

# MINUTES

## STATE BUILDING COMMISSION

October 13, 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 11:10 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

11:10 a.m.	Department of Agriculture	Assistant Commissioner Larry Maxwell
11:11 a.m.	Department of Environment and Conservation	Commissioner Bob Martineau
11:15 a.m.	Department of Education	Commissioner Kevin Huffman
11:16 a.m.	Department of Veterans Affairs	Commissioner Many-Bears Grinder
11:17 a.m.	Department of Children's Services	Deputy Commissioner Albert Dawson
11:18 a.m.	Department of Correction	Commissioner Derrick Schofield
11:19 a.m.	Department of General Services	Assistant Commissioner Peter Heimbach
11:20 a.m.	University of Tennessee	Charles Peccolo
11:21 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
11:34 a.m.	State Building Commission	Assistant State Architect Alan Robertson

### STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor  
Mark Emkes, Commissioner, Department of Finance and Administration  
Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer

### STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Beth Harwell, Speaker of the House of Representatives

OTHERS PRESENT

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  
Josh Stites, Treasurer's 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  
Robert Reedy, Reedy & Sykes  
Tim Shaw, Shaw & Shanks  
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  
Keith Pyle, Bell Construction  
Dianne McDerman, Barge Waggoner Sumner  
Cannon  
Trammel Hoehn, Department of Finance and  
Administration  
Laura Waynick, QE2  
Warner Taylor, Jr., Tennessee Technology Center  
Dickson  
Mark Powers, Tennessee Technology Center  
Dickson  
Debbie Griffin, Tennessee Technology Center  
Dickson  
Doug Freeman, Department of General Services  
Don Johnson, Department of General Services  
Lynelle Jensen, Department of General Services  
Robert Grimes, Turner Construction  
Ben Soosa, Turner Construction  
Cindy Liddell, Comptroller's Office  
Mike Cole, Tennessee Technology Center  
Elizabethton

Dean Blevins, Tennessee Technology Center  
Elizabethton  
Nick DePalma, Department of General Services  
Jeff Holmes, HFR Design  
Dan France, Messer Construction  
Mark Cherpack, Department of Finance and  
Administration

## Table of Contents

### **Real Property Administration**

- Department of Agriculture .....4
- Department of Environment and Conservation .....5
- Department of Education .....10
- Department of Veterans Affairs .....11
- Department of Children's Services .....12
- Department of Correction .....13
- Department of General Services .....14

**University of Tennessee .....16**

**Tennessee Board of Regents .....17**

**State Building Commission .....32**

DEPARTMENT OF AGRICULTURE

Ellington Agriculture Center, 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:**                Friends Pavilion

**Project Description:**        Open-air 24'x60' roofed multi-purpose structure

**SBC Number:**                100/000-02-2011

**Total Project Budget:**      \$75,000.00

**Source of Funding:**        \$75,000.00                    Non-Profit Museum Friends Group        (0)

**Comment:**                    The project will provide for expansion of an existing 20'x20' open-air pavilion to be used as a focal point for spring and fall festivals and activities. It will be funded and constructed by the Oscar Farris Agriculture Museum Association, with architectural services provided by Mayo Architecture, RPA Floor Consultant (SBC No. 529/000-07-2010), and paid for by the Department of Agriculture.

**SBC Action:**                10/13/2011 SBC    Approved gift-in-place

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Davis Bridge Historic Site, Middleton, Hardeman County, Tennessee**

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

**Project Title:**                Davis Bridge Site Improvement

**Project Description:**       Renovations and enhancements of public access to the historic battlefield site

**SBC Number:**                126/125-01-2011

**Total Project Budget:**     \$1,300,000.00

<b>Source of Funding:</b>	\$ 47,425.67	99/00	Current Funds-Capital Maint	(R)
	23,994.51	00/01	Current Funds-Capital Maint	(R)
	15,648.79	01/02	Current Funds-Capital Maint	(R)
	145,500.58	02/03	Current Funds-Capital Maint	(R)
	138,298.45	03/04	Current Funds-Capital Maint	(R)
	929,132.00		TDOT Enhancement Grant	(F/O)

**Comment:**                    TDOT to do vast majority of work to provide enhanced public access to the Davis Bridge Historic Battlefield site by resurfacing two gravel pull-offs and interpretive trails throughout the battlefield to meet ADA standards; replace signage and historic markers; provide a pedestrian bridge across the Hatchie River; and public restrooms for visitors.

**SBC Action:**                10/13/2011 SBC    Approved project

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Harrison Bay State Park, 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:** Marina Upgrades

**Project Description:** Renovation and demolition/replacement of docks and upgrades to restaurant/office building

**SBC Number:** 126/048-01-2011

**Total Project Budget:** \$3,740,000.00

**Source of Funding:** \$3,740,000.00 11/12 CurrFundsCapMaint (A)

**Comment:** This line-item project will provide for the general upgrading of the older docks and replace the floatation and anchorage systems as well as replacing decking and roofing structures. Upgrades to the restaurant/office include interior & exterior finishes, kitchen equipment, and ADA improvements to the existing men's and women's restrooms.

**SBC Action:** 10/13/2011 SBC Approved project

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Pinson Mounds State Park, Pinson, Madison County, Tennessee**

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

**Project Title:** Pathway Repaving

**Project Description:** Resurfacing of existing pathways

**SBC Number:** 126/081-01-2011

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

<b>Source of Funding:</b>	\$ 20,000.00	11/12	CurrFundsMajorMaint	(A)
	\$100,000.00		RTP Grant	F/O

**Comment:** This will resurface approximately 16,000 linear feet of existing pathways within the Pinson Mounds Archaeological area. The federal grant is a Recreational Trails Grant Program (RTP) and the paving will be procured through General Services purchasing.

**SBC Action:** 10/13/2011 SBC Approved project

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**West Tennessee River Basin Authority, Multiple Cities/Counties, Tennessee**

**Requested Action:** Approval of a revision in project budget and source(s) of funding and approval to accept the second one-year option

**Project Title:** Engineering Services Consultant

**Project Description:** Professional Engineering Services to the West Tennessee River Basin Authority

**SBC Number:** 128/020-01-2009

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$250,000.00	\$ 0.00	\$250,000.00	09/10	CurrFundsMajorMaint	(A)
	350,000.00	0.00	350,000.00	10/11	CurrFundsMajorMaint	(A)
	<u>0.00</u>	<u>300,000.00</u>	<u>300,000.00</u>	11/12	CurrFundsMajorMaint	(A)
<b>Original Project Budget:</b>	<b>\$600,000.00</b>					
<b>Change in Funding:</b>		<b>\$300,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$900,000.00</b>			

**Comment:** This amendment will bring the revised contract with Gresham Smith & Partners to \$900,000.00 and allow the West Tennessee River Basin Authority to provide the required engineering services on several projects. The increase of \$300,000.00 is necessary as a result of aging infrastructure, project design needs, and damages sustained during (2) record flood events in 2010 and 2011. This one-year renewal is the second of (4) one-year renewal options. Should all contract renewal options be elected, the contract will terminate on 02/28/2015.

**Previous SBC Action:** 09/10/2009 SBC Approved issuance of RFP  
 01/14/2010 SBC Referred to Subcommittee with authority to act  
 01/25/2010 ESC Approved designer selection (Gresham Smith & Partners)  
 01/13/2011 SBC Revised funding, accepted first one-year option

**SBC Action:** 10/13/2011 SBC Approved revision in funding; accepted second one-year option

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Sycamore Shoals Historic Park, Elizabethton, Carter County, Tennessee**

**Requested Action:** Acknowledgement of a Bid and approval to award a contract to Connor Communications

**Project Title:** Exhibit Space Upgrade

**Project Description:** Historic Exhibits Upgrade for the Sycamore Shoals Historic Park

**SBC Number:** 126/000-03-2006

**Total Project Budget:** \$575,000.00

**Source of Funding:** \$400,000.00 06/07 Current Funds-Capital Maintenance (A)  
\$175,000.00 07/08 Current Funds-Capital Outlay (A)

**Comment:** This Orientation Video is part of an Exhibits Package for Sycamore Shoals Historic Park and is of the historic attack on the Fort. The estimated cost for this piece is \$33,657.00.

**Previous SBC Action:** 07/20/2006 SBC Approved issuance of RFP  
09/10/2009 SBC Revised scope & funding; selected designer (Reedy & Sykes)  
12/10/2009 SBC Revised funding  
06/10/2010 SBC Approved issuance of RFP

**SBC Action:** 10/12/2011 SBC Approved award of contract to Connor Communications

DEPARTMENT OF EDUCATION

Tennessee School for the Deaf, Knoxville, 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:** Cottage E Demolition

**Project Description:** Project implements a portion of Phase 1 of the Master Plan for abatement and demolition of Cottage "E".

**SBC Number:** 168/007-02-2011

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

**Source of Funding:** \$250,000.00 11/12 CurrFundsCapImprov (A)

**Comment:** This line-item project will abate a substantial quantity of hazardous material and demolish an 18,000sf facility constructed in 1955 and restore the site. The TN Historical Commission has reviewed and stated that this project will not adversely affect this cultural resource.

**SBC Action:** 10/13/2011 SBC Approved project

DEPARTMENT OF VETERANS AFFAIRS

Middle Tennessee Veterans Cemetery, 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:** Administration Building Addition

**Project Description:** Addition to and renovation of existing break area space for cemetery employees

**SBC Number:** 682/000-03-2011

**Total Project Budget:** \$245,000.00

**Source of Funding:** \$245,000.00 11/12 CurrFundsCapImprov (A)

**Comment:** This line-item project will provide additional break space, as required by the State Cemetery Grant Service when it was built in 1993, to accommodate the increase in employees. Federal funds paid for construction of the original space, but will not cover this renovation.

**SBC Action:** 10/13/2011 SBC Approved project

DEPARTMENT OF CHILDREN SERVICES

**Mountain View Development Center, Dandridge, Jefferson County, Tennessee**

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

**Project Title:** Warehouse Repairs

**Project Description:** Repair existing surplus materials warehouse

**SBC Number:** 144/013-03-2011

**Total Project Budget:** \$240,000.00

<b>Source of Funding:</b>	\$120,000.00	11/12	CurrFundsCapMaint	(A)
	\$120,000.00	2011	G.O. BondsCapMaint	(A)

**Comment:** This line-item project is for repairs to the existing surplus materials warehouse to make it serviceable as a warehouse/maintenance building. Repairs to include new overhead doors, dock leveler, HVAC system replacement, interior partitions, and parking lot repaving and drainage system.

**SBC Action:** 10/13/2011 SBC Approved project

DEPARTMENT OF CORRECTION

Statewide

**Requested Action:** Approval of a Request to utilize existing floor Consultants to assist the Department of Correction with consultant services from November 1, 2011 through October 31, 2012

**Project Title:** Department Floor Consultants

**Project Description:** Floor consultants for Architectural, Engineering and Environmental consultant services to TDOC Central Office for various projects

**SBC Number:** 140/001-02-2011

**Total Project Budget:** \$375,000.00

**Source of Funding:** \$375,000.00      11/12      Curr Funds-MajorMaint      (A)

**Comment:** The Department of Correction is requesting the following consulting services: Architectural: \$100,000.00, Engineer 1: \$100,000.00, Engineer 2: \$75,000.00, Environmental: \$100,000.00. The Department of Correction requests to utilize existing floor consultants for continuity of services and the consultants have not provided over two years of continuous service.

**SBC Action:** 10/13/2011 SBC      Approved project utilizing existing consultants

DEPARTMENT OF GENERAL SERVICES

Capitol Complex, Nashville, Davidson County, Tennessee

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

**Project Title:** Manhole Renovation

**Project Description:** Rehabilitation of existing manhole at corner of 7<sup>th</sup> Avenue and Charlotte

**SBC Number:** 529/000-13-2010

**Total Project Budget:** \$215,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$105,000.00	(\$105,000.00)	\$ 0.00	10/11	FRF 501.01 Operating Funds	(A)
	0.00	235,000.00	235,000.00	11/12	FRF 501.01 Operating Funds	(A)
<b>Original Project Budget:</b>	<b>\$105,000.00</b>					
<b>Change in Funding:</b>		<b>\$130,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$235,000.00</b>			

**Comment:** This project is to be executed by Metro with the Department of General Services (DGS), reimbursing for design and construction cost through existing utility contract from within the DGS Operating Maintenance program. Metro has now bid the project and bid results are higher than originally estimated. The original as well as additional funding is from DGS operating maintenance.

**Previous SBC Action:** 11/10/2010 SBC Approved project

**SBC Action:** 10/13/2011 SBC Revised funding

DEPARTMENT OF GENERAL SERVICES

Legislative Plaza Garage, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project budget, scope, source(s) of funding, and the utilization of existing consultant as designer for the project

**Project Title:** Structural Repairs to Garage

**Project Description:** Required structural repairs to concrete slabs located at upper and lower levels

**SBC Number:** 529/045-01-2011

**Total Project Budget:** \$185,000.00

**Source of Funding:** \$185,000.00      11/12      FRF 501.02 Operating Funds (A)

**Comment:** This project will utilize the design services of RPA consultant, Ross Bryan, who has conducted prior investigation of the structural deficiencies in question and has provided recommendations for remedial repair. The scope of work involves repairs that are needed to re-establish the structural integrity of the concrete ramp at 6<sup>th</sup> Avenue garage entrance. FRF Operating Funds from the General Services Project Maintenance program will fund this work.

**SBC Action:** 10/13/2011 SBC    Approved project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**                Recharging Stations

**Project Description:**        Construct recharging stations for vehicles

**SBC Number:**                 540/009-23-2011

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

**Source of Funding:**         \$600,000.00            2011    Gift-in-Place    (O)

**Comment:**                    This project will provide ten electric vehicle charging stations at two locations at UT Knoxville, with each location having five stations. UT-Battelle will provide the stations, including design and installation, at no cost to the University. There is no plan to charge users of these stations due to it being a pilot program to evaluate feasibility. Funding for this project is provided by the US Department of Energy. The pilot program will terminate December 31, 2012 unless extended by mutual agreement. Upon completion of the pilot program the charging stations will become the property of the University at no cost.

**SBC Action:**                 10/13/2011 SBC    Questions were raised regarding the projected annual maintenance costs. Mr. Peccolo responded that those costs are yet to be determined and would be captured during the pilot program. After further discussion, the Commission accepted the gift-in-place.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:** Dunn Center Basketball Floor Replacement

**Project Description:** Replace basketball floor

**SBC Number:** 166/003-07-2011

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

**Source of Funding:** \$230,000.00 Plant (Non-Auxiliary) (A)

**Comment:** Project was disclosed in the FY 11/12 budget cycle.

**SBC Action:** 10/13/2011 SBC Approved project

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:** Library Water Heating Addition

**Project Description:** Install water heating and humidity control for the summer when the boiler plant is shut down

**SBC Number:** 166/003-08-2011

**Total Project Budget:** \$170,000.00

**Source of Funding:** \$170,000.00 Plant (Non-Auxiliary) (A)

**Comment:** Project was disclosed in the FY 11/12 budget cycle.

**SBC Action:** 10/13/2011 SBC Approved project

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:** Approval to allocate funding and authorization to proceed with a previously approved planning project, and Approval to utilize an Alternative Delivery Method

**Project Title:** Middle Tennessee Conference Center

**Project Description:** Interior Renovations

**SBC Number:** 166/009-06-2007

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

**Current Project Funding:** \$ 100,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$100,000.00	\$900,000.00	\$1,000,000.00	Plant (Non-Auxiliary) (A)
<b>Original Project Funding:</b>	<b>\$100,000.00</b>			
<b>Change in Funding:</b>		<b>\$900,000.00</b>		
<b>Total Project Budget:</b>			<b>\$1,000,000.00</b>	

**Comment:** The \$900,000 is being allocated to fully fund a previously approved planning project. Existing church sanctuary is being renovated for a multi-purpose conference center.

**Previous SBC Action:** 09/13/2007 SBC Approved planning & designer (Adkisson-Harrison)

**SBC Action:** 10/13/2011 SBC Approved allocation of funds, authorization to proceed, and utilization of Alternative Delivery Method

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** Several Buildings Roof Replacement

**Project Description:** Replace roofs on several buildings.

**SBC Number:** 166/009-05-2010

**Total Project Budget:** \$1,819,100.00

**Source of Funding:** \$1,069,100.00 ARRA Funds (F)  
\$ 750,000.00 10/11 CurrFundsCapMaint (A)

**Comment:** Reroofing the Learning Resource Center (LRC) will be added to the project scope with no increase in funding. The LRC reroof was completed March 1997, and the warranty expired March 2007. All roofs in the original scope have been completed.

**Previous SBC Action:** 02/11/2010 SBC Approved preplanning  
02/22/2010 ESC Selected designer (Hastings Architecture Associates, LLC)  
07/08/2010 SBC Revised funding

**SBC Action:** 10/13/2011 SBC Revised scope

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 and Approval to issue a Request for Proposals for a Construction Manager/General Contractor

**Project Title:** Parking and Transportation Improvements

**Project Description:** Plan and construct transportation system improvements

**SBC Number:** 166/009-08-2011

**Total Project Budget:** \$12,200,000.00

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

**Comment:** Project was disclosed in the FY 11/12 budget cycle for \$12,200,000. Improvements include roadways, parking lots, lighting, sidewalks, and other parking improvements. No additional student fees are required. The primary scope of the project is in traffic system improvements. The initial estimates provide for an allowance that can add as many as 400 cars or more, but this could vary depending on the outcome of the primary scope of the project.

**SBC Action:** 10/13/2011 SBC Approved project and issuing RFP for CMGC

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a project budget, scope, source(s) of funding and proceeding with process to select a designer and Approval to issue a Request for Proposals for a Construction Manager/General Contractor

**Project Title:** New Student Housing

**Project Description:** Demolition of Richardson Towers and construction of new student housing and offices for residence life

**SBC Number:** 166/007-13-2011

**Total Project Budget:** \$53,000,000.00

**Source of Funding:** \$51,000,000.00 TSSBA (rent) (A)  
\$ 2,000,000.00 Plant (Auxiliary) (Housing) (A)

**Comment:** Project was disclosed in the FY 11/12 budget cycle for \$59,500,000. Facility will have 754 beds and 16,000 sf of student housing offices and will replace Richardson Towers which has 1,000 beds. Estimated demolition cost is \$1 million and the building is less than 50 years old.

**SBC Action:** 10/13/2011 SBC Approved project and issuing RFP for CMGC

TENNESSEE BOARD OF REGENTS

Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

**Requested Action:** Approval to award a contract to the best evaluated proposer as result of RFP

**Project Title:** Master Plan Update

**Project Description:** Develop a Master Plan

**SBC Number:** 166/017-01-2011

**Total Project Budget:** \$150,000.00

**Source of Funding:** \$150,000.00 Plant (Non-Auxiliary) (A)

**Comment:** Includes the main campus as well as the Trenton Campus in Gibson County and the Jimmy Naifeh Center in Tipton County

**Previous SBC Action:** 03/10/2011 SBC Approved issuance of RFP for Master Plan

**SBC Action:** 10/13/2011 SBC Approved contract award to Dober Lidsky Mathey

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

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

**Project Title:** Rutherford County Teaching Site Expansion

**Project Description:** Construct new facility at Smyrna teaching site

**SBC Number:** 166/021-01-2011

**Total Project Budget:** \$10,570,000.00

**Current Project Funding:** \$ 9,400,000.00  
(if not fully funded)

**Source of Funding:**

\$ 7,613,700.00	10/11	CurrFundsCapImprov (A)
\$ 586,300.00		Gifts (O)
\$ 1,200,000.00		Property Donation (O)

**Comment:** The first part of this expansion was constructed and opened in the fall of 2006. This part will construct a 35,000 sf facility. Project was a part of the 2010 Community College Special Capital Outlay Program.

**Previous SBC Action:**

01/13/2011	SBC	Approved project
01/24/2011	ESC	Selected designer (Thomas, Miller & Partners, LLC)
07/14/2011	SBC	Approved issuing RFP for CM/GC
09/08/2011	SBC	Revised Total Budget

**SBC Action:** 10/13/2011 SBC Approved contract award to Messer Construction

## TENNESSEE BOARD OF REGENTS

### Nashville State Community College, 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:** Clarksville Teaching Site Renovation

**Project Description:** Renovation of a teaching site in Clarksville

**SBC Number:** 166/034-02-2011

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

**Source of Funding:** \$2,450,000.00 Plant (Non-Auxiliary) (A)

**Comment:** Project was disclosed in the FY 11/12 budget cycle. The purchase of the Saturn dealership was approved at the August 22, 2011 Executive Sub-committee meeting.

**Previous SBC Action:** 08/22/2011 ESC Approved purchase of Saturn dealership

**SBC Action:** 10/13/2011 SBC Approved project

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee

**Requested Action:** Approval of a revision in funding and to award a contract to the best evaluated proposer for Construction Manager/General Contractor

**Project Title:** Oak Ridge Campus Expansion

**Project Description:** Construct facility and make minor renovation in existing building for the Allied Health and Nursing programs, including new parking spaces

**SBC Number:** 166/027-01-2011

**Total Project Budget:** \$12,000,000.00

<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	CurrFundsCapImprov (A)
	2,500,000.00	0.00	2,500,000.00		Gifts (O)
	<u>0.00</u>	<u>500,000.00</u>	<u>500,000.00</u>		Plant (Non-Auxiliary)(A)
<b>Original Project Budget:</b>	<b>\$11,500,000.00</b>				
<b>Total Funding Change:</b>		<b>\$500,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$12,000,000.00</b>		

**Comment:** Expand Oak Ridge campus for Allied Health and Nursing programs, including additional parking. Additional funds are to renovate the bookstore for Learning Support program. Original \$11.5 million was a part of the 2010 Community College Special Capital Outlay Program.

**Previous SBC Action:** 01/13/2011SBC Approved project  
 01/24/2011ESC Selected designer (Upland Design Group, Inc.)  
 07/14/2011SBC Approved issuance of RFP for CM/GC

**SBC Action:** 10/13/2011 SBC Approved revision in funding; referred contract award for CMGC to ESC, with authority to act

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

**Project Title:** Wood Campus Center Roof Replacement / Mechanical Upgrade

**Project Description:** Remove old roof and replace with an EPDM rubber membrane roof. Project includes mechanical repairs on the roof.

**SBC Number:** 166/025-02-2010

**Total Project Budget:** \$520,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$340,000.00	\$ 0.00	\$340,000.00	10/11	CurrFundsCapMaint (A)
	<u>50,000.00</u>	<u>130,000.00</u>	<u>180,000.00</u>		Plant (Non-Auxiliary)(A)
<b>Original Project Budget:</b>	<b>\$390,000.00</b>				
<b>Change in Funding:</b>		<b>\$130,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$520,000.00</b>		

**Comment:** Additional funds are needed to replace and upgrade the mechanical unit to provide cooling and humidity control.

**Previous SBC Action:** 07/08/2010 SBC Approved project  
07/23/2010 ESC Selected designer (SSOE Group)  
04/14/2011 SBC Revised scope & funding  
07/14/2011 SBC Revised funding

**SBC Action:** 10/13/2011 SBC Revised funding

TENNESSEE BOARD OF REGENTS

**Volunteer State Community College, Gallatin, Sumner County, Tennessee**

**Requested Action:** Approval to utilize an Alternative Delivery Method

**Project Title:** Allied Health Building New Construction

**Project Description:** Construct new facility

**SBC Number:** 166/025-01-2011

**Total Project Budget:** \$10,120,000.00

**Source of Funding:** \$ 8,590,000.00 10/11 CurrFundsCapImprov (A)  
\$ 1,530,000.00 Gifts (O)

**Comment:** Project includes a parking lot. Project was a part of the 2010 Community College Special Capital Outlay Program.

**Previous SBC Action:** 1/13/2011 SBC Approved project  
1/24/2010 ESC Selected designer (JV: Street Dixon Rick / Moody Nolan)

**SBC Action:** 10/13/2011 SBC Approved utilizing Alternative Delivery Method

TENNESSEE BOARD OF REGENTS

Tennessee Technology Center @ Dickson, Dickson, Dickson County, Tennessee

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

**Project Title:** Clarksville Industrial Training Facility

**Project Description:** Construct new facility

**SBC Number:** 166/046-01-2010

**Total Project Budget:** \$16,000,000.00

**Source of Funding:** \$16,000,000.00 10/11 CurrFundsCapImprov (A)

**Comment:** New facility will include shop labs for Automotive, Welding and Pipefitting, HVAC/R, Industrial Maintenance, Millwright, Cosmetology, Business Systems, Computer Information, Mechatronics, Technology Foundations, Practical Nursing, and CNA/Phlebotomy. Project was a part of the 2010 Community College Special Capital Outlay Program.

**Previous SBC Action:** 10/14/2010 SBC Approved project  
11/01/2010 ESC Selected designer (Hart Freeland Roberts, Inc.)  
07/14/2011 SBC Approved EDP & issuance of RFP for CM/GC

**SBC Action:** 10/13/2011 SBC Approved contract award to Orion Building Corp

TENNESSEE BOARD OF REGENTS

Tennessee Technology Center @ Elizabethton, Elizabethton, Carter 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 the joint venture of Reedy & Sykes/Shaw & Shanks

**Project Title:** Campus Consolidation

**Project Description:** Construct new facility to consolidate campuses

**SBC Number:** 166/052-01-2010

**Total Project Budget:** \$16,000,000.00

**Source of Funding:** \$16,000,000.00 10/11 CurrFundsCapImprov (A)

**Comment:** New facility will consolidate multiple sites and allow the campus to expand to meet demand. Also, 17,200 sf of existing space will be renovated. Project was a part of the 2010 Community College Special Capital Outlay Program.

**Previous SBC Action:** 10/14/2010 SBC Approved project  
11/01/2010 ESC Selected designer (JV: Reedy & Sykes / Shaw & Shanks)  
07/14/2011 SBC Approved commissioning & issuance of RFP for CM/GC

**SBC Action:** 10/13/2011 SBC Approved Early Design Phase and contract award to Denark Construction

## **Bid Activity Report**

- 1) **Columbia State Community College, Columbia**  
(Accessibility (ADA) Adaptations)  
SBC Project No. 166/015-02-2010  
Bid date: 9-28-2011  
SBC Action: Referred to Subcommittee with authority to act
  
- 2) **Austin Peay State University, Clarksville**  
(Emerald Hills Fire Safety Upgrades)  
SBC Project No. 166/003-14-2010  
Bid date: 10-05-2011  
SBC Action: Referred to Subcommittee with authority to act

## STATE BUILDING COMMISSION

### Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on September 8, 2011.

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

- |  |   |
|--|---|
| 1) <b>Middle Tennessee State University</b><br>(Campus Lighting Upgrade)<br>Change Order No.                   3<br>Contract Amount:                   \$1,507,125.00<br>Change Order Amount:             \$ 63,768.37<br>Change Order Percent:             4.23<br>Cumulative Percent               25.85<br>SBC Project No.                   166/009-02-2010                  | Adds updates and improvements of several light fixtures that are in scope of project, but left out in an effort to right-size for ARRA funding portion. |
| 2) <b>Middle Tennessee State University</b><br>(Campus Lighting Upgrade)<br>Change Order No.                   4<br>Contract Amount:                   \$1,507,125.00<br>Change Order Amount:             \$ 517,531.78<br>Change Order Percent:             34.34<br>Cumulative Percent               60.19<br>SBC Project No.                   166/009-02-2010                | Adds replacement of non-functioning photocells and non-code compliant direct buried power cable..   |
| 3) <b>Middle Tennessee State University</b><br>(Parking and Transportation Improvements)<br>Change Order No.                   9<br>Contract Amount:                   \$4,975,000.00<br>Change Order Amount:             \$ 239,400.00<br>Change Order Percent:             4.81<br>Cumulative Percent               13.21<br>SBC Project No.                   166/009-01-2003 | This increases a unit price base quantity allowance for undercut and replacement of bad subgrade.   |
| 4) <b>University of Memphis</b><br>(Admin Bldg IT Renovations)<br>Change Order No.                   5<br>Contract Amount:                   \$269,800.00<br>Change Order Amount:             \$ 1,628.35<br>Change Order Percent:             .60<br>Cumulative Percent               14.09<br>SBC Project No.                   166/007-15-2009                                | This adds a power and data outlet as a result of changes in the furniture layout.   |

- 5) **University of Memphis**  
(Admin Bldg IT Renovations)  
Change Order No. 6  
Contract Amount: \$269,800.00  
Change Order Amount: \$ 319.79  
Change Order Percent: 0.12  
Cumulative Percent 14.21  
SBC Project No. 166/007-15-2009
- This adds lowering the extension of a pipe cap that was concealed inside a removed wall.
- 6) **University of Memphis**  
(Admin Bldg IT Renovations)  
Change Order No. 7  
Contract Amount: \$269,800.00  
Change Order Amount: \$ 1,153.80  
Change Order Percent: 0.43  
Cumulative Percent 14.64  
SBC Project No. 166/007-15-2009
- This adds connecting power to an existing irrigation system that had been disconnected by the University prior to construction.
- 7) **Wynnewood Historic Site**  
(Restoration)  
Change Order No. 7  
Contract Amount: \$2,439,970.00  
Change Order Amount: \$ 30,816.00  
Change Order Percent: 1.26  
Cumulative Percent 12.61  
SBC Project No. 160/004-01-200801
- Numerous hidden conditions and deferred maintenance items were discovered during construction.
- 8) **Wynnewood Historic Site**  
(Restoration)  
Change Order No. 8  
Contract Amount: \$2,439,970.00  
Change Order Amount: \$ 11,583.00  
Change Order Percent: .47  
Cumulative Percent 13.08  
SBC Project No. 160/004-01-200801
- Numerous hidden conditions and deferred maintenance items were discovered during construction.

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

- 1) **Bidder:** W.G. Yates & Sons Construction Company  
**Project Location:** Southwest TN Community College  
**Project Title:** Building M Interior Biology Renovations  
**SBC No.** 166/033-01-2010B  
**Bid date:** 09/21/2011  
**Designer:** Allen & Hoshall  
**Comment:** The bidder inadvertently left out one of their subcontractor's price in the bid

- 2) **Bidder:** Preston Brothers Construction  
**Project Location:** Motlow State Community College  
**Project Title:** Exterior Building Repairs  
**SBC No.** 166/021-01-2010B  
**Bid date:** 08/31/2011  
**Designer:** Kline Swinney Associates  
**Comment:** Subcontractor's bid was incomplete resulting in \$21,927 in material costs being excluded from their bid

### **Executive Sub-Committee Report**

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meetings held on August 5 and 22, 2011.

\*\*\*\*\*

There being no further business the meeting adjourned at 11:35 a.m.

Approved:

A handwritten signature in black ink that reads "Mark A. Emkes". The signature is written in a cursive style with a large initial 'M' and 'E'. A horizontal line is drawn across the signature.

Mark A. Emkes, Commissioner  
Department of Finance and Administration