

MINUTES
STATE BUILDING COMMISSION
November 10, 2011

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 11:05 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

11:05 a.m.	Department of Intellectual & Developmental Disabilities	Assistant Commissioner Fred Hix
11:06 a.m.	Department of Children's Services	Deputy Commissioner Albert Dawson
11:07 a.m.	Department of Correction	Commissioner Derrick Schofield
11:09 a.m.	Department of General Services	Assistant Commissioner Peter Heimbach
11:11 a.m.	University of Tennessee	Dr. Joe DiPietro
11:13 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
11:40 a.m.	State Building Commission	State Architect Bob Oglesby

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
Mark Emkes, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
David Lillard, State Treasurer

OTHERS PRESENT

Alan Robertson, Assistant State Architect
Georgia Martin, State Architect's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jonathan Rummel, Secretary of State's Office
Melinda Parton, Comptroller's Office
Joy Harris, Treasurer's Office
Bruce Davis, Legislative Budget Office
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
George Criss, University of Tennessee

Mike Morrow, Department of Finance and Administration
Sean Tierney, THEC
Steve Cates, Department of General Services
Tom Robinson, Department of Correction
Matt Ingham, Department of General Services
Felenceo Hill, Department of Finance and Administration
John Carr, Department of Finance and Administration
Ashley Carter, Attorney General's Office
Doug Freeman, Department of General Services

Cindy Liddell, Comptroller's Office
Cathy Posey, Department of Correction
Debbie Inglis, Department of Correction
Charles Peccolo, University of Tennessee
Ken Todd, BWSC
Jay Hosay, Messer Construction
Larry Stephens, Michael Brady Inc.
Brian Hagenburger, Walter State Community
College
John Fisher, Fisher + Associates
John Cothorn, Middle Tennessee State University
Patti Miller, Middle Tennessee State University
Mike Gower, Middle Tennessee State University
Ron Malone, Middle Tennessee State University
Kim Adkins, Capitol Strategy
Randy Butler, Capitol Strategy
Amy Dietrich, Dyersburg, State Community College
Karen Bowyer, Dyersburg State Community College
Jim Boggan, MNB Architects
Jose McNeill, Department of General Services
Mark Cherpack, Department of Finance and
Administration
Steve Berry, Department of General Services
Lynelle Jensen, Department of General Services
Richard Rosenbaum, Department of General
Services
Gwen Sanders, Department of General Services

Table of Contents

Department of Intellectual & Developmental Disabilities	4
Department of Children's Services	5
Department of Correction	7
Department of General Services	12
University of Tennessee	16
Tennessee Board of Regents	18
Finance & Administration.....	35
State Building Commission.....	36

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Greene Valley Developmental Center, Greeneville, Greene County, Tennessee

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

Project Title: Essential Maintenance

Project Description: Replacement / upgrades of mechanical, electrical and interior doors

SBC Number: 344/007-03-2010

Total Project Budget: \$830,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$600,000.00	\$ 0.00	\$600,000.00	2009	BondsCapMaint	(A)
	200,000.00	0.00	200,000.00	09/10	CurrFundsCapMaint	(A)
	<u>0.00</u>	<u>30,000.00</u>	<u>30,000.00</u>	2000	BondsCapMaint	(R)

Original Project Budget: \$800,000.00

Change in Funding: \$30,000.00

Revised Project Budget: \$830,000.00

Comment: Bids were received on October 25, 2011 and came in over target. This increase in funding is needed to award a contract for the base bid only to Interstate Mechanical Contractors, Inc., in the amount \$684,000.

Previous SBC Action: 11/10/2010 SBC Approved project
 11/22/2010 ESC Selected designer (Engineering Services Group)

SBC Action: 11/10/2011 SBC Approved a revision in funding to award contract

DEPARTMENT OF CHILDREN'S SERVICES

Woodland Hills Youth Development 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: Wooden Door Replacement

Project Description: Replace existing wood doors with steel doors.

SBC Number: 144/002-01-2011

Total Project Budget: \$200,000.00

Source of Funding:	\$ 50,000.00	11/12	CurrFundsCapMaint	(A)
	\$150,000.00	2011	G.O. BondsCapMaint	(A)

Comment: This is a line-item in the FY 11/12 capital budget. Replace the original 20 year old wood doors on approximately 161 dormitory rooms with steel doors. Project will include doors, frames, hinges, glazing and the reuse of existing locksets.

SBC Action: 11/10/2011 SBC Approved project

DEPARTMENT OF CHILDREN'S SERVICES

John S. Wilder Youth Development Center, Somerville, Fayette County, Tennessee

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

Project Title: Roof Replacements

Project Description: Replace existing roofs on dorms and secure unit.

SBC Number: 144/011-01-2011

Total Project Budget: \$430,000.00

Source of Funding:	\$ 70,000.00	11/12	CurrFundsCapMaint	(A)
	\$360,000.00	2011	G.O. BondsCapMaint	(A)

Comment: This is a line-item in the FY 11/12 capital budget. Replace the existing 24+ year old roof system on eight buildings which consist of seven dormitories and the PSU (secure unit). This is the third and final phase of roof replacements on campus.

SBC Action: 11/10/2011 SBC Approved project

DEPARTMENT OF CORRECTION

South Central Correctional Complex, Clifton, Wayne County, Tennessee

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

Project Title: HVAC Infrastructure Replacement

Project Description: Replace underground heating loop system, chiller and cooling towers and related components for a complete operating system. The project will also include the replacement of the antiquated energy management system, upgrading of variable speed pumps and controls.

SBC Number: 142/018-02-2011

Total Project Budget: \$10,050,000.00

Source of Funding:	\$ 300,000.00	10/11	CurrFundsCapMaint-Sent Act	(A)
	\$ 9,750,000.00	11/12	CurrFundsCapMaint-SentAct	(A)

Comment: This is a **line-item**. In the 10/11 capital budget, there was \$300,000.00 to perform planning on the HVAC infrastructure. In the 11/12 capital budget, there was \$9,750,000.00 to fully fund the project. TDOC is requesting to combine these two line-items and proceed with the project.

SBC Action: 11/10/2011 SBC Commissioner Schofield requested, and the Commission approved, deferral of the item with the understanding that it would be brought back to the full Commission for consideration.

DEPARTMENT OF CORRECTION

Northwest Correctional Complex, Tiptonville, Lake County, Tennessee

Requested Action: Approval of a revision in the Total Project Budget from \$4,300,000.00 to \$5,100,000.00, allocation of funding and authorization to proceed with a previously approved planning project

Project Title: Geothermal Conversion

Project Description: Convert existing closed loop heating and cooling system to a geothermal system

SBC Number: 142/016-02-2009

Total Project Budget: \$5,100,000.00

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

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$325,000.00	\$ 0.00	\$ 325,000.00	09/10	CurrFundsCapMaint-SenAct	(A)
	0.00	4,400,000.00	4,400,000.00	10/11	CurrFundsCapMaint-SenAct	(A)
	<u>0.00</u>	<u>375,000.00</u>	<u>375,000.00</u>	07/08	CurrFundsCapMaint-SenAct	(R)
Original Project Budget:	\$325,000.00					
Change in Funding:		\$4,775,000.00				
Revised Project Budget:			\$5,100,000.00			

Comment: The SBC approved preplanning for \$325,000, which was a line-item in the FY 09/10 capital budget. The Total Project Budget was disclosed at \$4.3 million and is being revised to \$5.1 million with this request which adds an additional **line item** for \$4.4 million from FY 10/11, as well as \$375,000 of residual funds in order to fully fund the project and to comply with current ventilation code requirements.

Previous SBC Action: 09/10/2009 SBC Approved preplanning & designer (Neville Engineering)

SBC Action: 11/10/2011 SBC Approved a revision in Total Project Budget, allocation of funding and authorization to proceed

DEPARTMENT OF CORRECTION

Northwest Correctional Complex, Tiptonville, Lake County, Tennessee

Requested Action: Approval of a revision in the Total Project Budget from \$8,000,000.00 to \$7,950,000.00, allocation of funding and authorization to proceed with a previously approved planning project

Project Title: Infrastructure Loop & Equipment Upgrades

Project Description: Replace two 500-ton chillers and cooling towers and replace underground heating and cooling distribution lines.

SBC Number: 142/016-01-2009

Total Project Budget: \$7,950,000.00

Current Project Funding: \$ 450,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$450,000.00	\$ 0.00	\$ 450,000.00	09/10	CurrFundsCapMaint-SenAct	(A)
	<u>0.00</u>	<u>7,500,000.00</u>	<u>7,500,000.00</u>	10/11	CurrFundsCapMaint-SenAct	(A)
Original Project Budget:	\$450,000.00					
Change in Funding:		\$7,500,000.00				
Revised Project Budget:			\$7,950,000.00			

Comment: The SBC approved preplanning for \$450,000, which was a line item in the FY 09/10 capital budget. The Total Project Budget was disclosed at \$8 million and is being revised to \$7,950,000 with this request, which adds an additional line-item for \$7,500,000 from FY 10/11 in order to fully fund the project. Replacement of loop lines, chillers and cooling towers are required due to equipment and lines having exceeded their service life and significant maintenance /operational cost incurred by TDOC to keep equipment in operation

Previous SBC Action: 09/10/2009 SBC Approved preplanning & designer (JV) Evans Taylor Foster Childress / Smith Seckman Reid

SBC Action: 11/10/2011 SBC Approved a revision in Total Project Budget, allocation of funding and authorization to proceed

DEPARTMENT OF CORRECTION

Riverbend Maximum Security Institution, Nashville, Davidson County, Tennessee

Requested Action: Approval to allocate funding and authorization to proceed with a previously approved planning project

Project Title: Underground Loop and Water Heater Replacement

Project Description: Replacement of water heaters, underground heating loop system and related work

SBC Number: 142/020-01-2011

Total Project Budget: \$5,650,000.00

Current Project Funding:
(if not fully funded) \$3,650,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,886,666.03	\$ 0.00	\$2,886,666.03	06/07	CurrFundsCapMaint-SA	(R)
	21,334.33	0.00	21,334.33	04/05	CurrFundsCapMaint-SA	(R)
	539,889.65	0.00	539,889.65	05/06	CurrFundsCapMaint-SA	(R)
	202,209.99	0.00	202,209.99	07/08	CurrFundsCapMaint-SA	(R)
	<u>0.00</u>	<u>2,000,000.00</u>	<u>2,000,000.00</u>	11/12	CurrFundsCapmaint-SA	(A)
Original Project Budget:	\$3,650,000.00					
Change in Funding:		\$2,000,000.00				
Revised Project Budget:			5,650,000.00			

Comment: The SBC approved preplanning for \$3,650,000 using Residual Funds. This request adds \$2,000,000 line-item from the FY 11/12 capital budget in order to fully fund the project and to complete all related work.

Previous SBC Action: 05/31/2011 SBC Approved planning
06/22/2011 ESC Selected designer (Smith Seckman Reid)

SBC Action: 11/10/2011 SBC Approved allocation of funding and authorization to proceed

DEPARTMENT OF CORRECTION

Mark Luttrell Correctional Center, Memphis, Shelby County, Tennessee

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

Project Title: Food Service Equipment Repair and Replacement

Project Description: Renovate existing warehouse space including replacement, relocation and disposal of walk-in freezers and coolers, and expansion of commissary

SBC Number: 140/005-01-2010

Total Project Budget: \$700,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$560,000.00	\$ 0.00	\$560,000.00	09/10	CurrFundsCapMaint-SenAct	(A)
	<u>0.00</u>	<u>140,000.00</u>	<u>140,000.00</u>	10/11	CurrFundsCapMaint-SenAct	(R)
Original Project Budget:	\$560,000.00					
Change in Funding:		\$140,000.00				
Revised Project Budget:			\$700,000.00			

Comment: The SBC approved the \$560,000 line-item from the 09/10 capital budget. This request adds \$140,000 of Emergency Contingency Funds to fully address the needs for food storage and commissary function. Additional funds will allow expansion of the existing commissary space by reconfiguration of space within the warehouse building. This will provide needed additional area for this function and a more efficient use of the existing space. Additionally, this will afford a significant savings in lieu of constructing a separate commissary facility apart from the existing warehouse.

Previous SBC Action: 03/11/2010 SBC Approved project
 03/22/2010 ESC Selected designer (Evans Taylor Foster Childress)
 10/14/2010 SBC Approve Direct Order contracting

SBC Action: 11/10/2011 SBC Approved a revision in scope and funding

DEPARTMENT OF GENERAL SERVICES

Knoxville Housing Plan, Knoxville, Knox County, Tennessee

Requested Action: Approval to update Knoxville housing assessment plan using a consultant from earlier planning study

Project Title: Knoxville Housing Plan Update

Project Description: Analysis of current housing options for state agencies located in both leased and state owned properties in Knoxville

SBC Number: 529/000-05-2011

Total Project Budget: \$75,000.00

Source of Funding: \$75,000.00 501.04 FRF CapProjReserves (R)

Comment: This study will provide the Department of General Services with a comparative planning analysis for determining the most appropriate and cost effective option(s) for state housing occupancies in Knoxville.

SBC Action: 11/10/2011 SBC Assistant Commissioner Peter Heimbach requested, and the Commission approved, deferral of the item with the understanding that it would be brought back to the SBC for consideration.

DEPARTMENT OF GENERAL SERVICES

665 Mainstream Drive, 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: Tenant build-out for Tennessee Housing Development Agency

Project Description: Renovation finishes and associated construction for build-out of remaining office space to accommodate the THDA

SBC Number: 529/012-01-2011

Total Project Budget: \$1,950,000.00

Source of Funding: \$1,950,000.00 THDA Funds (A)

Comment: This relates to the Piedmont Gas Building. Project will build-out remaining space to accommodate THDA, including furniture.

SBC Action: 11/10/2011 SBC Assistant Commissioner Peter Heimbach requested, and the Commission approved, that the item be referred to the Subcommittee with authority to act. Secretary Hargett stated that the request be contingent upon the Department of General Services advising the members when they anticipate it being placed back on the agenda.

DEPARTMENT OF GENERAL SERVICES

State Capitol, Legislative Plaza & War Memorial Building, Nashville, Davidson County, Tennessee

Requested Action: Approval to proceed with exterior security upgrade portion of the project

Project Title: Mechanical and Electrical Upgrade

Project Description: Replacement and upgrade of mechanical and electrical systems and upgrade to exterior security at the State Capitol

SBC Number: 529/005-01-2005

Total Project Budget: \$29,000,000.00

Current Project Funding: \$14,200,000.00
(if not fully funded)

Source of Funding: \$ 2,700,000.00 FRF-CurrFundsCapMaint (A)
\$11,500,000.00 2010 FRF-G.O. BondsCapMaint (A)

Comment: This portion of work, involving the upgrade and installation of the exterior security at the State Capitol, constitutes a subproject of the overall Capitol Complex Mechanical & Electrical Upgrade project.

Previous SBC Action:

06/09/2005	SBC	Approved preplanning
07/14/2005	SBC	Selected designer (Smith Seckman Reid)
07/12/2007	SBC	Revised scope & planning funds
12/17/2007	ESC	Discussed implementation of plan
05/08/2008	SBC	Revised planning funds; proceed with Phase 1
06/12/2008	SBC	Revised scope to include Senate Chambers
06/26/2008	ESC	Approved proceeding with Senate
12/22/2008	ESC	Revised planning/Phase 1 cost
07/09/2009	SBC	Revised funding; fully plan Phase 2; 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
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 project budget; planning cost; proceeding w/Ph 2
08/22/2011	ESC	Revised scope; discussion
09/08/2011	SBC	Referred to Subcommittee with authority to act
09/19/2011	ESC	Approved a revision in scope to include preplanning only of the security upgrade component

SBC Action: 11/10/2011 SBC Approved proceeding with exterior security upgrade portion

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Acknowledgment of the use of Tennessee Board of Regents Commissioning contracts by Department of General Services

Project Title: Statewide Shared Commissioning Contract

Project Description: Shared Commissioning contract with Tennessee Board of Regents

SBC Number: 460/000-02-2011

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Various Departmental Funds (O/A)

Comment: This contract will be used by DGS to perform Statewide Commissioning services. Designer selections made by Tennessee Board of Regents (SBC contract #166/000-05-2009) and approved by the SBC on 5/24/2010 include Smith-Seckman-Reid, TLC Engineering and Working Buildings LLC. Additional funding by various individual project funds.

SBC Action: 11/10/2011 SBC The Commission acknowledged the request.

UNIVERSITY OF TENNESSEE

Statewide

Requested Action: Acknowledgment of the use of Tennessee Board of Regents Commissioning contracts by the University of Tennessee

Project Title: Statewide Shared Commissioning Contract

Project Description: Shared Commissioning contract with Tennessee Board of Regents

SBC Number: 540/000-01-2011

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Various Departmental Funds (O/A)

Comment: This contract will be used by University of Tennessee to perform Statewide Commissioning services. Designer selections made by Tennessee Board of Regents (SBC contract #166/000-05-2009) and approved by the SBC on 5/24/2010 include Smith-Seckman-Reid, TLC Engineering and Working Buildings LLC.

SBC Action: 11/10/2011 SBC The Commission acknowledged the request.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project budget, scope, source (s) of funding and approval to utilize original designer of the facility

Project Title: Baker Center Renovation

Project Description: To renovate a portion of the Baker Center to house the Honors Program

SBC Number: 540/009-24-2011

Total Project Budget: \$300,000.00

Source of Funding:	\$100,000.00	2011	Gift Funds	(O)
	\$200,000.00	11/12	Plant (Non-Auxiliary)	(A)

Comment: This project will convert approximately 5,500 sf from museum use into space to house the Honors Program and the original designer is McCarty-Holsaple-McCarty.

SBC Action: 11/10/2011 SBC Approved project and utilizing original designer of the facility, McCarty Holsaple McCarty

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in scope, project budget and source(s) of funding, and approval to utilize Best Value Alternative Delivery Method for Construction

Project Title: Math and Computer Science Building

Project Description: Construct facility of classrooms, laboratories, and offices

SBC Number: 166/003-01-2011

Revised Project Budget: \$6,700,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$5,700,000.00	\$1,000,000.00	\$6,700,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$5,700,000.00				
Change in Funding:		\$1,000,000.00			
Revised Project Budget:			\$6,700,000.00		

Comment: Additional scope is for the infrastructure and equipment to include an IT Server Room in the facility, which was disclosed in the FY 11/12 budget cycle.

Previous SBC Action: 04/14/2011 SBC Approved project
06/22/2011 ESC Selected designer (Rufus Johnson Associates)
07/14/2011 SBC Approve Commissioning

SBC Action: 11/10/2011 SBC Approved a revision in scope and funding; utilizing Best Value delivery method

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Baseball Facility

Project Description: Develop baseball facility

SBC Number: 166/005-01-2008

Total Project Budget: \$5,050,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 400,000.00	\$800,000.00	\$1,200,000.00	Campus Athletic Funds	(O)
	650,000.00	0.00	650,000.00	Plant (Non-Auxiliary)	(A)
	200,000.00	0.00	200,000.00	Gifts	(O)
	3,000,000.00	0.00	3,000,000.00	TSSBA (Student Fees)	(O)
Original Project Budget:	\$4,250,000.00				
Change in Funding:		\$800,000.00			
Revised Project Budget:			\$5,050,000.00		

Comment: The \$800,000 increase is for a digital scoreboard. Project was disclosed for \$6M in the FY 07/08 budget cycle.

Previous SBC 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

SBC Action: 11/10/2011 SBC Vice Chancellor David Gregory stated that the item contained some numerical errors and requested, and the Commission approved, that the item be referred to the Subcommittee with authority to act.

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Several Buildings Asbestos Abatement

Project Description: Abate asbestos in several buildings

SBC Number: 166/005-02-2008

Total Project Budget: \$1,130,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,260,000.00	(\$130,000.00)	\$1,130,000.00	08/09	CurrFundsCapMaint	(A)
Original Project Budget:	\$1,260,000.00					
Change in Funding:		(\$130,000.00)				
Revised Project Budget:			\$1,130,000.00			

Comment: The \$130,000 will be moved into the following project, Reece Museum Building System Repairs (166/005-04-2010), so that asbestos abatement can be completed before work is started in that project.

Previous SBC Action: 07/10/2008 SBC Approved project
08/25/2008 ESC Selected designer (Ken Ross Architects, Inc.)

SBC Action: 11/10/2011 SBC Approved a revision in funding

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval of a revision in project scope, budget and source(s) of funding and approval to adjust the base value for reporting change orders

Project Title: Reece Museum Building System Repairs

Project Description: Mechanical, interior and exterior repairs

SBC Number: 166/005-04-2010

Total Project Budget: \$1,740,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,500,000.00	\$ 0.00	\$1,500,000.00	10/11	CurrFundsCapMaint	(A)
	110,000.00	0.00	110,000.00		Plant (Non-Auxiliary)	(A)
	0.00	130,000.00	130,000.00	08/09	CurrFundsCapMaint	(R)

Original Project Budget: \$1,610,000.00

Change in Funding: \$130,000.00

Revised Project Budget: \$1,740,000.00

Comment: The \$130,000 increase is from the preceding project, Several Buildings Asbestos Abatement (166/005-02-2008), and will be used for asbestos abatement.

Previous SBC Action: 07/08/2010 SBC Approved project
 07/23/2010 ESC Selected designer (Cockrill Design & Planning, Inc.)
 09/08/2011 SBC Revised funding to award contract

SBC Action: 11/10/2011 SBC Approved a revision in scope, funding and adjusting the base value for reporting change orders

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval of a revision in project scope and source(s) of funding and approval to utilize Best Value Alternative Delivery Method for Construction

Project Title: Married Student Housing Renovations

Project Description: Complete renovation including demolition, installation of sprinklers and replacing the fire alarm systems

SBC Number: 166/005-08-2010

Total Project Budget: \$3,880,000.00

Source of Funding: \$3,737,000.00 TSSBA (rent) (A)
\$ 143,000.00 Plant (Auxiliary) (A)

Comment: Buildings A – E will no longer be renovated, they will be demolished. The buildings are less than 50 years old and do **not** require review by TN Historical Commission. Apartments F and G are included in the project with an expanded scope needed to address code and accessibility issues.

Previous SBC Action: 7/08/2010 SBC Approved project
7/23/2010 ESC Selected designer (Beeson Lusk Street)

SBC Action: 11/10/2011 SBC Approved a revision in scope and funding, and utilizing Best Value delivery method

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 proceeding with process to select a designer

Project Title: Cope Building Renovations

Project Description: Make interior renovations

SBC Number: 166/009-09-2011

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 Plant (Non-Auxiliary) (A)

Comment: Project was disclosed in the FY 11/12 budget cycle. Interior renovations in offices, restrooms and corridors, and any infrastructure needed to support these renovations.

SBC Action: 11/10/2011 SBC Approved project

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Floyd Stadium Club Level Renovations

Project Description: Renovate unfinished area of stadium for viewing and special university functions and presentations

SBC Number: 166/009-10-2011

Estimated Project Cost: \$2,500,000.00

Source of Funding: \$2,500,000.00 Gift-in-Place (O)

Comment: Project was approved by THEC on October 11, 2011. Project includes seating for approximately 150 patrons. Bauer Askew Architecture, PLLC has been retained by the Foundation as the designer and The Parent Company has been retained through an RFP process for pre-construction support.

SBC Action: 11/10/2011 SBC Approved acceptance of gift-in-place construction

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Center for Ag Biotechnology & Biosecurity

Project Description: Construct new facility for research and development

SBC Number: 166/001-07-2008

Total Project Budget: \$8,000,000.00

Source of Funding: \$8,000,000.00 Grant (Federal USDA 1890 HBCU) (F)

Comment: New facility for research and development in plant and animal genetics, agriculture industry processes, crop/animal survival and productivity methodologies, and food safety/health outreach programs.

Previous SBC Action:

07/10/2008	SBC	Approved project
08/25/2008	ESC	Selected designer (Hastings Architecture Associates)
09/09/2010	SBC	Revised funding
09/08/2011	SBC	Approved Commissioning, use ADM, and EDP

SBC Action: 11/10/2011 SBC Approved award of contract to Bell & Associates for CMGC

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: **Approval of small project per TCA 49-7-132 and SBC Policy 2.01(A)3**
(multiple local expenditures under \$100,000 that, in six months, exceed \$100,000 on a single building)

Project Title: LRC Repairs and Interior Upgrades

Project Description: Make interior repairs and upgrades

SBC Number: 166/001-05-2011

Total Project Budget: \$120,000.00

Source of Funding: \$120,000.00 Federal (Title III Grant) (F)

Comment: Repairs to the Harold M. Love Learning Resource Center include walls, flooring, ceiling tiles, and doors.

SBC Action: 11/10/2011 SBC Approved project

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Parking Lot Construction

Project Description: Construct a parking lot

SBC Number: 166/011-01-2011

Total Project Budget: \$600,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$420,000.00	\$ 0.00	\$420,000.00	2011	Plant (Non-Auxiliary)	(A)
	0.00	180,000.00	180,000.00	2011	Plant (Auxiliary-access fees)	(A)
Original Project Budget:	\$420,000.00					
Change in Funding:		\$180,000.00				
Revised Project Budget:			\$600,000.00			

Comment: The additional funds are needed to meet the designer's estimate. Parking lot will provide 120 parking spaces. Additional funds are needed for this project because: (1) the length of road that requires widening is greater than originally anticipated, and will now require relocation of some utilities; (2) existing road base leading to the parking lot site is showing signs of deterioration and failure. Original intent was to repave the existing base, but the designer recommends removal and replacement; (3) size of the storm water retention pond must be increased from original estimate; (4) further site inspection by the designer has revealed the possibility of unsuitable materials.

Previous SBC Action: 07/14/2011 SBC Approved project
08/22/2011 ESC Selected designer (Lose & Associates, Inc.)

SBC Action: 11/10/2011 SBC Approved revision in scope & funding

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Football Training Center Improvements

Project Description: Provide interior improvements

SBC Number: 166/007-14-2011

Estimated Project Cost: \$600,000.00

Source of Funding: \$600,000.00 Gift-in-Place (O)

Comment: Project was approved by THEC on October 11, 2011. Project includes new lockers and wall treatments. The designer will be hired through the Foundation.

SBC Action: 11/10/2011 SBC Approved acceptance of gift-in-place construction

TENNESSEE BOARD OF REGENTS

Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

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

Project Title: Lighting Updates

Project Description: Replace lighting in Glover Building and Gibson County Center

SBC Number: 166/017-03-2011

Total Project Budget: \$250,000.00

Source of Funding: \$250,000.00 Plant (Non-Auxiliary) (A)

Comment: Project to improve energy efficiency was disclosed in the FY 11/12 budget cycle.

SBC Action: 11/10/2011 SBC Approved project

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

Requested Action: Approval to utilize Best Value Alternative Delivery Method for Construction

Project Title: Nursing and Allied Health New Construction

Project Description: Construct a new facility

SBC Number: 166/019-01-2011

Total Project Budget: \$10,588,235.00

Source of Funding: \$ 9,000,000.00 10/11 CurrFundsCapImprov (A)
\$ 1,588,235.00 Gifts (O)

Comment: New 36,000 sf building.

Previous SBC Action: 1/13/2011 SBC Approved project
1/24/2011 ESC Selected designer (TLM Associates, Inc.)

SBC Action: 11/10/2011 SBC Approved utilizing Best Value delivery method

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of the Early Design Phase as presented by Tuck Hinton Architects PLC

Project Title: Parking Garage and Student Services

Project Description: Construct parking garages and Student Services Building with a bridge connecting to the Student Union Building.

SBC Number: 166/009-06-2010

Total Project Budget: \$39,500,000.00

Source of Funding:	\$ 23,500,000.00	TSSBA (parking fees) (A)
	12,000,000.00	Other (Student Fees) (O)
	4,000,000.00	Plant (Non-Auxiliary) (A)

Comment: The garages will hold approximately 980 cars. Project includes vehicular access to MTSU Blvd. and pedestrian access to the main campus east/west pedestrian walkway

Previous SBC Action: 07/23/2010 ESC Approval Project and Select Designer (Tuck Hinton Architects)
02/10/2011 SBC Select CM/GC (Messer Construction Company)

SBC Action: 11/10/2011 SBC Approved Early Design Phase

TENNESSEE BOARD OF REGENTS

Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by McGehee Nicholson Burke Architects

Project Title: Jimmy Naifeh Center Student Services and LRC Bldg.

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

SBC Number: 166/017-01-2008

Total Project Budget: \$12,450,000.00

Source of Funding: \$ 450,000.00 07/08 CurrFundsCapImprov (A)
\$ 9,000,000.00 10/11 CurrFundsCapImprov (A)
\$ 3,000,000.00 Gifts (O)

Comment: New facility will be approximately 46,000 sf.

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

SBC Action: 11/10/2011 SBC Approved Early Design Phase

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee

Requested Action: Approval to award a contract to the best evaluated proposer for Construction Manager/General Contractor, and Approval of the Early Design Phase as presented by Fisher + Associates

Project Title: Greene County Expansion

Project Description: Construct new facility

SBC Number: 166/023-01-2011

Total Project Budget: \$20,000,000.00

Source of Funding: \$ 9,000,000.00 10/11 CurrFundsCapImprov (A)
\$ 9,900,000.00 Gifts (O)
\$ 1,100,000.00 Other (Property Donation) (O)

Comment: Project will expand the Green County campus.

Previous SBC Action: 01/13/2011 SBC Approved project
01/24/2011 ESC Selected designer (Fisher + Associates)
07/14/2011 SBC Revised scope & funding & issue RFP for CM/GC

SBC Action: 11/10/2011 SBC Lieutenant Governor Ramsey complimented John Fisher on the work he has done in Greeneville. Secretary Hargett added that this project has the potential of being one of the most impressive projects they have approved. After discussion, the Commission approved the Early Design Phase and award of contract to Johnson & Galyon for CMGC.

Bid Activity Report

- 1) **Cleveland State Community College, Cleveland**
(Student Center Renovations)
SBC Project No. 166/013-02-2010
Bid date: 10-26-2011
SBC Action: No action required

- 2) **Tennessee Technological University, Cookeville**
(Craft Center Guardrail Replacement)
SBC Project No. 166/011-01-2010
Bid date: 11-02-2011
SBC Action: No action required

- 3) **Jackson State Community College, Jackson**
(Gymnasium Repairs and Updates)
SBC Project No. 166/019-04-2011
Bid date: 11-02-2011
SBC Action: No action required

DEPARTMENT OF FINANCE & ADMINISTRATION

SBC By-laws, Policy & Procedures

Requested Action: Approval to revise the *SBC By-Laws, Policy & Procedures* regarding thresholds

Comment: State Architect Bob Oglesby stated that this item was being brought forward in support of requests made by several Commissioners and UT Chancellor Cheek. He said that their requests are primarily intended to allow agencies and institutions to procure design and/or construction related services independent of the SBC approval process for a larger number of small maintenance and renovation projects than is possible today. He said that, while raising a monetary threshold of \$100,000 which was established in the 1970's may sound like an easy task, this issue is more complicated than it appears.

He stated that his office has been studying this issue at the request of the members of the Building Commission and in collaboration with the Department of Finance and Administration. A few of the issues that need to be addressed before this issue can be finalized, include understanding the impact of such a change on each agency and Higher Education institutions and their operating budget requirements. For instance, he said, an increase in the threshold may necessitate a greater use of agency cash to fund these projects which previously would have been funded by appropriated bonds. It also may require agencies to have additional in-house staff or professional consultant services than is currently the case with some agencies and institutions. Mr. Oglesby stated that another issue needing to be addressed is developing a policy that provides direction regarding the proper vetting of projects as to what resources are needed to assure code compliance and clarification regarding the expectations for competitive procurement of designers and contractors when a project so requires.

He said he was bringing this item to report that work is being done and that he will be making a recommendation for their consideration after identifying all of the issues associated with this decision. He said his office understands this is a priority and it is being treated as such.

Secretary Hargett thanked him for the explanation and discussed what the next step would be. Mr. Oglesby said that he would like to discuss this item with all the members individually first to get their input and understand their perspective, issues and interests before going forward to determine the impact on the agencies and institutions. Secretary Hargett made a motion that, unless there was objection to Mr. Oglesby proceeding like that, the matter be referred to the Subcommittee with authority to act. The motion was seconded and passed without objection.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on October 13, 2011.

Report of Change Orders Resulting in Cumulative Change Order Costs to Exceed 10% of Base Contract Amount

- | | |
|--|--|
| 1) University of Memphis
(Admin Bldg IT Renovations)
Change Order No. 8
Contract Amount: \$269,800.00
Change Order Amount: \$21,353.50
Change Order Percent: 7.91
Cumulative Percent 22.55
SBC Project No. 166/007-15-2009 | This adds removal of wood framing, replacement of other wood framing and encapsulation of other wood framing above the ceiling, as required by regulatory authority inspectors. |
| 2) Middle Tennessee State University
(Parking and Transportation Improvements)
Change Order No. 10
Contract Amount \$4,975,000.00
Change Order Amount: \$44,213.81
Change Order Percent: 0.89
Cumulative Percent 14.10
SBC Project No. 166/009-01-2003 | This widens the western leg of the new roundabout, including adjustments of storm drainage, grading, paving, curbs, striping, signage, electrical lines and landscaping; adds grade corrections. |
| 3) Middle Tennessee State University
(Campus Lighting Upgrade)
Change Order No. 5
Contract Amount: \$1,507,125.00
Change Order Amount: \$18,596.12
Change Order Percent: 1.23
Cumulative Percent 61.42
SBC Project No. 166/009-02-2010 | This substitutes surface-mounted light fixtures on building exteriors where the existing wall structure will not feasibly accommodate recessed fixtures that were originally specified. |
| 4) Middle Tennessee State University
(College of Education and Behavioral Sciences)
Change Order No. 13
Contract Amount: \$20,000,000.00
Change Order Amount: (\$605,218.97)
Change Order Percent: (3.03)
Cumulative Percent (2.86)
SBC Project No. 166/009-04-2007 | In accordance with SBC policy 6.04.C.3, reporting to the SBC is required for change orders over \$500,000. This liquidates the unused remained of the GMP contingency. |

- 5) **UTKnoxville**
Masonry Repairs
SBC Project No. 540/009-10-2004
Change Order No. 2
Contract Amount: \$1,014,000.00
Change Order Amount: \$ 214,860.00
Change Order Percent: 21.2
Cumulative Percent 21.9
Replacement of windows on Locust Street Façade due to deteriorated structural condition of anchors.
- 6) Change Order No. 3 (same project as above)
Contract Amount: \$1,014,000.00
Change Order Amount: \$ 27,096.00
Change Order Percent: 2.7
Cumulative Percent 24.6
Construction of temporary interior wall along Locust Street façade to facilitate window replacement.
- 7) **UTKnoxville**
Golf Team Facility – Maintenance Building
SBC Project No. 540/009-06-2001
Change Order No. 1
Contract Amount: \$320,848.00
Change Order Amount: \$ 57,230.00
Change Order Percent: 17.8
Cumulative Percent 17.8
Extension of access road and addition of 3 phase electric service and fire hydrant.
- 8) **UTKnoxville**
Tennis Stadium Improvements – Indoor Court Expansion
SBC Project No. 540/009-22-2007
Change Order No. 2
Contract Amount: \$2,071,000.00
Change Order Amount: \$ 207,506.00
Change Order Percent: 10.0
Cumulative Percent 13.9
Upgrades to exist bldg. fire alarm system, exist, roof repairs, and modifications to resolve unsuitable site conditions.
- 9) **UTKnoxville**
UT Sorority Housing – Site Development
SBC Project No. 540/009-19-2007
Change Order No. 6
Contract Amount: \$3,698,000.00
Change Order Amount: \$ 239,616.00
Change Order Percent: 6.4
Cumulative Percent 34.6
Additional geothermal wells casing pipe and retaining wall modification to avoid conflict with existing underground utilities.
- 10) **UTKnoxville**
Early Learning Center
SBC Project No. 540/009-36-2010
Change Order No. 1
Contract Amount: \$789,900.00
Change Order Amount: \$ 83,064.00
Change Order Percent: 10.5
Cumulative Percent 10.5
Removal of unsuitable soil & replacement with engineered fill

11) **UTKnoxville**

Dairy Farm Relocation

SBC Project No.

540/009-22-2003

Additional rock excavation and electrical system modifications

Change Order No.

5

Contract Amount:

\$8,800,000.00

Change Order Amount:

\$ 90,840.00

Change Order Percent:

1.0

Cumulative Percent

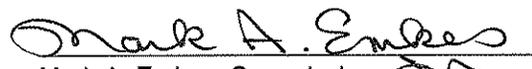
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Executive Sub-Committee Report

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meetings held on September 19 and 29, 2011.

There being no further business, the meeting adjourned at 11:41 a.m.

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration