

Meeting Copy

AGENDA

STATE BUILDING COMMISSION MEETING

HOUSE HEARING ROOM 30

LEGISLATIVE PLAZA

AUGUST 19, 2010

11:00 A.M.

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SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

DEPARTMENT OF TRANSPORTATION

Region 2 - Hamilton County, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in FUNDING from \$2,600,000.00 to \$2,811,000.00 (\$211,000.00 increase) and APPROVAL of a GRANT in the amount of \$211,000.00 to the Tennessee American Water Company, Chattanooga, to reimburse for actual cost of the design and installation of an 8" water line at the **I-24 Tiftonia Welcome Center**, Hamilton County, cost not to exceed the grant amount.

Revised Estimated Project Cost:	\$2,811,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
ARRA Funds (F)	\$2,279,000.00	\$ 0.00	\$2,279,000.00
Blind Services (O)	160,000.00	0.00	160,000.00
State Highway Funds (A)	161,000.00	0.00	161,000.00
Plant Construction Funds (A)	<u>0.00</u>	<u>211,000.00</u>	<u>211,000.00</u>
TOTAL	\$2,600,000.00	\$211,000.00	\$2,811,000.00
<i>SBC Project No.</i>	<i>242/010-01-2009</i>		

This utility grant to the Tennessee American Water Company in Chattanooga will provide for the design and installation of 1650 linear feet of an 8" water line to the I-24 Tiftonia Welcome Center, Hamilton County, Tennessee.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

DEPARTMENT OF CHILDREN'S SERVICES

Line Item Appropriations

- 1) Review of a request for APPROVAL of the FOLLOWING PROJECT and the SELECTION of a DESIGNER to design and supervise the project:

A. Taft Youth Development Center (Bledsoe County)

(Fence Replacement)

Estimated Project Cost: \$340,000.00

Source of Funding: 10/11 Current Funds-Capital Maint. (A)

SBC Project No. 144/005-01-2010

Designer required

This project is for the replacement and removal of the existing chain-link fence to be replaced with a new J-type security fence around the recreation area at Taft YDC. Project will include all related work.

Statewide

- 1) Review of a request for APPROVAL to EMPLOY an **Engineering Consultant** to assist the Department with professional design services from October 1, 2010 through September 30, 2011.

A. Engineering Consultant

Estimated Project Cost: \$25,000.00

Source of Funding: Current Funds-Major Maintenance (A)

SBC Project No. 144/000-01-2010

This request is to employ annual consultant to assist the Department with development of design and specifications for small repair projects.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

DEPARTMENT OF MENTAL HEALTH AND DEVELOPMENTAL DISABILITIES

Line Item Appropriation

- 1) Review of a request for APPROVAL of the FOLLOWING PROJECT and the SELECTION of a DESIGNER to design and supervise the project:

A. Lakeshore Mental Health Institute (Knox County)

(Chota Building Reroof)

Estimated Project Cost: \$150,000.00

Source of Funding: 10/11 Current Funds-Capital Maint (A)

SBC Project No. 344/005-01-2010

Designer required

Replace existing 16 year-old roof on the Chota Building at Lakeshore MHI. Project to include all related work.

Statewide

- 1) Review of a request for APPROVAL to EMPLOY of the following **Architectural Consultants** to assist the Department with professional design services from October 1, 2010 through September 30, 2011.

A. West Tennessee

Estimated Project Cost: \$15,000.00

Source of Funding: Current Funds-Major Maint (A)

SBC Project No. 344/000-01-2010

B. Middle Tennessee

Estimated Project Cost: \$15,000.00

Source of Funding: Current Funds-Major Maintenance (A)

SBC Project No. 344/000-02-2010

C. East Tennessee

Estimated Project Cost: \$15,000.00

Source of Funding: Current Funds-Major Maintenance (A)

SBC Project No. 344/000-03-2010

The consultants will assist the Department in the review and development of various projects, cost estimates for larger projects and review plans and facilities for the Licensure Section of the Department.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

DEPARTMENT OF EDUCATION

Line Item Appropriations

1) Review of a request for APPROVAL of the FOLLOWING PROJECTS and the SELECTION of DESIGNERS to design and supervise the projects:

A. West Tennessee School for the Deaf (Madison County)

(Security & Access Updates)

Estimated Project Cost: \$540,000.00

Source of Funding:

10/11 Current Funds-Capital Outlay (A) \$ 90,000.00

10 G.O. Bonds-Capital Outlay (A) \$450,000.00

SBC Project No. 168/009-01-2010

Designer required

Project will create a more accessible entrance to the facility and provide additional lighting, parking, and security at the facility. Project to include all related work.

B. Tennessee School for the Blind (Davidson County)

(Emergency Notification System)

Estimated Project Cost: \$200,000.00

Source of Funding: 10/11 Current Funds-Capital Maint (A)

SBC Project No. 168/005-02-2010

Designer required

Project will remove existing systems and replace with a unified expanded system with call back and emergency notification capabilities. Project to include all related work.

C. Alvin C. York Agricultural Institute (Fentress County)

(CTE Building Upgrades)

Estimated Project Cost: \$210,000.00

Source of Funding: 10/11 Current Funds-Capital Maint (A)

SBC Project No. 168/001-01-2010

Designer required

Project will widen corridors and provide ADA access for the Career Technical Education building to gain codes' compliance. Project to include all related work.

Statewide

1) Review of a request for APPROVAL to EMPLOY Architectural Consultants to assist the Department with professional design services from October 1, 2010 through September 30, 2011.

A. Middle Tennessee

Estimated Project Cost: \$20,000.00

Source of Funding: Current Funds-Major Maintenance (A)

SBC Project No. 162/000-01-2010

B. East Tennessee

Estimated Project Cost: \$40,000.00

Source of Funding: Current Funds-Major Maintenance (A)

SBC Project No. 162/000-02-2010

Discussion of Bids

1) **Tennessee School for the Blind**
(Building 11 Upgrades)
SBC Project No. 168/005-02-2008
Bid date: August 12, 2010

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 4 – Carter County, Tennessee

- 1) Review of a request for APPROVAL to ALLOCATE REMAINING LINE-ITEM FUNDING of \$290,000.00 for preplanning a new **Fish Hatchery Facility** at Elizabethton, Carter County, Tennessee.

Estimated Project Cost:	\$16,850,000.00		
Revised Estimated Planning Cost:	\$ 800,000.00		
<u>Source of Planning Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
09/10 Current Funds-Capital Outlay (A)	\$510,000.00	\$290,000.00	\$800,000.00
<i>SBC Project No.</i>	<i>220/020-05-2009</i>		

This request is to allocate remaining line-item funding for planning in order to provide for aquaculture water supply testing, environmental engineering and fish hatchery consulting engineering. Also provide for geotechnical testing, reporting and engineering analysis of the site.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

MILITARY DEPARTMENT

Line Item Appropriations

1) Review of a request for APPROVAL of the FOLLOWING PROJECTS and the SELECTION of DESIGNERS to design and supervise the projects:

A. **Maryville Readiness Center (Blount County)**
(Reroof and Facility Update)
Estimated Project Cost: \$610,000.00
Source of Funding:
10/11 Current Funds-Capital Maint. (A) \$305,000.00
Federal Funds (NGB) (F) \$305,000.00
SBC Project No. 361/060-01-2010
Designer required

Project to include exterior tuckpointing, waterproofing and caulking and interior building repairs to floors, carpet, ceiling tile and grid and light replacement caused by water damage. Last reroofed in 1988.

B. **Jackson Readiness Center (Madison County)**
(Facility Update)
Estimated Project Cost: \$1,520,000.00
Source of Funding:
10/11 Current Funds-Capital Maint. (A) \$760,000.00
Federal Funds (NGB) (F) \$760,000.00
SBC Project No. 361/042-01-2010
Designer required

Project to include demolition of all existing and related HVAC equipment and installation of new boiler and associated piping, heat pumps, exhaust systems, kitchen hood, associated electrical upgrades for exit signs, light replacement and new energy management system.

C. **Cookeville Readiness Center (Putnam County)**
(Reroof and Facility Update)
Estimated Project Cost: \$580,000.00
Source of Funding:
10/11 Current Funds-Capital Maint. (A) \$290,000.00
Federal Funds (NGB) (F) \$290,000.00
SBC Project No. 361/015-01-2010
Designer required

Project to include membrane roofing, insulation, sheet metal flashing and trim, masonry tuckpointing, caulking and waterproofing. Building constructed in 1974 with no reroofs to date.

- D. **Bolivar Readiness Center (Hardeman County)**
 (Reroof and Facility Update)
Estimated Project Cost: \$530,000.00
Source of Funding:
 10/11 Current Funds-Capital Maint. (A) \$265,000.00
 Federal Funds (NGB) (F) \$265,000.00
SBC Project No. 361/004-01-2010
Designer required

Project to include membrane roofing, insulation, sheet metal flashing and trim, masonry tuckpointing, caulking and waterproofing. Building constructed in 1987 with no reroofs to date.

- E. **Lawrenceburg Readiness Center (Lawrence County)**
 (Reroof and Facility Update)
Estimated Project Cost: \$790,000.00
Source of Funding:
 10/11 Current Funds-Capital Maint. (A) \$395,000.00
 Federal Funds (NGB) (F) \$395,000.00
SBC Project No. 361/049-01-2010
Designer required

Project to include membrane roofing, insulation, sheet metal flashing and trim, masonry tuckpointing, caulking and waterproofing. Building constructed in 1978 with no reroofs to date.

Volunteer Training Site, Smyrna, Rutherford County, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in ESTIMATED PROJECT COST from \$21,978,253.00 to \$22,457,373.00 (\$479,120.00 increase), APPROVAL of a REVISION in PLANNING FUNDS from \$1,194,773.00 to \$1,133,373.00 (\$61,400.00 decrease) and APPROVAL to USE COMMISSIONING SERVICES for USPFO Offices and Warehouse at Volunteer Training Site, Smyrna, Tennessee.

Revised Estimated Project Cost:	\$22,457,373.00		
Revised Estimated Planning Cost:	\$ 1,133,373.00		
<u>Source of Planning Funding:</u>	<u>Original</u>	<u>Decrease</u>	<u>Revised</u>
Federal Funds (NGB) (F)	\$1,194,773.00	(\$61,400.00)	\$1,133,373.00
<i>SBC Project No.</i>	<i>361/079-01-2008</i>		

Adjust total project cost to match approved programming document and revise original allocated funding to match issued federal funding. Provide Commissioning Services for the design of the project per the regulatory guidance from National Guard Bureau. Commissioning total funding is limited to 1% of the primary facility cost and must be reduced to \$173,000. 0.4% of the primary facility cost is allowable for the design phase commissioning, so \$69,000 will be allocated with this request. The proposed change in funding allows completion of Title I services, additional services as required and design phase commissioning.

ALCOA READINESS CENTER, BLOUNT COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in FUNDING from \$333,333.00 to \$432,102.00 (\$98,769.00 increase) of a project for **HVAC Repairs** at Alcoa Readiness Center, Blount County, and AUTHORIZATION to AWARD a contract to Interstate Mechanical Contractors, Knoxville, in the amount of \$331,000.00 based on bids received August 4, 2010.

Revised Estimated Project Cost:	\$432,102.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Federal Funds (ARRA) (F)	\$250,000.00	\$ 0.00	\$250,000.00
02/03 Current Funds-Capital Maint (R)	83,333.00	0.00	83,333.00
Federal Funds (NGB) (F)	0.00	74,077.00	74,077.00
00/01 Current Funds-Capital Maint (R)	<u>0.00</u>	<u>24,692.00</u>	<u>24,692.00</u>
TOTAL	\$333,333.00	\$98,769.00	\$432,102.00
<i>SBC Project No.</i>	<i>361/102-01-2009</i>		

Based upon bids received 4 August 2010, low bid exceeded the project MACC due to the cost of the Direct Digital Control System & its installation that the Department has been placing in each facility as a part of the mechanical upgrades. The Designer thought the estimate of the remaining work was well within target.

Statewide

- 1) Review of a request for APPROVAL of a REVISION in FUNDING from \$50,000.00 to \$65,000.00 (\$15,000.00 increase) for **Architectural/Civil/ Structural Engineering Consultant** statewide.

Revised Estimated Project Cost:	\$65,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Federal Funds (NGB) (F)	\$50,000.00	\$15,000.00	\$65,000.00
<i>SBC Project No.</i>	<i>361/000-01-2009</i>		

Increase in federal funds is necessary to support Architectural/Civil/Structural Consultant services needed for training sites and armories with identified issues requiring investigative analysis and assistance, as currently provided within existing Scope of Services. This is not a change in scope, just a needed increase in funding.

- 2) Review of a request for APPROVAL to EMPLOY the following **Consultants** to assist the Department with professional design services from October 1, 2010 through September 30, 2011:

- A. Architectural / Civil / Structural**
 Estimated Project Cost: \$75,000.00
Source of Funding: Federal Funds (NGB) (F)
SBC Project No. 361/000-01-2010
- B. Mechanical / Electrical**
 Estimated Project Cost: \$50,000.00
Source of Funding: Federal Funds (NGB) (F)
SBC Project No. 361/000-02-2010

- C. **Environmental**
Estimated Project Cost: \$75,000.00
Source of Funding: Federal Funds (NGB) (F)
SBC Project No. 361/000-03-2010
- D. **Master Planning**
Estimated Project Cost: \$75,000.00
Source of Funding: Federal Funds (NGB) (F)
SBC Project No. 361/000-04-2010
- E. **Roofing**
Estimated Project Cost: \$30,000.00
Source of Funding: Federal Funds (NGB) (F)
SBC Project No. 361/000-05-2010

Discussion of Bids

- 1) **Dresden**
(Reroof & Waterproofing)
SBC Project No. 361/022-01-2009
Bid date: 18 August 2010

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING from \$1,750,000.00 to \$2,750,000.00 (\$1,000,000.00 increase) to include work on the Conference Center Building on a project for **Masonry Repairs** at the University of Tennessee, Knoxville, Tennessee.

Revised Estimated Project Cost:	\$2,750,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
04/05 Current Funds-Capital Maint (A)	\$ 50,000.00	\$ 0.00	\$ 50,000.00
04 G.O. Bonds-Capital Maint (A)	1,700,000.00	0.00	1,700,000.00
Residual Pool (R)	0.00	1,000,000.00	1,000,000.00
TOTAL	\$1,750,000.00	\$1,000,000.00	\$2,750,000.00
<i>SBC Project No.</i>	<i>540/009-10-2004</i>		

The exterior glazed tile cladding on the west wall of the 60 year-old Conference Center Building was determined to be in an unstable condition and in danger of falling. It is necessary to proceed immediately to restore the integrity of this wall to eliminate a significant safety threat and to protect the integrity of the building envelope.

- 2) Review of a request for APPROVAL of a REVISION in FUNDING from \$250,000.00 to \$500,000.00 (\$250,000.00 increase) for **Master Plan Update** at the University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost:	\$500,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Operating Funds (A)	\$250,000.00	\$250,000.00	\$500,000.00
<i>SBC Project No.</i>	<i>540/009-28-2005</i>		

This Master Planning effort was originally budgeted to update the 2001 Campus plan. Subsequently, The University of Tennessee has undergone changes in both campus and system leadership, and this effort is now more complex and comprehensive requiring additional data acquisition and analysis.

- 3) DISCUSSION of BIDS received on August 12, 2010 for **Forensic Academy** at The University of Tennessee, Knoxville.

SBC No. 540/009-27-2007

University Of Tennessee Health Science Center, Memphis, Tennessee

- 1) Review of a request for APPROVAL to UTILIZE an Alternative Delivery Method and Commissioning Services on a project for **Pharmacy Building (6th Floor Completion)** at the University of Tennessee Health Science Center, Memphis, Tennessee.

Estimated Project Cost:	\$57,100,000.00
<u>Source of Funding:</u>	
04 G.O. Bonds-Capital Outlay (A)	\$40,800,000.00
04/05 Current Funds-Capital Outlay (A)	\$ 2,000,000.00
06 G.O. Bonds-Capital Outlay (A)	\$ 6,800,000.00
Grant Funds (Plough Foundation) (O)	\$ 4,500,000.00
Reserve Funds (R)	\$ 3,000,000.00
<i>SBC Project No.</i>	<i>540/013-03-2004</i>

The new Pharmacy Building is currently under construction and is approximately 75% complete. The University was awarded a \$4.5 M grant from the Plough Foundation early this year to complete space on the 6th floor of this project for a GMP (Good Manufacture Practice) facility and the revised funding was approved at the March SBC meeting. The GMP space is essentially a pilot facility for pharmaceutical manufacturing research. It will involve the installation of complex and sophisticated equipment in space that will be completed as various classes of clean rooms. This will require a construction manager/contractor experienced with critical construction tolerances and with the coordination and installation of sophisticated equipment.

Statewide – University of Tennessee System

- 1) Review of a request for APPROVAL of a REVISION in SOURCE of FUNDING for the following projects from ARRA Funds (F) to 2011 State Nonrecurring Funds:

THE UNIVERSITY OF TENNESSEE, KNOXVILLE

A. Chilled Water Plant Control Upgrades

Estimated Project Cost:	\$ 6,100,000.00		
<u>Source of Funding:</u>			
ARRA Funds (F)	\$6,100,000.00	(\$5,662,500.00)	\$ 437,500.00
2011 State (A)	<u>0.00</u>	<u>5,662,500.00</u>	<u>5,662,500.00</u>
TOTAL	\$6,100,000.00	\$ 0.00	\$6,100,000.00
<i>SBC Project No.</i>	<i>540/009-05-2010</i>		

B. Alumni Memorial & HPER Buildings Roof Replacement

Estimated Project Cost:	\$ 1,350,000.00		
<u>Source of Funding:</u>			
ARRA Funds (F)	\$1,350,000.00	(\$1,242,700.00)	\$ 107,300.00
2011 State (A)	<u>0.00</u>	<u>1,242,700.00</u>	<u>1,242,700.00</u>
TOTAL	\$1,350,000.00	\$ 0.00	\$1,350,000.00
<i>SBC Project No.</i>	<i>540/009-06-2010</i>		

C. Austin Peay & Alumni Memorial Systems Improvements			
Estimated Project Cost:	\$ 4,500,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$4,500,000.00	(\$4,171,600.00)	\$ 328,400.00
2011 State (A)	<u>0.00</u>	<u>4,171,600.00</u>	<u>4,171,600.00</u>
TOTAL	\$4,500,000.00	\$ 0.00	\$4,500,000.00
<i>SBC Project No.</i>	<i>540/009-07-2010</i>		
D. NimBios Renovations-Walters/Hesler/Dabney			
Estimated Project Cost:	\$ 500,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$500,000.00	(\$265,000.00)	\$235,000.00
2011 State (A)	<u>0.00</u>	<u>265,000.00</u>	<u>265,000.00</u>
TOTAL	\$500,000.00	\$ 0.00	\$500,000.00
<i>SBC Project No.</i>	<i>540/009-08-2010</i>		
E. Communication/Student Services Renovations			
Estimated Project Cost:	\$ 375,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$375,000.00	(\$229,500.00)	\$145,500.00
2011 State (A)	<u>0.00</u>	<u>229,500.00</u>	<u>229,500.00</u>
TOTAL	\$375,000.00	\$ 0.00	\$375,000.00
<i>SBC Project No.</i>	<i>540/009-09-2010</i>		
F. Perkins Chem Lab & Storage			
Estimated Project Cost:	\$ 300,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$300,000.00	(\$272,400.00)	\$ 27,600.00
2011 State (A)	<u>0.00</u>	<u>272,400.00</u>	<u>272,400.00</u>
TOTAL	\$300,000.00	\$ 0.00	\$300,000.00
<i>SBC Project No.</i>	<i>540/009-10-2010</i>		
G. Jessie Harris Nutrition Renovation			
Estimated Project Cost:	\$ 1,600,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$1,600,000.00	(\$1,600,000.00)	\$ 0.00
2011 State (A)	<u>0.00</u>	<u>1,600,000.00</u>	<u>1,600,000.00</u>
TOTAL	\$1,600,000.00	\$ 0.00	\$1,600,000.00
<i>SBC Project No.</i>	<i>540/009-11-2010</i>		
H. Law College Improvements			
Estimated Project Cost:	\$ 750,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$750,000.00	(\$750,000.00)	\$ 0.00
2011 State (A)	<u>0.00</u>	<u>750,000.00</u>	<u>750,000.00</u>
TOTAL	\$750,000.00	\$ 0.00	\$750,000.00
<i>SBC Project No.</i>	<i>540/009-12-2010</i>		

I.	Stokely Management G2/G4 Classroom Upgrades			
	Estimated Project Cost:	\$ 200,000.00		
	<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
	ARRA Funds (F)	\$200,000.00	(\$200,000.00)	\$ 0.00
	2011 State (A)	<u>0.00</u>	<u>200,000.00</u>	<u>200,000.00</u>
	TOTAL	\$200,000.00	\$ 0.00	\$200,000.00
	<i>SBC Project No.</i>	<i>540/009-13-2010</i>		
J.	Department of Music Equipment			
	Estimated Project Cost:	\$ 750,000.00		
	<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
	ARRA Funds (F)	\$750,000.00	(\$750,000.00)	\$ 0.00
	2011 State (A)	<u>0.00</u>	<u>750,000.00</u>	<u>750,000.00</u>
	TOTAL	\$750,000.00	\$ 0.00	\$750,000.00
	<i>SBC Project No.</i>	<i>540/00914-2010</i>		
K.	Morgan Hall Suite 125 Renovations			
	Estimated Project Cost:	\$ 130,000.00		
	<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
	ARRA Funds (F)	\$130,000.00	(\$130,000.00)	\$ 0.00
	2011 State (A)	<u>0.00</u>	<u>130,000.00</u>	<u>130,000.00</u>
	TOTAL	\$130,000.00	\$ 0.00	\$130,000.00
	<i>SBC Project No.</i>	<i>540/009-15-2010</i>		
L.	Clarence Brown Theatre Fly System Improvements			
	Estimated Project Cost:	\$ 400,000.00		
	<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
	ARRA Funds (F)	\$400,000.00	(\$400,000.00)	\$ 0.00
	2011 State (A)	<u>0.00</u>	<u>400,000.00</u>	<u>400,000.00</u>
	TOTAL	\$400,000.00	\$ 0.00	\$400,000.00
	<i>SBC Project No.</i>	<i>540/009-16-2010</i>		
M.	Buehler Lab Renovation			
	Estimated Project Cost:	\$ 3,750,000.00		
	<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
	ARRA Funds (F)	\$3,750,000.00	(\$3,750,000.00)	\$ 0.00
	2011 State (A)	<u>0.00</u>	<u>3,750,000.00</u>	<u>3,750,000.00</u>
	TOTAL	\$3,750,000.00	\$ 0.00	\$3,750,000.00
	<i>SBC Project No.</i>	<i>540/009-17-2010</i>		
N.	HPER Exercise & Sport Leisure Studies Upgrade			
	Estimated Project Cost:	\$ 260,000.00		
	<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
	ARRA Funds (F)	\$260,000.00	(\$260,000.00)	\$ 0.00
	2011 State (A)	<u>0.00</u>	<u>260,000.00</u>	<u>260,000.00</u>
	TOTAL	\$260,000.00	\$ 0.00	\$260,000.00
	<i>SBC Project No.</i>	<i>540/009-18-2010</i>		

O. College of Nursing Improvements			
Estimated Project Cost:	\$ 200,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$200,000.00	(\$200,000.00)	\$ 0.00
2011 State (A)	0.00	200,000.00	200,000.00
TOTAL	\$200,000.00	\$ 0.00	\$200,000.00
<i>SBC Project No.</i>	<i>540/009-19-2010</i>		
P. Architecture Studio Upgrades			
Estimated Project Cost:	\$ 450,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$450,000.00	(\$450,000.00)	\$ 0.00
2011 State (A)	0.00	450,000.00	450,000.00
TOTAL	\$450,000.00	\$ 0.00	\$450,000.00
<i>SBC Project No.</i>	<i>540/009-20-2010</i>		
Q. Clarence Brown Theatre System Improvements			
Estimated Project Cost:	\$ 150,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$150,000.00	(\$150,000.00)	\$ 0.00
2011 State (A)	0.00	150,000.00	150,000.00
TOTAL	\$150,000.00	\$ 0.00	\$150,000.00
<i>SBC Project No.</i>	<i>540/009-21-2010</i>		
R. Libraries Improvements			
Estimated Project Cost:	\$ 3,575,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$3,575,000.00	(\$3,060,000.00)	\$ 515,000.00
2011 State (A)	0.00	3,060,000.00	3,060,000.00
TOTAL	\$3,575,000.00	\$ 0.00	\$3,575,000.00
<i>SBC Project No.</i>	<i>540/009-22-2010</i>		
S. Visitors Center Office of Admissions Improvements			
Estimated Project Cost:	\$ 500,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$500,000.00	(\$500,000.00)	\$ 0.00
2011 State (A)	0.00	500,000.00	500,000.00
TOTAL	\$500,000.00	\$ 0.00	\$500,000.00
<i>SBC Project No.</i>	<i>540/009-23-2010</i>		
T. Henson Hall System Improvements			
Estimated Project Cost:	\$ 1,000,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$1,000,000.00	(\$1,000,000.00)	\$ 0.00
2011 State (A)	0.00	1,000,000.00	1,000,000.00
TOTAL	\$1,000,000.00	\$ 0.00	\$1,000,000.00
<i>SBC Project No.</i>	<i>540/009-24-2010</i>		

U. Window Replacement in Dabney/Buehler and Physics

Estimated Project Cost:	\$ 1,000,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$1,000,000.00	(\$1,000,000.00)	\$ 0.00
2011 State (A)	<u>0.00</u>	<u>1,000,000.00</u>	<u>1,000,000.00</u>
TOTAL	\$1,000,000.00	\$ 0.00	\$1,000,000.00
<i>SBC Project No.</i>	<i>540/009-25-2010</i>		

V. Classroom Improvements

Estimated Project Cost:	\$ 1,500,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$1,500,000.00	(\$1,500,000.00)	\$ 0.00
2011 State (A)	<u>0.00</u>	<u>1,500,000.00</u>	<u>1,500,000.00</u>
TOTAL	\$1,500,000.00	\$ 0.00	\$1,500,000.00
<i>SBC Project No.</i>	<i>540/009-26-2010</i>		

THE UNIVERSITY OF TENNESSEE – CHATTANOOGA

A. Fire Alarm Systemsp

Estimated Project Cost:	\$ 200,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$200,000.00	(\$20,000.00)	\$180,000.00
2011 State (A)	<u>0.00</u>	<u>20,000.00</u>	<u>20,000.00</u>
TOTAL	\$200,000.00	\$ 0.00	\$200,000.00
<i>SBC Project No.</i>	<i>540/005-01-2010</i>		

B. Academic Math Mall

Estimated Project Cost:	\$ 400,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$400,000.00	(\$400,000.00)	\$ 0.00
2011 State (A)	<u>0.00</u>	<u>400,000.00</u>	<u>400,000.00</u>
TOTAL	\$400,000.00	\$ 0.00	\$400,000.00
<i>SBC Project No.</i>	<i>540/005-02-2010</i>		

C. Restroom Upgrades

Estimated Project Cost:	\$ 600,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Change</u>	<u>Revised</u>
ARRA Funds (F)	\$600,000.00	(\$355,000.00)	\$245,000.00
2011 State (A)	<u>0.00</u>	<u>355,000.00</u>	<u>355,000.00</u>
TOTAL	\$600,000.00	\$ 0.00	\$600,000.00
<i>SBC Project No.</i>	<i>540/005-09-2010</i>		

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING from \$850,000.00 to \$1,050,000.00 (\$200,000.00 increase) to include work on Rawls Hall on a project for **Several Buildings Exterior Repairs** at University of Memphis, Memphis, Tennessee.

Revised Estimated Project Cost:	\$1,050,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Campus Auxiliary (housing) (O)	\$850,000.00	\$200,000.00	\$1,050,000.00
<i>SBC Project No.</i>	<i>166/007-11-2009</i>		

Fleming/Associates/Architects, P.C. is the designer for exterior brick and window repairs to both buildings. Mynders was built in 1912 and South Hall in 1971. Additional funds are needed to include work on Rawls Halls (1973) since pieces of the roof coping are cracking and falling off the building.

- 2) Review of a request for APPROVAL to ALLOCATE FUNDING and AUTHORIZATION to PROCEED with a project for **Robison Hall Renovation** at the University of Memphis in Memphis, Tennessee.

Estimated Project Cost:	\$4,850,000.00
<u>Source of Funding:</u>	
Campus Plant Funds (A)	\$ 300,000.00
2011 State Funds (A)*	\$4,550,000.00
<i>SBC Project No.</i>	<i>166/007-13-2009</i>

Hnedak Bobo Group, Inc is the designer for these renovations. Allocation of \$4,550,000 will fully fund the project.

Nashville State Community College, Nashville, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in FUNDING from \$14,130,000.00 to \$14,382,629.64 (a \$252,629.64 increase) for **Community College Renovations** at Nashville State Community College, Nashville, Tennessee.

Revised Estimated Project Cost:	\$14,382,629.64		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
07/08 Current Funds-Capital Outlay (A)	\$ 730,000.00	\$ 0.00	\$ 730,000.00
06/07 Current Funds-Capital Outlay (A)	700,000.00	0.00	700,000.00
07 G.O. Bonds-Capital Outlay (A)	12,700,000.00	0.00	12,700,000.00
Insurance Proceeds (O)	0.00	252,629.64	252,629.64
TOTAL	\$14,130,000.00	\$252,629.64	\$14,382,629.64
<i>SBC Project No.</i>	<i>166/034-02-2007</i>		

The joint venture of Street Dixon Rick/SSR, Inc. is the designer for the renovations of 7 buildings. Insurance proceeds will install a fire sprinkler system, replacing the fireproofing which was dislodged during construction.

Pellissippi State Community College, Knoxville, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in FUNDING from \$340,000.00 to \$380,000.00 (\$40,000.00 increase) for **Magnolia Campus Reroofing** at Pellissippi State Community College in Knoxville, and AUTHORIZATION to AWARD a Construction Contract to Henley Roofing Company, Inc. in the amount of \$303,740.00 based upon the base bid and three alternates received July 14, 2010.

Revised Estimated Project Cost:	\$380,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
ARRA Funds (F)	\$340,000.00	\$40,000.00	\$380,000.00
<i>SBC Project No.</i>	<i>166/032-02-2009</i>		

Kaatz Binkley Jones Morris Architects, Inc. is the designer for this roofing project.

Southwest Tennessee Community College, Memphis, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in FUNDING from \$600,000.00 to \$900,000.00 (a \$300,000.00 increase) for **Culinary Lab Renovation** at Southwest Tennessee Community College in Memphis, and AUTHORIZATION to AWARD a construction contract to Barnes & Brower, Inc. in the amount of \$716,421.00 based upon the base bid and three alternates received July 14, 2010.

Revised Estimated Project Cost:	\$900,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Campus Plant Funds (A)	\$600,000.00	\$300,000.00	\$900,000.00
<i>SBC Project No.</i>	<i>166/033-01-2008</i>		

Atkins Buchner Price, PLLC is the designer for this renovation project. Increase in funding is necessary to purchase the program equipment. The equipment was initially planned outside of the project as donations but was bid as alternates to the project totaling \$189,800.

Discussion of Bids

- 1) **Roane State Community College, Harriman**
(Science Labs Modernization)
SBC Project No. 166/027-01-2010
Bid date: 08-11-2010
- 2) **Austin Peay State University, Clarksville**
(Baseball Practice Building Installation)
SBC Project No. 166/003-01-2010
Bid date: 08-11-2010

* 2011 State Fund is the non-recurring state funds that replaced the campus ARRA allocation for FY 2011.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Line Item Appropriations

- 1) Review of a request for APPROVAL of the FOLLOWING PROJECT and the SELECTION of a DESIGNER to design and supervise the project:

A. Pickwick Landing State Park (Hardin County)

(Marina Upgrade)

Estimated Project Cost: \$3,430,000.00

Source of Funding: 10/11 Current Funds-Capital Maint (A)

SBC Project No. 126/079-01-2010

Designer required

This project will replace covered and open air slips in piers B and C, and replacement slips at the sailboat pier. Roofs, roof supports, flotation systems, utilities and walkways will be renovated and/or replaced. This project was canceled at the Construction Document Phase in Sept 2009 due to budget constraints.

- 2) Review of a request for APPROVAL of a REVISION in ESTIMATED PROJECT COST from \$1,150,000.00 to \$1,200,000.00 (\$50,000.00 increase), ALLOCATION of FUNDING and AUTHORIZATION to PROCEED with a project for **Fisherman Cabins Improvement** at Fall Creek Falls State Park, Van Buren County, Tennessee.

Revised Estimated Project Cost: \$1,200,000.00

Source of Funding: 10/11 Current Funds-Capital Maint (A)

SBC Project No. 126/036-01-2008

This project will make improvements to the ten Fisherman Cabins including replacement of roofs, siding and trim work, interior renovations and furnishings. The SBC approved the project for planning in October 2008. This request allocates the line-item funding to fully fund the project and authorize proceeding with construction.

Statewide

- 1) Review of a request for APPROVAL to EMPLOY the following **Consultants** to assist the Department with professional design services from October 1, 2010 through September 30, 2011.

A. Architectural Consultant

Estimated Project Cost: \$100,000.00

Source of Funding: Current Funds-Major Maintenance (A)

SBC Project No. 126/000-01-2010

B. Engineering Consultant

Estimated Project Cost: \$100,000.00

Source of Funding: Current Funds-Major Maintenance (A)

SBC Project No. 126/000-02-2010

2) Review of a request for APPROVAL to EMPLOY an **Architectural Consultant** to assist the Tennessee Historical Commission with professional design services from October 1, 2010 through September 30, 2011.

A. Architectural Consultant

Estimated Project Cost: \$25,000.00

Source of Funding: Current Funds-Major Maintenance (A)

SBC Project No. 160/000-01-2010

Bicentennial Mall State Park, Davidson County, Tennessee

1) **REPORT** of electrical repair work currently ongoing at the Bicentennial Mall due to the May flooding.

Repairs of approximately \$190,000 have been made to the primary electrical feed and distribution system at the Mall. TDEC is working with Risk Management to complete the installations of new service equipment so that further assessment of the remaining electrical and other systems within the Park can be accomplished. This will be an ongoing process until all damage can be ascertained and corrected.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

DIVISION OF INTELLECTUAL DISABILITIES SERVICES

Line Item Appropriation

- 1) Review of a request for APPROVAL of the FOLLOWING PROJECT and the SELECTION of a DESIGNER to design and supervise the project:

A. **Greene Valley Developmental Center (Greene County)**

(Window Replacement for Cottages)

Estimated Project Cost: \$500,000.00

Source of Funding:

10/11 Current Funds-Capital Maint. (A) \$ 50,000.00

10 G.O. Bonds-Capital Maint. (A) \$450,000.00

SBC Project No. 344/007-01-2010

Designer required

Removal and replacement of the existing window systems and infill of related openings on several of the cottages at Greene Valley DC.

Statewide

- 1) Review of a request for APPROVAL to EMPLOY an **Engineering Consultant** to assist the Division with professional design services from October 1, 2010 through September 30, 2011.

A. **Engineering Consultant**

Estimated Project Cost: \$25,000.00

Source of Funding: Current Funds-Major Maintenance (A)

SBC Project No. 346/000-01-2010

The consultant will assist the Division in the review and development of various projects and cost estimates for large and small projects.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

DEPARTMENT OF FINANCE AND ADMINISTRATION

Line Item Appropriations

1) Review of a request for APPROVAL of the FOLLOWING PROJECTS and the SELECTION of DESIGNERS, as required:

A. Tennessee Performing Arts Center (Davidson County)

(Maintenance Grant)

Estimated Project Cost: \$300,000.00

Source of Funding: 10/11 Current Funds-Capital Maint (A)

SBC Project No. 529/075-01-2010

Line item annual appropriation for maintenance at TPAC.

B. Ladies Hermitage Association (Davidson County)

(Restoration Grant)

Estimated Project Cost: \$85,600.00

Source of Funding: 10/11 Current Funds-Capital Maint (A)

SBC Project No. 529/000-05-2010

Line item appropriation for restoration at The Hermitage.

C. Piedmont Gas Building (Davidson County)

(Building Repairs, Phase 2)

Estimated Project Cost: \$1,500,000.00

Source of Funding: Facilities Revolving Fund (Reserves)

SBC Project No. 529/012-01-2010

Designer required

Full replacement of roof system and repair of atrium skylight at Piedmont Gas Building to achieve watertight conditions.

D. Clover Bottom Complex (Davidson County)

(Sewer Line Replacement)

Estimated Project Cost: \$1,000,000.00

Source of Funding: Facilities Revolving Fund (Reserves)

SBC Project No. 529/000-06-2010

Designer required

Replacement and partial rehabilitation of a 6,000 linear foot State-owned sewer line serving Tennessee School for the Blind, Middle Tennessee Mental Health Institute, and Clover Bottom Developmental Center. Work follows a sanitary sewer spill occurring at TSB in 2009 and is based on conditional survey report prepared by F&A consultant.

- 2) Review of a request for APPROVAL of a REVISION in FUNDING to the following existing Capital Maintenance projects:

A. Environmental Services - Statewide

Revised Estimated Project Cost: \$7,050,000.00

<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
08/09 Current Funds-Capital Maint (A)	\$1,000,000.00	\$ 0.00	\$1,000,000.00
09/10 Current Funds-Capital Maint (A)	1,200,000.00	0.00	1,200,000.00
TDOT / FRF / Misc (O)	2,200,000.00	1,450,000.00	3,650,000.00
10/11 Current Funds-Capital Maint (A)	<u>0.00</u>	<u>1,200,000.00</u>	<u>1,200,000.00</u>
TOTAL	\$4,400,000.00	\$2,650,000.00	\$7,050,000.00

SBC Project No. 529/000-03-2008

OE2 is the designer. The contract expires 9/30/2011. There are two (2) one-year options available to extend the contact.

B. National Civil Rights Museum (Shelby County)

(Maintenance Grant)

Revised Estimated Project Cost: \$600,000.00

<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
09/10 Current Funds-Capital Maint (A)	\$300,000.00	\$ 0.00	\$300,000.00
10/11 Current Funds-Capital Maint (A)	<u>0.00</u>	<u>300,000.00</u>	<u>300,000.00</u>
TOTAL	\$300,000.00	\$300,000.00	\$600,000.00

SBC Project No. 160/020-01-2009

Line item annual appropriation for maintenance at the Museum.

National Civil Rights Museum, Memphis, Tennessee

- 1) Presentation of the annual **Facilities Assessment Report** in accordance with the Lease Agreement between the State and the Lorraine Civil Rights Museum Foundation.

SBC Project No. 529/000-16-1998

Annual facilities assessment report at the National Civil Rights Museum in Memphis as mailed to the members.

Statewide

- 1) Review of a request for APPROVAL to EMPLOY Consultants to assist Real Property Administration with professional design services from October 1, 2010 through September 30, 2011.

Estimated Project Cost: \$450,000.00

<u>Source of Funding:</u>	
Facilities Revolving Fund (O)	150,000.00
Current Funds-Major Maintenance (A)	200,000.00
Various Departmental Funds (O)	100,000.00

SBC Project No. 529/000-07-2010

The consultants will assist Real Property Administration in the review and development of various projects and cost estimates for large and small projects

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

August 19, 2010

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) READING and APPROVAL of the Minutes of the State Building Commission meeting held on July 8, 2010.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

- | | | |
|----|--|--|
| 1) | I-24 Tiftonia Welcome Center
(Replacement)
Change Order No. 3
Contract Amount: \$1,961,000.00
Change Order Amount: \$174,584.54
Change Order Percent: 8.9
Cumulative Percent 17.49
SBC Project No. 242/010-01-2009 | This change adjusts the contract sum based on unit pricing received at time of bid. The quantities stated in the unit pricing were underestimated by the Designer. Site grades had to be adjusted to meet ADA parking and access to site buildings. |
| 2) | I-24 Tiftonia Welcome Center
(Replacement)
Change Order No. 4
Contract Amount \$1,961,000.00
Change Order Amount: \$15,532.30
Change Order Percent: .79
Cumulative Percent 18.29
SBC Project No. 242/010-01-2009 | This change adjusts the contract sum based on installing hose bibs in toilet rooms to wash down walls and floors; revise ceiling in hall and restroom from drywall to sound absorbing washable ceiling tile and grid to mitigate flushing noise to visitors center; change light fixtures from surface mount to recessed; add clip angle to masonry lintel for structural support. |
| 3) | Austin Peay State University
(Underground Electrical Update)
Change Order No. 1
Contract Amount: \$919,702.00
Change Order Amount: \$130,153.59
Change Order Percent: 14.15
Cumulative Percent 14.15
SBC Project No. 166/003-03-2009 | This change adds repair of sinkhole and damaged buried electrical main; repair of old junctions and provision of spot generators to maintain vital functions during shutdowns that take longer than anticipated due to junction blow-outs. |
| 4) | University of Memphis
(Recreation & Fitness Renovations)
Change Order No. 7
Contract Amount: \$479,000.00
Change Order Amount: \$7,901.04
Change Order Percent: 1.65
Cumulative Percent 21.06
SBC Project No. 166/007-03-2000 | This change adds decommissioning and demolition of an inactive chlorine mixing sump formerly used in pool operations. |

- 5) **Middle Tennessee State University**
(Tucker Theatre Renovations)
Change Order No. 2
Contract Amount: \$1,278,900.00
Change Order Amount: \$139,145.97
Change Order Percent: 10.88
Cumulative Percent 12.35
SBC Project No. 166/009-03-2009

This adds removal of existing under-floor ductwork made of cardboard and replaced with PVC ductwork.

- 6) **Middle Tennessee State University**
(Tucker Theatre Renovations)
Change Order No. 3
Contract Amount: \$1,278,900.00
Change Order Amount: \$2,273.31
Change Order Percent: 0.18
Cumulative Percent 12.53
SBC Project No. 166/009-03-2009

This adds concrete cleaning and touch-up painting at side exit doors and a matte black finish on a glossy chair lift, so that it will be less distracting to theatre-goers.

DESIGNER SELECTION LIST

- 1) Review of a request for APPROVAL to REFER the designer selections to the Executive Subcommittee, with authority to act.

EXECUTIVE SUB-COMMITTEE REPORT

- 1) SUMMARY REPORT of final action taken at the State Building Commission Executive Subcommittee meeting held on May 24, 2010 (attached).

Subcommittee Action – May 24, 2010

Commissioner Goetz called the meeting to order at 10:37 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

* * * * *

CONSENT AGENDA

Approved the following real property transactions which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: **Tennessee Board of Regents – Knox County**
Transaction: Acquisition in fee
Provision: Waiver of one appraisal & approval to demolish improvements

- B. Agency: **Tennessee Board of Regents – Knox County**
Transaction: Acquisition in fee
Provision: Waiver of one appraisal & approval to demolish improvements

- C. Agency: **Tennessee Board of Regent – Washington County**
Transaction: Lease amendment
Provision: Waiver of advertisement

- D. Agency: **Department of Agriculture – Williamson County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals

- E. Agency: **Department of Agriculture – Coffee County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals

- F. Agency: **Department of Corrections - Davidson County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals

- G. Agency: **Tennessee Wildlife Resource Agency – Rutherford County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals

- H. Agency: **Department of Environment & Conservation – Hamilton County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & appraisals

- I. Agency: **Department of Environment & Conservation – Campbell County**
Transaction: Acquisition in fee

- J. Agency: **Department of Environment & Conservation – Campbell County**

- Transaction: Acquisition in fee
- K. Agency: Department of Transportation – Williamson County
 Transaction: Disposal in fee
 Provision: Waiver of advertisement & appraisals
- L. Agency: Department of Transportation – Coffee County
 Transaction: Wetland Mitigation Credits
 Provision: Waiver of appraisals
- M. Agency: Department of Transportation – Rutherford County
 Transaction: Wetland Mitigation Credits
 Provision: Waiver of appraisals
- N. Agency: Department of Transportation – Rutherford County
 Transaction: Disposal in fee
 Provision: Waiver of advertisement & one appraisal

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER OF ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

- Description: Anderson County – 0.28 +/- acres – 143 Oak Road, Norris, TN – Trans. No. 10-04-018 (Baugh)
- SC Action: 05-24-10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

TENNESSEE HIGHER EDUCATION COMMISSION

LEASE AMENDMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

- Location: Davidson County – 404 James Robertson Parkway, Suites 1801, 1803, 1820, 1900, Nashville, TN – Trans. No. 07-12-905 (Baltz)

SC Action: 05-24-10. Bob King presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE & ADMINISTRATION
for
CHILDREN'S & HUMAN SERVICES

LEASE AMENDMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: McNairy County – 855 East Poplar, Selmer, TN – Trans. No. 06-02-902 (Lotspiech)

SC Action: 05-24-10. Bob King presented the transaction. Subcommittee approved the request as presented.

TENNESSEE EMERGENCY MANAGEMENT AGENCY

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Davidson County – 410 Harding Industrial Drive, Nashville, TN – Trans. No. 10-05-900 (Smith)

SC Action: 05-24-10. Bob King presented the transaction. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCE AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Anderson/Scott/Morgan Counties – 11,250 +/- acres – North Cumberland WMA, TN – Trans. No. 10-04-016 (Jackson)

SC Action: 05-24-10. Jurgen Bailey presented the transaction. Treasurer Lillard asked what type of coal mining was being used. Director Ed Carter responded that it's in the agreement that they can utilize any type of legal mining operation provided they are able to get permits. He added that, so far, National Coal have been good stewards in all the work that they have done. Treasurer Lillard asked if the

agreement specified what their responsibilities are concerning reclamation of the property. Mr. Carter responded "not specifically"; that the agreements go back to the permitting system as to what is allowed in any one place. But, historically, they have worked well with TWRA in putting back some of the areas. Treasurer Lillard said he trusts that TWRA will utilize due diligence to make sure they follow this and that they abide by the reclamation. He then asked how long the easement is for, and Mr. Carter responded that it's through the period of time for them to do their extraction. Commissioner Goetz: asked about the compliance record of National Coal. Mr. Carter replied that, from their perspective, National Coal has a good history in that particular part of the country. Commissioner Goetz said he would like TDEC to come to the next Subcommittee meeting to report on their record. Treasurer Lillard made a motion to approve the request, which was seconded and passed without objection.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Cumberland / Bledsoe Counties – 425 +/- acres – Cumberland Trail, Crossville, TN – Trans. No. 10-04-012 (McLeod)

SC Action: 05-24-10. Jurgen Bailey presented the transaction. He stated that they were asking for approval of title work only and would be bringing the item back in June for final approval. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

Statewide

- 1) Mr. Fitts presented a request for approval to select statewide commissioning agents and acknowledgment of the source of funding for **Commissioning Agent Master Contracts**, statewide, based upon proposals received March 16, 2010. He said they would be utilized by Tennessee Board of Regents, the University of Tennessee and Real Property Administration. He said they thought this would be a better process than having just one contract, and they were anxious to try it. Comptroller Wilson made a motion to approve the request and the selection of SSRcx, LLC, TLC Engineering for Architecture, and Working Buildings, LLC, pending review of the documents by staff. The motion was seconded and passed without objection.

Estimated Project Cost: \$150,000.00
SBC Project No. 166/000-05-2009

DEPARTMENT OF CORRECTION

WEST TENNESSEE STATE PENITENTIARY, LAUDERDALE COUNTY, TENNESSEE

- 1) At the Department's request, the Subcommittee deferred a request for approval of a revision in scope and funding and acknowledgment of the source of funding from \$6,700,000.00 to \$10,500,000.00 (\$3,800,000.00 increase) for **Minimum Housing Expansion** at West Tennessee State Penitentiary, Lauderdale County, Tennessee.

Estimated Project Cost: **\$6,700,000.00**

SBC Project No. 142/022-01-2007

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STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meeting held on April 19, 2010.

DESIGNER SELECTIONS

Approved the designer selections for projects approved at the May SBC meeting.

- 7) **University of Tennessee Knoxville**
(Volleyball & Indoor Track Facility)
Estimated Project Cost: \$18,000,000.00
Estimated Planning Cost: \$ 800,000.00
SBC Project No. 540/009-29-2010
Designer: **STUDIO FOUR DESIGN**

- 8) **Tennessee Board of Regents**
(Commissioning Agent Master Contracts)
Estimated Project Cost: \$150,000.00
SBC Project No. 166/000-05-2009
Designer: **SSRCX LLC, TLC ENGINEERING FOR ARCHITECTURE,
 AND WORKING BUILDINGS, LLC**

- 9) **Northeast State Community College**
(Boiler Replacements)
Estimated Project Cost: \$483,000.00
SBC Project No. 166/038-03-2010
Designer: **ALBERT BEDINGER CONSULTING ENGINEERS**

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TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Comptroller Wilson brought up from the floor a request on the status of the Capitol renovation project. Assistant Commissioner Dottie Hagood was recognized. She said that they were planning to meet with the parties at the Capitol this week to determine where they want to go. She said they were pulling together a team to see if anything has changed. She said they want to leave next June, and she wanted to make sure they get the service they need and that nothing has changed that could bump that schedule. Ms. Hagood stated that they decided they want to move everyone out of the Capitol, which is definitely the best scenario. Commissioner Goetz commented that space will be held available on Floors 23 and 27 in the Tennessee Tower for the Capitol occupants after the Department of General Services is relocated.

Mr. Fitts stated that they had deferred bringing on board the Construction Manager and that it would be good to make that award now. He said that the Clerk's offices have asked the CM be made available, and that right now they are working pro bono. Treasurer Lillard said he would like to have the meeting take place first, including representatives from the Speakers offices, before awarding a contract to the CM.

SBC Project No. 529/005-01-2005

SPECIAL ITEM

- 1) Comptroller Wilson made a motion to appoint Alan Robertson as Acting State Architect until further action. Commissioner Goetz seconded the motion, which passed without objection.

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There being no further business, the meeting adjourned at 10:55 a.m.