

# MINUTES

## STATE BUILDING COMMISSION

November 13, 2014

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Ron Ramsey called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

### MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor  
Beth Harwell, Speaker of the House of Representatives  
Tre Hargett, Secretary of State  
David Lillard, State Treasurer

### MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Justin Wilson, Comptroller of the Treasury  
Larry Martin, Commissioner, Department of Finance and Administration

### ORGANIZATION

- Tennessee Wildlife Resources Agency
- Department of General Services
- Tennessee Board of Regents
- University of Tennessee
- Department of Children's Services
- Department of Veterans Affairs
- Tennessee State Veterans Homes Board
- State Building Commission

### PRESENTER

Executive Director Ed Carter  
Commissioner Bob Oglesby  
Chancellor John Morgan  
Treasurer/CFO Butch Peccolo  
Executive Director Jacqueline Moore  
Deputy Commissioner Wendell Cheek  
Deputy Commissioner Wendell Cheek  
State Architect Peter Heimbach

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 2 - Normandy, Bedford County, Tennessee

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

**Project Title:** Normandy Fish Hatchery Improvements

**Project Description:** Provide for increase in fish rearing capacity at this facility by adding hatchery ponds and support infrastructure.

**SBC Number:** 220/018-01-2014

**Total Project Budget:** \$1,050,000.00

**Source of Funding:** \$ 787,500.00 Federal Funds (F)  
262,500.00 14/15 TWRA Operating Funds (A)

**Comment:** This is a FY 14/15 line item in the capital budget. TWRA will provide the required 25% match, design, permitting and construction of the retention ponds/structures through the agency's own resources.

**Minutes:** 11/13/2014 SBC Approved a project budget, scope, and source(s) of funding utilizing Agency resources for design and/or construction.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Region 1 - Collierville, Fayette County, Tennessee**

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

**Project Title:** Wolf River Area Boating Access

**Project Description:** Construct new boating access ramp, parking and access roadway for boating access to the Wolf River. Project to include all related work.

**SBC Number:** 220/017-01-2014

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

**Source of Funding:**

\$ 90,000.00		Federal Funds	(F)
30,000.00	14/15	TWRA Operating Funds	(A)

**Comment:** This is a FY 14/15 line item in the capital budget. TWRA will provide the required 25% match, design, permitting and construction of the boat ramp through the agency's own resources.

**Minutes:** 11/13/2014 SBC Approved a project budget, scope, and source(s) of funding utilizing Agency resources for design and/or construction.

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 1 - Milledgeville, Hardin 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:** White Oak Wildlife Management Area (WMA) Office Work Base Facility

**Project Description:** Provide new WMA work base/office facility for agency staff that manages this area.

**SBC Number:** 220/017-02-2014

**Total Project Budget:** \$400,000.00

**Source of Funding:** \$300,000.00 Federal Funds (F)  
100,000.00 14/15 TWRA Operating Funds (A)

**Comment:** This is a FY 14/15 line item in the capital budget. This project will provide conditioned office space, restrooms, storage space and break area. The required 25% State match will be met with TWRA Operating Funds.

**Minutes:** 11/13/2014 SBC Approved a project, budget, scope, source(s) of funding and proceeding with the process to select a designer.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Areawide**

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

**Project Title:** Region 2 Facilities ADA Compliance

**Project Description:** Region 2 American Disabilities Act improvements

**SBC Number:** 220/018-02-2014

**Total Project Budget:** \$1,000,000.00

**Source of Funding:** \$ 750,000.00 Federal Funds (F)  
250,000.00 14/15 TWRA Operating Funds (A)

**Comment:** This is a FY 14/15 line item in the capital budget. The project consists of work to be performed at various locations. The required 25% State match will be met with TWRA Operating Funds.

**Minutes:** 11/13/2014 SBC Approved a project, budget, scope, source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

Knoxville Forensic Lab, Knoxville, Knox County, Tennessee

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

**Project Title:** Grant – Knoxville Forensic Lab

**Project Description:** A grant to Knox County in support of the replacement of Knoxville Forensic Lab

**SBC Number:** 460/000-04-2014

**Total Project Budget:** \$4,250,000.00

**Source of Funding:** \$4,250,000.00 14/15 Misc OpFunds (351.00) (A)

**Comment:** The grant is being amended to comply with the original intent that grant funds be available for reimbursement of expenditures that were incurred after November 1, 2013.

**Previous Action:** 10/09/2014 SBC Approved grant

**Minutes:** 11/13/2014 SBC Approved an amendment to the grant.

DEPARTMENT OF GENERAL SERVICES

Citizens Plaza Building, Nashville, Davidson County, Tennessee

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

**Project Title:** Fire Alarm and Entrance Upgrades

**Project Description:** Replacement of existing fire alarm system and upgrade the building's entrances. *Provide for the pressurization of the existing stairwells to comply with life-safety requirements for emergency operations and egress. Project to include the replacement of fans and all related work.*

**SBC Number:** 529/076-01-2013

**Total Project Budget:** \$2,490,000.00

**Source of Funding:**

\$ 930,000.00	13/14	FRF CurrFunds-CapMaint	(A)
1,560,000.00	13/14	FRF CurrFunds-CapImprov	(A)

**Comment:** Revision in scope is requested to comply with current fire and life safety codes per the State Fire Marshal's office.

**Previous Action:**

09/12/2013	SBC	Approved project using Best Value
09/23/2013	ESC	Selected designer (Street Dixon Rick)
05/08/2014	SBC	Report proprietary product procurement

**Minutes:** 11/13/2014 SBC Approved a revision in scope, with work to be accomplished within existing project funding.

DEPARTMENT OF GENERAL SERVICES

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

**Requested Action:** Approval of a project, budget, scope, source(s) of funding and utilizing an agency consultant for design and the Job Order Contract for construction

**Project Title:** Seventh Floor Renovations

**Project Description:** Renovation to a portion of the 7<sup>th</sup> floor of Tennessee Tower to include demolition and reconfiguration of hard wall offices, conference rooms, and new finishes. Existing furnishings to be removed, stored and re-installed in new configuration. All necessary system modifications, abatement activities and all related work to be included.

**SBC Number:** 529/079-05-2014

**Total Project Budget:** \$265,000.00

**Source of Funding:**

\$185,000.00	14/15	FRF CurrFunds-CapMaint (501.03)	(A)
80,000.00	14/15	Secretary of State Operating Funds	(A)

**Comment:** Renovation will add efficient and effective work areas. The Job Order Contract is being requested due to the limited scope of work and to expedite project completion with minimal business interruption.

**Minutes:** 11/13/2014 SBC Approved a project, budget, scope, source(s) of funding and utilizing an agency consultant for design and the Job Order Contract for construction.

DEPARTMENT OF GENERAL SERVICES

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

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

**Project Title:** HVAC Upgrades & Drainage Repairs – First & Third Floor

**Project Description:** HVAC system upgrades including replacement of air handling units, return fans, VAV boxes, and associated equipment. System equipment to remain will be cleaned and serviced. DDC controls will be added. *Fully functioning HVAC while facility is in full operation. Replacement and repairs of trench drain system to third floor entrance & related structural system, MEP systems and finishes; watertight entrance and all related work.*

**SBC Number:** 529/079-03-2014

**Total Project Budget:** \$3,741,644.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 300,000.00	\$ 0.00	\$ 300,000.00			FRF Reserves
	0.00	11,644.00	11,644.00	13/14		FRF CurrFunds-CapMaint (A/R)
	3,200,000.00	230,000.00	3,430,000.00	14/15		FRF CurrFunds-CapMaint (A/R)
<b>Original Project Budget:</b>	<b>\$3,500,000.00</b>					
<b>Change in Funding:</b>		<b>\$241,644.00</b>				
<b>Revised Project Budget:</b>			<b>\$3,741,644.00</b>			

**Comment:** This project merges overlapping scope from another FY 13/14 and FY 14/15 line-item project (SBC No. 529/079-02-2014).

**Previous Action:** 05/08/2014 SBC Approved preplanning project  
 05/19/2014 ESC Selected designer (Smith Seckman Reid)  
 08/21/2014 SBC Approved allocation of full funding

**Minutes:** 11/13/2014 SBC Approved a revision in scope, project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

**Statewide**

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

**Project Title:** Job Order Contract - Statewide

**Project Description:** Provide a Job Order Contract (JOC) 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:** 460/000-01-2013

**Total Project Budget:** \$2,750,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,250,000.00	\$ 0.00	\$1,250,000.00	Various Agency Funds	(A/O)
	1,250,000.00	0.00	1,250,000.00	Various Project Funds	(A/O)
	0.00	250,000.00	250,000.00	14/15 ADA Funds	(A)
<b>Original Project Budget:</b>	<u>\$2,500,000.00</u>				
<b>Change in Funding:</b>		<b>\$250,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$2,750,000.00</b>		

**Comment:** Funds are being added to assist with ADA upgrades.

**Previous Action:**

03/14/2013	SBC	Approved issuance of RFP
04/11/2013	SBC	Referred to ESC with authority to act
04/22/2013	ESC	Approved award to RL Alvarez Construction
04/16/2014	SBC	Revised funding

**Minutes:** 11/13/2014 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

**Statewide**

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

**Project Title:** Job Order Contract - FRF

**Project Description:** Provide a Job Order Contract (JOC) 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:** 529/000-01-2013

**Total Project Budget:** \$2,600,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,000,000.00	\$ 0.00	\$1,000,000.00		FRF OperFunds (A)
	750,000.00	0.00	750,000.00		Various Agency Funds (A/O)
	750,000.00	0.00	750,000.00		Various Project Funds (A/O)
	0.00	100,000.00	100,000.00	14/15	ADA Funds (A)
<b>Original Project Budget:</b>	<b>\$2,500,000.00</b>				
<b>Change in Funding:</b>		<b>\$100,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$2,600,000.00</b>		

**Comment:** Funds are being added to assist with ADA upgrades.

**Previous Action:**

03/14/2012	SBC	Approved issuance of RFP
04/11/2013	SBC	Referred to ESC with authority to act
04/22/2013	ESC	Approved award to Dillingham & Smith
04/16/2014	SBC	Revised funding

**Minutes:** 11/13/2014 SBC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF GENERAL SERVICES

**Statewide**

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

**Project Title:** Security Consulting Services

**Project Description:** Security consultant to provide a comprehensive security program review of selected State-owned facilities. Consultant to perform investigative site visits, provide reports of deficiencies per facility and provide recommendations for security improvements with associated cost estimates. All related work and documentation to be included.

**SBC Number:** 529/000-07-2014

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

**Source of Funding:** \$300,000.00 14/15 FRF CurrFunds-CapMaint (A)

**Comment:** The need for security is to ensure building occupants and restricted access areas are secure while public access is streamlined in our mixed-use facilities. The primary focus is the Nashville area.

**Minutes:** 11/13/2014 SBC Approved a project budget, scope, and sources(s) of funding and proceeding with the process to select a consultant utilizing the designer selection process.

## Bid Activity Report

### 1) Six Building Masterplanning (Vital Records and Avanti Market)

(Buildout and Decommissioning)

SBC Project No. 529/000-02-2013-01

Bid Target: \$1,530,000.00

M.A.C.C. \$1,690,000.00

Bid date: 11/4/2014

SBC Action: No action required

### 2) Memphis Regional Megasite

(Force Main Transmission Line) BV-1

SBC Project No. 529/000-02-2010-06

Bid Target: \$17,000,000.00

M.A.C.C. \$17,850,000.00

Bid date: 11/5/2014

SBC Action: No action required

## TENNESSEE BOARD OF REGENTS

### Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** Student Recreation Center Re-roof

**Project Description:** Remove failing roof system and install new roofing system.

**SBC Number:** 166/009-05-2014

**Total Project Budget:** \$525,000.00

**Current Project Funding:** \$ 50,000.00  
(if not fully funded)

**Source of Funding:** \$ 50,000.00 Plant (Auxiliary-General) (A)

**Comment:** Current funding will provide consultant services to evaluate the status of the project and the responsibility of the previous contractor. THEC approved this Emergency Maintenance project on October 21, 2014.

**Minutes:** 11/13/2014 SBC Approved a project, budget, scope, source(s) of funding, and utilizing consultant for design.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam\*\* County, Tennessee

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

**Project Title:** 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:** \$420,000.00

Source of Funding:	Original	Change	Revised	
	\$320,000.00	\$100,000.00	\$420,000.00	Plant (Non-Auxiliary) (A)
<b>Original Project Budget:</b>	<b>\$320,000.00</b>			
<b>Change in Funding:</b>		<b>\$100,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$420,000.00</b>	

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

\*\*Work will be done in DeKalb County.

**Previous Action:** 07/11/2013 SBC Approved project  
09/23/2013 ESC Selected designer (CTI Engineers)

**Minutes:** 11/13/2014 SBC Approved a revision in project budget and source(s) of funding.

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Property Acquisition and Renovation

**Project Description:** Acquire adjacent property and renovate additional areas in accordance with the Master Plan, and construct a welding lab.

**SBC Number:** 166/012-01-2011

**Total Project Budget:** \$16,865,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 9,000,000.00	\$ 0.00	\$9,000,000.00	10/11	CurrFunds-CapOutlay	(A)
	3,700,000.00	315,000.00	4,015,000.00		Plant (Non-Auxiliary)	(A)
	3,250,000.00	0.00	3,250,000.00		Gifts	(O)
	600,000.00	0.00	600,000.00		FederalGrant (DeptLabor)	(F)
<b>Original Project Budget:</b>	<b>\$16,550,000.00</b>					
<b>Change in Funding:</b>		<b>\$315,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$16,865,000.00</b>			

**Comment:** Additional funds are needed to meet the designer's estimate for the final phase of this project. The original project to purchase and renovate the old Olan Mills building was funded by Special Capital Outlay funds at less than the campus' original request.

**Previous Action:**

- 01/13/2011 SBC Approved project
- 01/24/2011 ESC Selected designer (Franklin Associates Architects)
- 04/14/2011 SBC Approved using Alternative Delivery Method
- 05/23/2011 SBC Award contract for BV #2
- 09/08/2011 SBC Revised funding
- 05/10/2012 SBC Revised funding
- 12/13/2012 SBC Revised scope, budget and funding
- 02/13/2014 SBC Revised budget and funding

**Minutes:** 11/13/2014 SBC Approved a revision in project budget and source(s) of funding.

## UNIVERSITY OF TENNESSEE

### University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** West Campus Housing

**Project Description:** The project provides for the planning of new housing to be built on the west side of campus. The housing will accommodate 600 beds and associated dining facilities. The Racquet Center, built in 1976, will be demolished as part of this project.

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

**Total Project Budget:** \$59,000,000.00

**Current Project Funding:** \$ 2,500,000.00  
(if not fully funded)

**Source of Funding:** \$ 2,500,000.00 Plant (Auxiliary-Housing) (A)

**Comment:** This is a FY 2012/2013 disclosed project. Seven proposals were received on 09/02/2014. Notice of Intent to Award was released on 10/15/2014 naming Hoar Construction, LLC as the best evaluated proposer for housing. The parking garage is still being evaluated and the action will be brought forward in the future.

**Previous Actions:** 04/16/2014 SBC Approved full planning project using CM/GC.  
06/23/2014 ESC Selected designer (March Adams & Associates)  
08/28/2014 ESC Selected designer (Derthick Henley Wilkerson)

**Minutes:** 11/13/2014 SBC Approved award to Hoar Construction as CM/GC for housing.

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

**Requested Action:** Approval to use Best Value alternative delivery method

**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:** \$3,400,000.00

**Source of Funding:**

\$2,600,000.00	TSSBA	(A)
300,000.00	Gift/Donations	(O)
500,000.00	Plant (Non-Auxiliary)	(A)

**Comment:** The request for Best Value delivery method is for the Chamberlain Field portion of the project, with a cost estimate of \$629,000. This is the final phase. Best Value is being requested because of the project's highly visible site construction and finishing for new hardscaping and landscaping around the Pedestrian Mall, and to ensure contractor performance. Evaluation criteria will include experience with similar projects and demonstrated success in coordinating work with existing improvements.

**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

**Minutes:** 11/13/2014 SBC Approved using Best Value alternative delivery method.

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:** Classroom Upgrades 2011-2012

**Project Description:** This project will provide for classroom upgrades, including replacement of furniture and upgrading of technology features.

**SBC Number:** 540/009-05-2011

**Total Project Budget:** \$2,500,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$2,000,000.00	\$500,000.00	\$2,500,000.00	Plant (Non-Auxiliary) (A)
<b>Original Project Budget:</b>	\$2,000,000.00			
<b>Change in Funding:</b>		\$500,000.00		
<b>Revised Project Budget:</b>			\$2,500,000.00	

**Comment:** This is an FY 2011-2012 disclosed project. This addition will help cover the increased expenses of technical equipment and more environmental abatement for Henson Hall.

**Previous Action:** 07/14/2011 SBC Approved project  
08/08/2013 SBC Revised source of funding  
08/19/2013 ESC Selected designer (Sanders Pace Architecture)

**Minutes:** 11/13/2014 SBC Approved a revision in project budget and source(s) of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of to use Best Value alternative delivery method

**Project Title:** Campus Beautification Projects 2011-2012

**Project Description:** This project is a continuation of campus landscaping improvements. This will provide planters, landscape materials, site, furniture, walkways, and plaza areas.

**SBC Number:** 540/009-04-2011

**Total Project Budget:** \$8,500,000.00

**Source of Funding:** \$7,500,000.00 Plant (Auxiliary–Facility Fees) (A)  
1,000,000.00 Plant (Non-Auxiliary) (A)

**Comment:** The request for Best Value delivery method is for the Torchbearer Plaza portion of the project, with a cost estimate of \$950,000.00. Best Value is being requested because of the project's highly visible site construction and specialized elements that require great detail and craftsmanship. Evaluation criteria will include experience with similar projects and demonstrated success in coordinating work with existing improvements.

**Previous Action:** 07/14/2011 SBC Approved project  
09/12/2013 SBC Revised scope & funding  
10/21/2013 ESC Selected designer (Barge Waggoner Summer Cannon)  
06/12/2014 SBC Revised scope & funding

**Minutes:** 11/13/2014 SBC Approved using Best Value alternative delivery method.

UNIVERSITY OF TENNESSEE

University of Tennessee, Memphis, Shelby County, Tennessee

**Requested Action:** Presentation and approval of the Early Design Phase as presented by brg3s architects

**Project Title:** Multidisciplinary Simulation Center – GEB Annex

**Project Description:** This project will provide a new, approximately 59,000 GSF state of the art simulation center and renovate certain spaces of the existing Humphreys building. The addition will house multidisciplinary patient simulation activities for the Colleges of Medicine, Pharmacy, Dentistry, Nursing, and Allied Health. The project will also demolish the Feurt Building as part of this project.

**SBC Number:** 540/013-03-2012

**Total Project Budget:** \$24,100,000.00

<b>Source of Funding:</b>	\$ 4,690,000.00	12/13	CurrFunds-CapImprov	(A)
	\$17,000,000.00	2012	GO Bonds-CapImprov	(A)
	\$ 2,410,000.00		Plant (Non-Auxiliary)	(A)

**Comment:** This request is for the early design presentation of the Multidisciplinary Simulation Center.

**Previous Action:**

07/12/2012	SBC	Approved project
06/13/2013	SBC	Approved utilizing CM/GC and demolishing building
07/30/2013	ESC	Selected designer (brg3s architects)
11/14/2013	SBC	Approved award to Flintco Constructive Solutions as CM/GC

**Minutes:** 11/13/2014 SBC Approved the Early Design Phase as presented.

DEPARTMENT OF CHILDREN'S SERVICES

**Statewide**

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

**Project Title:** Agency Consultant

**Project Description:** Consultant to support the agency for project development and associated facility needs including limited design services.

**SBC Number:** 144/000-01-2014

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

**Source of Funding:** \$30,000.00      14/15      CurrFunds-MajorMaint      (A)

**Comment:** The contract term will be approved through October 31, 2015. This is the first year of a maximum of five years for this contract.

**Minutes:** 11/13/2014 SBC      Approved a project, budget, scope, source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF VETERAN AFFAIRS

Veterans Cemetery, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a revision in scope, current project funding, source(s) of funding and to increase the Total Project Budget from \$2,480,000 to \$9,477,950, and proceeding with the process to select an additional designer

**Project Title:** West Tennessee Veterans Cemetery Improvements

**Project Description:** Improvements to the existing cemetery to install an irrigation system including water wells; to pave roadways; and to construct crypts, a columbarium and kiosk. Project to include all related work.

**SBC Number:** 682/007-01-2014

**Total Project Budget:** \$9,477,950.00

**Current Project Funding:** \$8,207,950.00  
(if not fully funded)

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$880,000.00	\$ 0.00	\$ 880,000.00	14/15	CurrFunds-CapImprov	(A)
	0.00	7,327,950.00	7,327,950.00		Federal Funds	(F)
<b>Original Project Budget:</b>	<b>\$880,000.00</b>					
<b>Change in Funding:</b>		<b>\$7,327,950.00</b>				
<b>Revised Project Budget:</b>			<b>\$8,207,950.00</b>			

**Comment:** The federal grant provides additional funding allowing more improvements to be made at this time. The additional scope will be provided by a second designer and bid separately. TDOT will provide the paving services.

**Previous Action:** 07/10/2014 SBC Approved project  
08/04/2014 ESC Selected designer (A2H Inc.)

**Minutes:** 11/13/2014 SBC Approved a revision in scope, current project funding, source(s) of funding and to increase the Total Project Budget from \$2,480,000 to \$9,477,950, and proceeding with the process to select an additional designer.

TENNESSEE STATE VETERANS HOMES BOARD

Veterans Nursing Home, Shelby County, Tennessee

**Requested Action:** Approval to utilize agency consultant for site investigation

**Project Title:** West Tennessee Veterans Nursing Home Planning

**Project Description:** Planning for a 144 bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include site diligence, land acquisition and all related work.

**SBC Number:** 680/006-01-2014

**Total Project Budget:** \$70,000,000.00

**Current Project Funding:** \$ 600,000.00  
(if not fully funded)

**Source of Funding:** \$ 600,000.00 14/15 CurrFunds-CapImprov (A)

**Comment:** Request to use a portion of the approved funds for site investigation to be performed by the Department of General Services agency consultant.

**Previous Action:** 08/21/2014 SBC Approved project for preplanning

**Minutes:** 11/13/2014 SBC Approved utilizing agency consultant for site investigation.

## STATE BUILDING COMMISSION

### Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on October 9, 2014.

### Report of Items Approved by Office of the State Architect

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

- 1) **State Procurement Agency:** TN Board of Regents      **User Agency:** Austin Peay State University  
**Location:** Clarksville  
**Project Title:** Governors Stadium Renovation  
**SBC Project No:** 166/003-05-2012  
**Designer:** Rufus Johnson Assoc      **Contractor:** Bell & Associates  
**Construction Completion %:** 83%      **Targeted Substantial Completion:** 08/31/2014  
**Change Order No.** 13      **Comment: Added Scope**  
**Change Order Amount:** \$30,488.94      Improvements are part of last design adjustments and  
**Change Order Percentage:** 0.21%      enhancements requested by the Athletic Dept within the  
**Cumulative Percentage:** 12.13%      approved increase by SBC in December 2013.  
**Approved Project Funding**      **After This Change Order**  
**Original Bid Target:** \$15,620,000  
**Base Contract Amount:** \$14,729,868      **Revised Contract Amount:** \$16,516,411.88  
**Contingency:** \$900,000      **Remaining Undedicated Funds:** \$153,588.12
- 2) **State Procurement Agency:** TN Board of Regents      **User Agency:** Austin Peay State University  
**Location:** Clarksville  
**Project Title:** Governors Stadium Renovation  
**SBC Project No:** 166/003-05-2012  
**Designer:** Rufus Johnson Assoc      **Contractor:** Bell & Associates  
**Construction Completion %:** 83%      **Targeted Substantial Completion:** 08/31/2014  
**Change Order No.** 14      **Comment: Added Scope**  
**Change Order Amount:** -\$3,255.99      Three functional improvements requested by Athletic Dept  
**Change Order Percentage:** -0.02%      and fourth item is to facilitate better evaporation of ground  
**Cumulative Percentage:** 12.11%      water.  
**Approved Project Funding**      **After This Change Order**  
**Original Bid Target:** \$15,620,000  
**Base Contract Amount:** \$14,729,868      **Revised Contract Amount:** \$16,513,155.89  
**Contingency:** \$900,000      **Remaining Undedicated Funds:** \$156,884.11

3)	<b>State Procurement Agency:</b>	TN Board of Regents	<b>User Agency:</b>	Pellissippi State Community College
	<b>Location:</b>	Knoxville		
	<b>Project Title:</b>	Campus Settlement Repair		
	<b>SBC Project No:</b>	166/032-05-2012		
	<b>Designer:</b>	Ross/Fowler	<b>Contractor:</b>	The Daniel Company (DANCO)
	<b>Construction Completion %:</b>	78%	<b>Targeted Substantial Completion:</b>	9/5/2014
	<b>Change Order No.</b>	6	<b>Comment:</b>	<b>Schedule Modifications</b>
	<b>Change Order Amount:</b>	0	Campus requested work be delayed until October 1 due to scheduled events in September.	
	<b>Change Order Percentage:</b>	0		
	<b>Cumulative Percentage:</b>	119.09%		
	<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>	\$196,000	<b>Revised Contract Amount:</b>	\$429,425.45
	<b>Contingency:</b>	\$40,000	<b>Remaining Undedicated Funds:</b>	\$10,574.55

- **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)	<b>State Procurement Agency:</b>	STREAM
	<b>Location:</b>	Tennessee Tower
	<b>Project Title:</b>	Drainage Repairs – Third Floor
	<b>Project Description:</b>	Replacement and repairs of trench drain system at Third Floor entrance and all affected and related structural system, MEP systems and finishes.
	<b>SBC Project No.</b>	529/079-02-2014
	<b>Total Project Budget:</b>	\$250,000
	<b>Source of Funding:</b>	FRF Reserves/FRF Current Funds-Capital Maintenance
	<b>Comment:</b>	Report <b><u>cancellation</u></b> of project in order to combine scope with HVAC Upgrades First & Third Floors project

## **Other Business**

There being no other business, the meeting adjourned at 11:23 a.m.

Approved:



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Tre Hargett  
Secretary, State Building Commission Executive Subcommittee  
Secretary of State