current L&WFD facility on Poplar Avenue is outdated, and cannot be made fully ADA accessible. The new office structure will eventually house the current functions of the department, as well as, future State and Federal agencies with similar missions.

Minutes: 09/18/2012 SBC Approved preplanning a project budget, scope, source of funding and proceeding with process to select a designer

DEPARTMENT OF GENERAL SERVICES

Statewide

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

Project Title: Job Order Contract

Project Description: Job Order Contracting (JOC) provides the State with a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis

SBC Number: 529/000-10-2010

Total Project Budget: \$7,000,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 875,000.00	\$ 0	\$ 875,000.00		FRF Operating Funds (A)
	2,625,000.00	0	2,625,000.00		Various Depart Funds (A/O)
	0	2,500,000.00	2,500,000.00	12/13	Various Depart Funds (A/O)
	0	1,000,000.00	1,000,000.00	12/13	FRF Operating Funds (A)
Original Project Budget:	<u>\$3,500,000.00</u>				
Change in Funding:		\$3,500,000.00			
Revised Project Budget:			\$7,000,000.00		

Comment: This is a funding authorization increase, to increase the maximum liability of the JOC services for the next fiscal year to support FRF and other agency needs. This is the second year of the 2-year JOC contract. This does not alter any terms and conditions of the existing contract.

Previous Action: 10/14/2010 SBC Approved issuance of RFP
 04/14/2011 SBC Referred to SC with authority
 04/25/2011 SBC Approved award to Double R Construction

Minutes: 09/18/2012 SBC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF GENERAL SERVICES

Legislative & War Memorial Plaza, 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 with design to be performed by a floor consultant

Project Title: Parking Garage Lighting Retrofit

Project Description: LED lighting retrofit for parking garage

SBC Number: 529/045-01-2012

Total Project Budget: \$280,000.00

Source of Funding: \$280,000.00 12/13 Clean Energy Grant (O)

Comment: The Legislative Plaza Parking Garage has old, inefficient and problematic T-12 fluorescent lighting. Additionally, there are safety and security issues due to poor visibility coverage from dim lighting. This project is to retrofit the existing light fixtures to accept new, efficient LED lamps; which will provide even light distribution and better visibility. This project is being funded with Clean Energy Grant Funds from TDEC. These funds originated from TVA as an air pollution settlement.

Minutes: 09/18/2012 SBC Approved the project budget, scope, source(s) of funding and utilizing the Job Order Contract to perform the work with design to be performed by a floor consultant.

DEPARTMENT OF GENERAL SERVICES

Rachel Jackson 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 (JOC) to perform the work

Project Title: Tenant Build-Out

Project Description: Tenant build-out of the space for the Department of Correction

SBC Number: 529/013-01-2012

Total Project Budget: \$190,000.00

Source of Funding: \$190,000.00 FRF Operating Funds (A)

Comment: Environmental cleanup of the space under the State contract is just being completed. The space is needed to accommodate personnel relocated in the Board of Probation and Parole merger with the Department of Correction.

Minutes: 09/18/2012 SBC Approved the project budget, scope, source(s) of funding and utilizing the Job Order Contract (JOC) to perform the work

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to extend the contract for one year

Project Title: Commissioning Agent

Project Description: Commissioning services for State projects and initiatives

SBC Number: 529/000-18-2006

Total Project Budget: \$60,000.00

Source of Funding: \$60,000.00 93/94 Current Funds Capital Improv (R)

Comment: This master contract with International Commissioning Engineers (ICE), provides professional and specialized services in any appropriate technical discipline within the broad field of commissioning. The extension expires on 9/30/12.

We are requesting that a one year Construction Term Extension be approved beyond the original five year contract term for the purpose of completing all outstanding Commissioning Work Orders issued during the original contract term (Section B.3 of the Commissioning Master Contract). No new work orders will be assigned to this contract.

Previous Action: 09/14/2006 SBC Approved issuance of RFP
09/13/2007 SBC Approved consultant
09/08/2011 SBC Approved final extension

Minutes: 09/18/2012 SBC Approved extending contract for one year

DEPARTMENT OF GENERAL SERVICES

Statewide,

Requested Action: Approval to award a Guaranteed Maximum Price (GMP) for Phase 2, construction services

Project Title: Office Consolidation Project/WRS Tennessee Tower Renovation

Project Description: Tennessee Tower sub project and related work

SBC Number: 460/000-02-2012-01 (T3)
529/079-04-2012 (TN Tower – T3 Associated Project)

Current Project Funding: \$71,500,000.00 and \$10,650,000.00

Source of Funding:

460/000-02-2012 (T3)	\$ 800,000.00 950,000.00 69,500,000.00 250,000.00	12/13 12/13	FRF-Operating Funds FRF Reserves FRF CurrFund Cap Improv Treasury Operating Funds	(A) (R) (A) (A)
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529/079-04-2012 (Tn Tower – T3 Assoc)	\$10,650,000.00	12/13	FRF CurrFund Cap Improv	(A)
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Comment: This is for approval of a single award for a FY 12/13 line-item. Funds are provided for building renovations and modifications, systems replacements, office relocations and related work to consolidate state offices within state owned buildings when and where practical.

Previous Action: 02/09/2012 SBC Approved preplanning & issuing RFP for ADM (460)
07/12/2012 SBC Approved project & issue RFP for D/B (529)
07/12/2012 SBC Approved award to DF Chase (460)

Minutes: 09/18/2012 SBC Approved award of GMP for Phase 2 (460)

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: 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: \$7,156,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 850,000.00	\$ 0	\$ 850,000.00	06/07	CurrFunds CapMaint	(A)
	500,000.00	0	500,000.00	10/12	CurrFunds CapMaint	(A)
	1,000,000.00	0	1,000,000.00	11/12	CurrFunds CapMaint	(A)
	100,000.00	0	100,000.00		FRF Reserves	(R)
	1,876,000.00	0	1,876,000.00		FRF Reserves	(R)
	2,730,000.00	0	2,730,000.00	12/13	CurrFunds CapMaint	(A)
	0	100,000.00	100,000.00	12/13	DGS OpFunds Pre/Plan	(A)
Original Project Budget:	\$7,056,000.00					
Change in Funding:		\$100,000.00				
Revised Project Budget:			\$7,156,000.00			

Comment: This adds \$100,000 of pre-planning funds for estimating and other services for the pre planning effort.

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 & approved PB Americas
04/12/2012	SBC	Agency deferred action
05/20/2012	SBC	Revised funding
07/12/2012	SBC	Revised funding

Minutes: 09/18/2012 SBC Approved a revision in project budget and source(s) of funding

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on August 20, 2012.

Acknowledgement of Reporting Items

- Report of Emergency Project

- 1) **Location:** Andrew Jackson State Office Building
 Project: Electrical Distribution System Repairs
 Repairs Made: Emergency repairs to electrical distribution system
 SBC Project No. 529/073-02-2012
 Estimated Cost: \$750,000
 Source of Funding: 12/13 FRF Current Funds-Capital Maintenance (E&C) (A)
 Approved: On 9/5/2012 by Commissioner Emkes and Treasurer Lillard

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

- 1) **State Procurement Agency:** TN Board of Regents **User Agency:** Austin Peay State University
 Location: Clarksville
 Project Title: Clement Hall Window Replacement
 SBC Project No: 166/003-13-2010
 Designer: Lyle Cook Martin **Contractor:** BR Miller & Company
 Construction Completion %: 66% **Targeted Substantial Completion:** 10/02/2012
- Change Order No.** 5 **Comment: Programmatic**
 Change Order Amount: \$19,894.73 Re-line existing gutters (internal to stone cornice, to stop
 Change Order Percentage: 8.27 leaks)
 Cumulative Percentage: 13.18
- Approved Project Funding** **After This Change Order**
 Bid Target: \$705,000.00
 Base Contract Amount: \$240,617.00 **Revised Contract Amount:** \$272,340.45
 Contingency: \$ 50,000.00 **Remaining Contingency:** \$ 50,000.00

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** Austin Peay State University
Location: Clarksville
Project Title: Clement Hall Window Replacement
SBC Project No: 166/003-13-2010
Designer: Lyle Cook Martin **Contractor:** BR Miller & Company
Construction Completion %: 85% **Targeted Substantial Completion:** 10/02/2012
- Change Order No.** 6 **Comment: Hidden**
Change Order Amount: \$1,508.29 Delete previous add of building pressure-washing; add
Change Order Percentage: 0.63 removal and reinstallation of window blinds, furniture,
Cumulative Percentage: 13.81 computers and personal items.
- Approved Project Funding** **After This Change Order**
Bid Target: \$705,000.00
Base Contract Amount: \$240,617.00 **Revised Contract Amount:** \$273,848.74
Contingency: \$ 50,000.00 **Remaining Contingency:** \$ 50,000.00
- 3) **State Procurement Agency:** TN Board of Regents **User Agency:** Middle Tennessee State University
Location: Murfreesboro
Project Title: Underground Electrical Update
SBC Project No: 166/009-04-2004
Designer: SAIC Energy, Environment & Infrastructure **Contractor:** S & W Contracting Company
Construction Completion %: 91% **Targeted Substantial Completion:** 08/31/2012
- Change Order No.** 4 **Comment: Hidden**
Change Order Amount: \$16,986.71 Reroute duct bank from Scarlett Commons to new
Change Order Percentage: 1.90 substation to resolve conflicts and coordination with
Cumulative Percentage: 48.24 separate contractor
- Approved Project Funding** **After This Change Order**
Bid Target: \$6,080,000.00
Base Contract Amount: \$ 894,858.00 **Revised Contract Amount:** \$1,326,574.03
Contingency: \$ 478,000.00 **Remaining Contingency:** \$ 478,000.00

4)	State Procurement Agency: TN Board of Regents Location: Murfreesboro Project Title: Parking and Transportation Improvements SBC Project No: 166/009-01-2003 Designer: Lose & Associates Construction Completion %: 99%	User Agency: Middle Tennessee State University Contractor: Rock City Construction Targeted Substantial Completion: 06/01/2012
	Change Order No. 15 Change Order Amount: \$16,549.13 Change Order Percentage: 0.33 Cumulative Percentage: 16.63	Comment: Programmatic & Code Rework storm piping, omit a 50-amp electrical service, change textured concrete material and (per City) add intersection striping.
	<u>Approved Project Funding</u> Bid Target: \$17,755,500.00 Base Contract Amount: \$ 4,975,000.00 Contingency: \$ 1,544,500.00	<u>After This Change Order</u> Revised Contract Amount: \$5,802,434.75 Remaining Contingency: \$ 469,845.51
5)	State Procurement Agency: TN Board of Regents Location: Gallatin Project Title: Warf Bldg HVAC Replacement SBC Project No: 166/025-02-2011 Designer: Kurzynske & Associates Construction Completion %: 90%	User Agency: Volunteer State Community College Contractor: Kerry G Campbell Targeted Substantial Completion: 08/18/2012
	Change Order No. 1 Change Order Amount: \$197,246.80 Change Order Percentage: 37.15 Cumulative Percentage: 37.15	Comment: Code Add backflow preventer, relocate floor drain, update electrical appurtenances to Code, replace ceiling grid, add ductwork and abatement.
	<u>Approved Project Funding</u> Bid Target: \$530,924.00 Base Contract Amount: \$530,924.00 Contingency: \$234,076.00	<u>After This Change Order</u> Revised Contract Amount: \$726,170.80 Remaining Contingency: \$ 36,829.20

Secretary Hargett asked Mr. Oglesby if the amount of Change Order #5 concerned him, and Mr. Oglesby responded that it did.

6) State Procurement Agency: STREAM User Agency: Mixed use/SHPO
 Location: Clover Bottom Mansion
 Project Title: Entrance Improvements
 SBC Project No: 529/019-01-2011
 Designer: Littlejohn Engineering Contractor: Baron + Dowdle
 Construction Completion %: 0% Targeted Substantial Completion: 10/06/2012

Change Order No. 1 Comment: Codes
 Change Order Amount: \$10,401.65 Storm water review comments were received after the
 Change Order Percentage: 10.59 bid opening. The costs associated with this CO is
 Cumulative Percentage: 10.59 directly related to storm water revisions required to meet
 code and contract bond requirements due to the
 construction contract exceeding \$100k.

<u>Approved Project Funding</u>		<u>After This Change Order</u>	
Bid Target:	\$110,000.00	Revised Contract Amount:	\$108,658.65
Base Contract Amount:	\$ 98,257.00	Remaining Contingency:	\$ 598.35
Contingency:	\$ 11,000.00		

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

1) State Procurement Agency: STREAM
 User Agency: Military Department
 Location: Tullahoma
 Project Title: Cantonment Area Reroofs
 SBC Project No. 361/093-01-2012
 Total Project Budget: \$285,000
 Source of Funding: Federal Funds (NGB)

- Report of Designer Additional Services when the total amount of additional services exceeds 20% of the designer's fee, 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: STREAM
 User Agency: General Services
 Location: James K. Polk Building
 Project Title: Curtain Wall Repair
 SBC Project No. 529/075-02-2011
 Comment: This will be for resident construction observation

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There being no further business, the meeting adjourned at 11:40 a.m.

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration 