

MINUTES

STATE BUILDING COMMISSION

April 14, 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. Vice-Chairman Ramsey called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

11:00 a.m.	Department of Education	Deputy Commissioner Patrick Smith
11:01 a.m.	Department of Environment and Conservation	Commissioner Robert Martineau
11:04 a.m.	Department of Veterans Affairs	Commissioner Many-Bears Grinder
11:05 a.m.	Tennessee State Veterans Homes Board	Commissioner Many-Bears Grinder
11:06 a.m.	Department of Finance and Administration	
11:07 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
11:11 a.m.	University of Tennessee	Chief Financial Officer Charles Peccolo
11:23 a.m.	State Building Commission	

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

Bob Oglesby, State Architect
Alan Robertson, Assistant State Architect
Georgia Martin, State Architect's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Joy Harris, Treasurer's Office
Jonathan Rummel, Secretary of State's Office
Melinda Parton, Comptroller's Office
Josh Stites, Treasurer's Office
George Criss, University of Tennessee

Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Lola Potter, Department of Finance and Administration
Felenceo Hill, Department of Finance and Administration
Cindy Liddell, Comptroller's Office
Jim Dixey, Real Property Administration
Murray Crow, Department of Environment and Conservation
Lynelle Jensen, Department of General Services
Don Johnson, Department of General Services
John Carr, Department of Finance and Administration
Mike Morrow, Department of Finance and Administration
Sean Tierney, THEC
Mark Cherpack, Department of Finance and Administration
Penny DiPiazza, Real Property Administration
Deborah Davis, Department of Education
Bill Finney, Real Property Administration
David Primeau, Department of General Services
Bob Qualey, Real Property Administration

Table of Contents

Real Property Administration

- Department of Education 4
- Environment and Conservation 5
- Department of Veterans Affairs..... 10
- TN State Veterans Homes Board 11
- Finance and Administration 12

Tennessee Board of Regents 15

University of Tennessee 33

State Building Commission..... 43

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Pickwick Landing State Park, Pickwick Dam, Hardin County, Tennessee

Requested Action: Approval of a project

Project Title: Swimming Pool Equipment Replacement

Project Description: Replace indoor pool heating and humidity control system and related work

SBC Number: 126/079-01-2011

Estimated Project Cost: \$102,000.00

Source of Funding: \$102,000.00 Current Funds-Major Maintenance (A)

Comment: This project is to demolish existing equipment and install new equipment and was bid through Purchasing as a requisition, but the lowest responsive bidder came in over \$100,000, requiring SBC approval. The work is to be accomplished in-house with assistance by Departmental consultant.

Minutes: 04/14/2011 SBC Approved project.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Cumberland Mountain State Park, Crossville, Cumberland County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Site / Building Upgrades

Project Description: Provides for parking lot improvements and upgrades to the Plaza as well as restoration of the CCC-constructed Bathhouse.

SBC Number: 126/030-01-2006

Revised Estimated Cost: \$2,100,000.00

Source of Funding:

		<u>Original</u>	<u>Decrease</u>	<u>Revised</u>
	CurrFunds-MajorMaint (A)	\$ 55,000.00	\$ 0.00	\$ 55,000.00
06/07	CurrFunds-CapMaint (A)	820,000.00	325,000.00	495,000.00
10/11	CurrFunds-CapOutlay (A)	<u>1,550,000.00</u>	<u>0.00</u>	<u>1,550,000.00</u>
	TOTAL	\$2,425,000.00	\$325,000.00	\$2,100,000.00

Comment: The decrease in funding is the result of the low bid being lower than the Bid Target, and is to be applied to the following Foot Bridge Replacement project at Cumberland Mountain State Park (SBC No. 126/030-01-2011).

Previous SBC Action:

- 07/20/2006 SBC Approved project & designer (Neuhoff Taylor Architects)
- 03/08/2007 SBC Revised scope & funding to provide for upgrading the patio that adjoins the restaurant and bathhouse
- 08/16/2007 SBC Revised estimated project cost, scope and funding to allow the plaza and parking lot to proceed into construction while providing full planning designer services for the Bathhouse that will be funded in a future budget (\$1,153,000 unfunded).
- 01/13/2011 SBC Revised estimated project cost, allocated line-item funding for the Bathhouse (\$1,550,000), and proceed with full funding for the project.

Minutes: 04/14/2011 SBC Approved revision in funding.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Cumberland Mountain State Park, Crossville, Cumberland County, Tennessee

Requested Action: Approval of a project with authorization to proceed with the process for designer selection

Project Title: Foot Bridge Replacement

Project Description: Replace existing foot bridge over the lake inlet that connects two Park trails

SBC Number: 126/030-01-2011

Estimated Project Cost: \$325,000.00

Source of Funding: \$325,000.00 06/07 Current Funds-Capital Maint (R)

Comment: The framing members and handrails of existing bridge are beginning to loosen creating a potential life safety issue.

Minutes: 04/14/2011 SBC Approved project.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

Requested Action: Approval of a project with authorization to proceed with the process for designer selection

Project Title: Airpark Inn Demolition

Project Description: Demolition of Airpark Inn and related rental cabins on the observation pier

SBC Number: 126/084-01-2011

Estimated Project Cost: \$540,000.00

Source of Funding: \$540,000.00 10/11 Current Funds-Capital Maint (A)

Comment: This line-item project includes the demolition of the wood framed Airport Inn/ restaurant building and the two wood framed cabin units identified as clusters "B and C". Cabin cluster "A" was previously destroyed in a fire. The concrete observation pier will remain until approved as a separate and future requested demolition project. The destroyed cabins will be replaced in a different location and funded with insurance proceeds.

Minutes: 04/14/2011 SBC Approved project.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Big Ridge State Park, Maynardville, Union County, Tennessee

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

Project Title: ADA Upgrades, Phase 1 & 2

Project Description: ADA upgrades and renovations throughout the Park including related work and associated building upgrades

SBC Number: 126/009-01-2007

Revised Estimated Cost: \$1,080,000.00

Source of Funding:

		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
07/08	Current Funds-CapMaint (A)	\$540,000.00	\$ 0.00	\$ 540,000.00
10/11	Current Funds-CapOutlay (A)	<u>0.00</u>	<u>540,000.00</u>	<u>540,000.00</u>
	TOTAL	\$540,000.00	\$540,000.00	\$1,080,000.00

Comment: This adds Phase 2 line-item funding to the Phase 1 project for ADA upgrades. This is the final phase and will complete the ADA upgrades at the Park.

Previous SBC Action: 12/13/2007 SBC Approved planning & designer (ArchiStructures, Inc.)
 09/11/2008 SBC Approved allocation of funds; authorization to proceed
 10/08/2009 SBC Canceled design contract; referred replacement to ESC
 10/19/2009 ESC Approved designer replacement (Upland Design Group)

Minutes: 04/14/2011 SBC Approved revision in scope and funding to include allocating line-item funding in order to complete the ADA upgrades.

DEPARTMENT OF VETERANS AFFAIRS

East Tennessee State Veterans Cemetery, 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: Blue Star Memorial Marker

Project Description: Donation of a Blue Star Memorial Marker as an expression of appreciation for veterans of the US Armed Forces, including installation and related work

SBC Number: 682/000-01-2011

Estimated Project Cost: \$1,200.00

Source of Funding: \$1,200.00 Gift-in-Place

Comment: The Tennessee Federation of Garden Clubs, District IV, would like to pay for and donate a Blue Star Marker as an expression of appreciation for services rendered by men and women veterans who served in the US Armed Forces. The marker will be erected and maintained by the cemetery staff in a designated location.

Minutes: 04/14/2011 SBC Approved acceptance of gift-in-place.

TENNESSEE STATE VETERANS HOMES BOARD

Montgomery County Veterans Community Living Center, Clarksville, Montgomery County, TN

Requested Action: Approval to fully plan a project with authorization to proceed with the process to select a designer

Project Title: Montgomery County Veterans Community Living Center

Project Description: A 108-bed intermediate and skilled care nursing home/community living center for the veterans of Tennessee. Project to include all related work.

SBC Number: 680/000-01-2011

Estimated Project Cost: \$22,574,400.00

Current Project Funding:
(if not fully funded) \$ 1,500,000.00

Source of Funding:

\$ 650,000.00	Montgomery County (O)
\$ 650,000.00	City of Clarksville (O)
\$ 100,000.00	Gift-in-Place (O)
\$ 100,000.00	Gift-in-Place (O)

Comment: The scope of this initial funding includes, but is not limited to, the following: full planning for the Montgomery County Veterans Community Living Center through Construction Document Phase (CDP). The \$200,000 gift-in-place funding is an estimate for site development work that the City and County have completed.

Minutes: 04/14/2011 SBC Comptroller Wilson made a motion to refer the matter to the Subcommittee, with authority to act. His motion was seconded, and passed without objection.

DEPARTMENT OF FINANCE AND ADMINISTRATION

Statewide

Requested Action: Approval to award a contract to the best evaluated proposer and to revise the title from Direct Order Contracting to Job Order Contracting

Project Title: Job Order Contracting

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

SBC Number: 529/000-10-2010

Estimated Project Cost: \$3,500,000.00 per contract year (maximum)

Source of Funding: \$ 875,000.00 Facilities Revolving Fund (A)
\$2,625,000.00 Various Departmental Funds (A/O)

Comment: Proposals will be opened and evaluated on April 11, 2011. Existing contract expires June 30, 2011. The new contract is for two years at three one year options, for a maximum of five years.

Job Order Contracting is a method of contracting for facility construction work, repair, renovation and alteration that specifies an indefinite quantity of deliverable services for which cost estimates are provided by one general contractor. The majority of projects are typically funded by various departmental funds. Projects with a work order value exceeding \$100,000 require SBC approval.

Previous SBC Action: 10/14/2010 SBC Approved issuance of RFP

Minutes: 04/14/2011 SBC Referred to the Subcommittee with authority to act.

DEPARTMENT OF FINANCE AND ADMINISTRATION

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

Requested Action: Disclosure of final cost and funding

Project Title: New Transformers

Project Description: Installation of two new transformers and interim use of emergency generators.

SBC Number: 529/079-01-2011

Estimated Project Cost: \$936,140.17

Source of Funding: \$911,400.17 Insurance Proceeds (O)
\$ 25,000.00 Facilities Revolving Fund (A)

Comment: On March 10, 2011 the SBC approved the request and payment to the vendor. This action is for the disclosure of the final cost and funding as follows:

\$434,948.77 – fuel
\$109,579.82 – generators delivery/set up
\$148,229.25 – rental fees for generators
\$197,088.60 – new transformer including delivery and set up
\$ 22,941.96 – electrical room maintenance, water removal and clean up
\$ 23,371.77 – miscellaneous expenses

Previous SBC Action: 3/10/2011 SBC Approved project.

Minutes: 04/14/2011 SBC Accepted report of final cost and funding.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Marks Building Fire Alarm Installation

Project Description: Install building-wide fire alarm that ties into the main campus system.

SBC Number: 166/003-02-2010

Revised Estimated Cost: \$102,653.00

Source of Funding:	<u>Original</u>	<u>Decrease</u>	<u>Revised</u>
Campus Plant Funds (A)	\$ 34,100.00	\$ 0.00	\$ 34,100.00
ARRA Funds (F)	<u>90,900.00</u>	<u>(22,347.00)</u>	<u>68,553.00</u>
TOTAL	\$125,000.00	(\$22,347.00)	\$102,653.00

Comment: The ARRA Funds are being decreased to meet federal requirements for spending the funds by December 31, 2011 and are being moved into the following project on the agenda, Infrastructure Improvements (166/003-02-2007).

Previous SBC Action: 01/14/2010 SBC Approved project
01/25/2010 ESC Selected designer (I.C. Thomasson Associates)

Minutes: 04/14/2011 SBC Approved revision in funding.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Infrastructure Improvements

Project Description: Replace the storm water piping and the addition of sewer water piping on Drane Street. Replace underground steam and chilled water lines for the north and west zones of the main campus. Upgrade main electrical power distribution system for the main campus and replace steam lines to the Dunn Center.

SBC Number: 166/003-02-2007

Revised Estimated Cost: \$3,859,347.00

Source of Funding:		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
07/08	Curr Funds-CapMaint (A)	\$ 100,000.00	\$ 0.00	\$ 100,000.00
2007	GO Bonds-CapMaint (A)	1,900,000.00	0.00	1,900,000.00
	Campus Plant Funds (A)	538,000.00	0.00	538,000.00
	2011 State Funds (A)	499,100.00	0.00	499,100.00
	ARRA Funds (F)	<u>799,900.00</u>	<u>22,347.00</u>	<u>822,247.00</u>
	TOTAL	\$3,837,000.00	\$22,347.00	\$3,859,347.00

Comment: ARRA Funds are being increased in order to meet federal requirements for spending the funds by December 31, 2011 and are funded from the preceding project on the agenda, Marks Building Fire Alarm Installation (166/003-02-2010).

Previous SBC Action: 07/12/2007 SBC Approved project
08/16/2007 SBC Selected designer (Kurzynske & Associates)
01/14/2010 SBC Revised funding
07/08/2010 SBC Revised funding

Minutes: 04/14/2011 SBC Approved revision in funding.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in scope and funding and approval to include Commissioning

Project Title: New Student Housing

Project Description: Development of a 425 bed Student Housing project and preplanning for dining facilities and administrative space. Site work to include improvements to Drane Street.

SBC Number: 166/003-17-2010

Revised Estimated Cost: \$32,253,000.00

Source of Funding:

	<u>Original</u>		<u>Increase</u>	<u>Revised</u>
TSSBA (rent) (A)	\$30,943,000.00	\$	0.00	\$30,943,000.00
Campus Auxiliary(housing) (O)	57,000.00		103,000.00	160,000.00
Campus Plant Funds (A)	<u>0.00</u>		<u>1,150,000.00</u>	<u>1,150,000.00</u>
TOTAL	\$31,000,000.00		\$1,253,000.00	\$32,253,000.00

Comment: The requested scope change adds 25 beds and improvements to Drane Street for separation of sewer and storm water and for traffic calming, as well as pre-planning (\$65,000) for dining facilities and administrative space (approx 10,000 sf @ \$250/sf).

This plan conforms with the Housing Master Plan of 2005. All rooms will be double occupancy units with the specified number being fully ADA compliant. Each suite unit will have two single beds and bathroom facilities.

Previous SBC Action:

07/08/2010 SBC	Approved project & issuing RFP for CM/CG
07/23/2010 SBC	Selected designer (Bauer Askew / Lyle Cook Martin)
12/09/2010 SBC	Referred selection of CM/CG to ESC
12/22/2010 ESC	Selected CM/GC (American Constructors)

Minutes: 04/14/2011 SBC Approved revision in scope and funding to include preplanning for dining facilities and administrative space, and use of Commissioning.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a project with authorization to proceed with the process for designer selection

Project Title: Math and Computer Sciences Building

Project Description: Construct facility of classrooms and laboratories for Math and Computer Science programs.

SBC Number: 166/003-01-2011

Estimated Project Cost: \$5,700,000.00

Source of Funding: \$5,700,000.00 Campus Plant Funds (A)

Comment: New 21,000 sf facility was disclosed in the FY 10/11 budget cycle at \$5,700,000.

Minutes: 04/14/2011 SBC Approved project.

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval of a revision in funding

Project Title: Health Sciences Electrical Infrastructure Repairs

Project Description: Replace primary electrical infrastructure on the Health Sciences campus to buildings serving the College of Medicine, Pharmacy, and Physical Therapy. Electrical infrastructure will be independent of the VA/ESG electrical system.

SBC Number: 166/005-03-2009

Revised Estimated Cost: \$1,598,000.00

Source of Funding:

		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
09/10	CurrFunds–CapMaint (A)	\$ 175,000.00	\$ 0.00	\$ 175,000.00
2009	GO Bonds–CapMaint (A)	575,000.00	0.00	575,000.00
10/11	CurrFunds–CapMaint (A)	750,000.00	0.00	750,000.00
04/05	CurrFunds–CapMaint (R)	0.00	88,000.00	88,000.00
06/07	CurrFunds–CapMaint (R)	0.00	10,000.00	10,000.00
	TOTAL	\$1,500,000.00	\$98,000.00	\$1,598,000.00

Comment: The additional funds from a completed project (CoM Buildings 60 & CEB Roof Repair/Replacement, 166/005-03-2006) are to complete the project to meet the designer's Construction Document Phase (CDP) estimate.

Previous SBC Action: 7/09/2009 SBC Approved project & designer (West Welch Reed Engineers)
7/08/2010 SBC Revised funding

Minutes: 04/14/2011 SBC Approved revision in funding.

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval of a revision in funding

Project Title: Accessibility (ADA) Adaptations

Project Description: Implement accessibility adaptations responding to ADA. Project will ensure program accessibility at all universities and community colleges.

SBC Number: 166/005-10-2010

Revised Estimated Cost: \$20,000.00

Source of Funding:		<u>Original</u>	<u>Decrease</u>	<u>Revised</u>
	10/11 Curr Funds-Cap Maint (A)	\$135,000.00	(\$115,000.00)	\$20,000.00

Comment: Funds are being moved to the following item on the agenda, Accessibility (ADA) Adaptations (166/005-05-2002) to award a bid (see those Comments for additional information). Planned work in this project will be done when additional funds are available.

Previous SBC Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (Odle & Young Architects)

Minutes: 04/14/2011 SBC Approved revision in funding.

TENNESSEE BOARD OF REGENTS

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

Requested Action: Approval of a revision in funding in order to award a contract

Project Title: Accessibility (ADA) Adaptations

Project Description: Implement accessibility adaptations responding to ADA.

SBC Number: 166/005-05-2002

Revised Estimated Cost: \$1,268,223.00

Source of Funding:

		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
99/00	Curr Funds-CapMaint (A)	\$ 682.00	0.00	\$ 682.00
2000	GO Bonds-CapMaint (A)	89,517.00	0.00	89,517.00
02/03	Curr Funds-CapMaint (A)	151,459.00	0.00	151,459.00
03/04	Curr Funds-CapMaint (A)	75,729.00	0.00	75,729.00
04/05	Curr Funds-CapMaint (A)	151,459.00	0.00	151,459.00
05/06	Curr Funds-CapMaint (A)	151,459.00	0.00	151,459.00
06/07	Curr Funds-CapMaint (A)	151,459.00	0.00	151,459.00
07/08	Curr Funds-CapMaint (A)	151,459.00	0.00	151,459.00
08/09	Curr Funds-CapMaint (A)	115,000.00	0.00	115,000.00
09/10	Curr Funds-CapMaint (A)	115,000.00	0.00	115,000.00
10/11	Curr Funds-CapMaint (R)	0.00	115,000.00	115,000.00
	TOTAL	\$1,153,223.00	\$115,000.00	\$1,268,223.00

Comment:

In 1995, estimates called for \$13-15 million to ensure program accessibility at all universities and two-year institutions in the Tennessee Board of Regents system. This is an ongoing project addressing ADA work as multiple years with funds provided from multiple years. Increase in funding is needed to award the final contract to be used under this SBC number for ADA work to Preston Construction Company in the amount of \$366,700.00, based on bids received 3/2/11. Funds are from the previous item on the agenda, the new ADA project, 166/005-10-2010 to allow this work to be complete and this SBC project to be closed out. Future ADA contracts will be addressed similarly as funds are added under the 2010 ADA project (166/005-20-2010).

Previous SBC Action:

08/08/2002 SBC Approved project
 09/18/2002 ESC Selected designer (McGahey Associates Architects)
 07/10/2003 SBC Revised funding
 06/10/2004 SBC Revised funding
 06/09/2005 SBC Revised funding
 06/08/2006 SBC Revised funding
 12/14/2006 SBC Acknowledged change of firm name
 07/12/2007 SBC Revised funding
 07/10/2008 SBC Revised funding
 07/09/2009 SBC Revised funding

Minutes:

04/14/2011 SBC Approved revision in funding to award a contract

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Old Law Building HVAC Updates

Project Description: Remove and replace original building HVAC system, perform ADA upgrades, minor code improvements and building updates, and replace roof on facility.

SBC Number: 166/007-08-2009

Estimated Project Cost: \$4,750,000.00

Source of Funding: \$4,597,644.47 2011 State Funds (A)
\$ 152,355.53 ARRA Funds (F)

Comment: Requested change of scope includes replacement of 1991 roof (\$350,000) due to discovery of large areas of deteriorated roofing during installation of the roof top HVAC equipment. The user/tenant will be the UoM Art Department and the Communications Department. There will also be several classrooms in the building that will be centrally scheduled for multiple users, such as Nursing.

Previous SBC Action: 07/09/2009 SBC Approved project, using Best Value 1, Commissioning, and selected designer (Haltom Engineering LLC)
10/08/2009 SBC Revised source of funding
09/20/2010 ESC Revised source of funding

Minutes: 04/14/2011 SBC Approved revision in scope to include roof replacement

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a change in subcontractor

Project Title: Robison Hall Renovation

Project Description: Provide limited renovations to former dormitory, Robison Hall, for education and general use.

SBC Number: 166/007-13-2009

Estimated Project Cost: \$4,850,000.00

Source of Funding: \$4,550,000.00 2011 State Funds (A)
\$ 300,000.00 Campus Plant Funds (A)

Comment: The contractor, Montgomery Martin Contractors, LLC., would like to change their electrical subcontractor, Pitt Electric LLC, since they are going out of business due to bankruptcy. They propose to use Sammarco Electric Company, Inc. as their electrical subcontractor.

Previous SBC Action: 11/12/2009 SBC Referred project to ESC w/authority
11/23/2009 ESC Approved project & designer (Hnedak Bobo Group)
05/13/2010 SBC Approval to fully plan
08/19/2010 SBC Allocated funding, authorization to proceed

Minutes: 04/14/2011 SBC Approved change in subcontractor

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a change in subcontractor

Project Title: Jones and Brister Hall HVAC Improvements

Project Description: Install HVAC system which will capture waste heat from the computer center and utilize it in the Jones Hall Cafeteria. Install HVAC system in the Testing Center to operate during expanded hours from the Brister Hall Building. Coordinate vendor-provided food service improvements in the Jones Hall Cafeteria.

SBC Number: 166/007-09-2009

Estimated Project Cost: \$1,075,000.00

Source of Funding: \$ 350,000.00 Sustainability Fee (O)
\$ 725,000.00 Gift-in-Place(O)

Comment: The contractor, Accurate Air Company, would like to change their electrical subcontractor, Pitt Electric LLC, since they are going out of business due to bankruptcy. They propose to use Saffell Electric LLC as their electrical subcontractor.

Previous SBC Action: 10/08-2009 SBC Approved project
10/19/2009 ESC Selected designer (Allen & Hoshall)
04/08/2010 SBC Revised funding & scope

Minutes: 04/14/2011 SBC Approved change in subcontractor

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

Project Title: Property Acquisition and Renovation

Project Description: Acquire adjacent property through normal Executive Sub-committee approval process and renovate additional areas in accordance with the Master Plan supplement.

SBC Number: 166/012-01-2011

Estimated Project Cost: \$13,200,000.00

Source of Funding: \$ 9,000,000.00 10/11 Current Funds-Capital Outlay (A)
 \$ 1,200,000.00 Campus Plant Funds (A)
 \$ 3,000,000.00 Gifts (O)

Comment: Included is the cost for acquiring the property at \$7,050,000. Project will begin renovating space in the facilities on the property including a training facility for Wacker Chemie.

Previous SBC Action: 01/13/2011 SBC Approved project
 01/24/2011 ESC Selected designer (Franklin Associates Architects)

Minutes: 04/14/2011 SBC Approved utilizing an Alternative Delivery Method

TENNESSEE BOARD OF REGENTS

Cleveland State Community College, Cleveland, Bradley County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Student Center Renovations

Project Description: Renovate Foundation Room to accommodate Admissions & Records and Financial Aid offices, and renovate space vacated to accommodate the Business Office

SBC Number: 166/013-02-2010

Revised Estimated Cost: \$830,000.00

Source of Funding:	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
2011 State Funds (A)	\$575,000.00	\$ 0.00	\$575,000.00
Campus Plant Funds (A)	<u>55,000.00</u>	<u>200,000.00</u>	<u>255,000.00</u>
TOTAL	\$630,000.00	\$200,000.00	\$830,000.00

Comment: The additional funds are needed to meet the designer's Schematic Design Phase (SDP) estimate.

Previous SBC Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected Designer (Studio Four Design Inc)

Minutes: 04/14/2011 SBC Approved revision in funding

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

Requested Action: Approval to issue a Request for Proposals

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/019-02-2011

Comment: The last Master Plan was done in 2000.

Minutes: 04/14/2011 SBC Approved issuing Request for Proposals

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Roof Repairs

Project Description: Remove existing EPDM roofing on several buildings and replace with single-ply rubber roofing.

SBC Number: 166/034-01-2007

Estimated Project Cost: \$830,000.00

Source of Funding:

\$ 24,000.00	05/06	Current Funds–Cap Maint (A)
\$206,000.00	2006	G. O. Bonds–Cap Maint (A)
\$250,000.00	2007	G. O. Bonds–Cap Maint (A)
\$350,000.00	08/09	Current Funds–Cap Maint (A)

Comment: Requested scope change adds the Clement Building roof to the project.

Previous SBC Action:

07/12/2007	SBC	Approved project
08/16/2007	SBC	Selected designer (McFarlin Huitt Panvini, Inc)
03/13/2008	SBC	Revised estimated project cost & funding
07/10/2008	SBC	Allocate funding, revise estimated project cost

Minutes: 04/14/2011 SBC Approved revision in scope to include Clement Building roof

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval of a revision in funding in order to award a contract

Project Title: Boiler Replacements

Project Description: Replace two boilers in the central energy plant of the main campus.

SBC Number: 166/038-03-2010

Revised Estimated Cost: \$580,000.00

Source of Funding:	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
2011 State Funds (A)	\$483,000.00	\$ 0.00	\$483,000.00
Campus Plant Funds (A)	<u>0.00</u>	<u>97,000.00</u>	<u>97,000.00</u>
TOTAL	\$483,000.00	\$97,000.00	\$580,000.00

Comment: Increase in funding is needed to award a contract to Interstate Mechanical Contractors, Inc. in the amount of \$475,100.00, based on bids received 3/16/11.

Previous SBC Action:

05/13/2010	SBC	Approved project
05/24/2010	ESC	Selected designer (Albert Bedinger Consulting Engineers)
11/01/2010	SBC	Revised source of funding

Minutes: 04/14/2011 SBC Approved revision in funding to award a contract

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

Requested Action: Approval of a revision in source and funding

Project Title: Betty Gibson Hall HVAC Upgrades

Project Description: Redesign and replace HVAC units and systems in the Betty Gibson Hall

SBC Number: 166/025-01-2010

Revised Estimated Cost: \$210,000.00

Source of Funding:	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$280,000.00	(\$100,000.00)	\$180,000.00
Campus Plant Funds (A)	<u>0.00</u>	<u>30,000.00</u>	<u>30,000.00</u>
TOTAL	\$280,000.00	(\$ 70,000.00)	\$210,000.00

Comment: The ARRA Funds are being moved into the following project on the agenda, Wood Campus Center roof Replacement (166/025-02-2010) to meet federal requirements for spending the funds. Additional plant funds will ensure sufficient contingency remains in the project.

Previous SBC Action: 02/11/2010 SBC Approved project
02/22/2010 ESC Selected designer (Smith Seckman Reid, Inc.)

Minutes: 04/14/2011 SBC Approved revision in source and funding

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

Requested Action: Approval of a revision in scope and funding

Project Title: Wood Campus Center Roof Replacement

Project Description: Replace old built-up roof and replace with an EPDM rubber membrane roof and make mechanical repairs on the roof.

SBC Number: 166/025-02-2010

Revised Estimated Cost: \$390,000.00

Source of Funding:		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
10/11	Curr Funds-CapMaint (A)	\$340,000.00	\$ 0.00	\$340,000.00
	ARRA Funds (F)	0.00	50,000.00	50,000.00
	TOTAL	\$340,000.00	\$50,000.00	\$390,000.00

Comment: ARRA Funds are from the preceding project on the agenda, Betty Gibson Hall HVAC Upgrades (166/025-01-2010) to make mechanical repairs on the roof.

Previous SBC Action: 08/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (SSOE, Inc.)

Minutes: 04/14/2011 SBC Approved revision in scope and funding to include mechanical repairs on roof

Bid Activity Report

The following bids were referred to the Subcommittee, with authority to act, should further action be necessary.

- 1) **University of Memphis, Memphis**
(Elevator Modernization)
SBC Project No. 166/007-03-2010
Bid date: 3-30-2011
- 2) **Jackson State Community College, Jackson**
(Student Parking Pavement Repairs)
SBC Project No. 166/019-01-2010
Bid date: 3-30-2011
- 3) **East Tennessee State University, Johnson City**
(Building Envelope and Window Repairs)
SBC Project No. 166/005-08-2009
Bid date: 4-06-2011
- 4) **University of Memphis, Memphis**
(Central Avenue Parking Lot Reconfiguration)
SBC Project No. 166/007-04-2010
Bid date: 4-06-2011
- 5) **Tennessee State University, Nashville**
(Watson Hall Improvements)
SBC Project No. 166/001-02-2010
Bid date: 4-06-2011
- 6) **Volunteer State Community College, Gallatin**
(Parking & Sidewalk Repair/Replacement)
SBC Project No. 166/025-01-2007
Bid date: 4-13-2011
- 7) **Tennessee State University, Nashville**
(Boswell Fume Hood Updates)
SBC Project No. 166/001-03-2010
Bid date: 4-06-2011
- 8) **Austin Peay State University, Clarksville**
(HVAC Updates)
SBC Project No. 166/003-15-2010
Bid date: 4-13-2011
- 9) **Jackson State Community College, Jackson**
(Exterior Cleaning and Recaulking)
SBC Project No. 166/019-02-2007
Bid date: 4-13-2011
- 10) **Walters State Community College, Blountville**
(Emergency Generator Installation)
SBC Project No. 166/023-04-2010
Bid date: 4-13-2011

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in source of funding

Project Title: Utility Meters

Project Description: Provide sub-metering electrical consumption, metering steam condensate and metering water consumption for buildings campus wide.

SBC Number: 540/009-01-2010

Estimated Project Cost: \$2,450,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$2,450,000.00	(\$1,100,000.00)	\$1,350,000.00
2011 State Funds (A)	<u>0.00</u>	<u>1,100,000.00</u>	<u>1,100,000.00</u>
TOTAL	\$2,450,000.00	\$ 0.00	\$2,450,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds.

Previous SBC Action: 01/14/2010 SBC Approved project (in-house design)

Minutes: 04/14/2011 SBC Approved revision in source of funding, with the replaced ARRA funds being used for other non-capital expenses.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in source of funding

Project Title: Interior Lighting

Project Description: Provide more energy efficient lighting and controls to several buildings.

SBC Number: 540/009-03-2010

Estimated Project Cost: \$6,200,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$6,200,000.00	(\$5,840,000.00)	\$ 360,000.00
2011 State Funds (A)	<u>0.00</u>	<u>5,840,000.00</u>	<u>5,840,000.00</u>
TOTAL	\$6,200,000.00	\$ 0.00	\$6,200,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds.

Previous SBC Action: 01/14/2010 SBC Approved project (in-house design)

Minutes: 04/14/2011 SBC Approved revision in source of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in source of funding

Project Title: Chilled Water Plant Control Upgrades

Project Description: Upgrade controls in regional chilled water plants on the Knoxville campus. It will also replace existing pneumatic control systems with digital systems in selected locations.

SBC Number: 540/009-05-2010

Estimated Project Cost: \$6,100,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$ 437,500.00	(\$437,500.00)	\$ 0.00
2011 State Funds (A)	<u>5,662,500.00</u>	<u>437,500.00</u>	<u>6,100,000.00</u>
TOTAL	\$6,100,000.00	\$ 0.00	\$6,100,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds.

Previous SBC Action: 01/14/2010 SBC Approved project
01/25/2010 ESC Selected designer (Smith Seckman Reid)
08/19/2010 SBC Revised source of funding

Minutes: 04/14/2011 SBC Approved revision in source of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in source of funding

Project Title: Libraries Improvements

Project Description: Upgrade selected spaces to better accommodate group participation in "digital" projects, provide additional electrical outlets to support increased utilization of lap top computers and replacement of carpet and other floor finishes as required. It will also replace existing mercury vapor lighting in Pendergrass Library.

SBC Number: 540/009-22-2010

Estimated Project Cost: \$3,575,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$ 515,000.00	(\$100,000.00)	\$ 415,000.00
2011 State Funds (A)	<u>3,060,000.00</u>	<u>100,000.00</u>	<u>3,160,000.00</u>
TOTAL	\$3,575,000.00	\$ 0.00	\$3,575,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds.

Previous SBC Action: 01/14/2010 SBC Approved project
01/25/2010 ESC Selected designer (McCarty Holsaple McCarty)
08/19/2010 SBC Revised source of funding

Minutes: 04/14/2011 SBC Approved revision in source of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in source and funding

Project Title: Building Transformers Replacement

Project Description: Replace transformers in several buildings.

SBC Number: 540/009-02-2010

Revised Estimated Cost: \$1,275,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$1,000,000.00	(\$ 960,000.00)	\$ 40,000.00
2011 State Funds (A)	<u>0.00</u>	<u>1,235,000.00</u>	<u>1,235,000.00</u>
TOTAL	\$1,000,000.00	\$ 275,000.00	\$1,275,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds and also increasing funding to meet the designer's Construction Document Phase (CDP) estimate.

Previous SBC Action: 01/14/2010 SBC Approved project (in-house design)

Minutes: 04/14/2011 SBC Approved revision in source and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in scope, source and funding

Project Title: Exterior Lighting Replacement

Project Description: Replace exterior lighting fixtures and controls to improve effectiveness and efficiency of the campus exterior lighting system.

SBC Number: 540/009-04-2010

Revised Estimated Cost: \$2,300,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$1,000,000.00	(\$ 970,000.00)	\$ 30,000.00
2011 State Funds (A)	<u>0.00</u>	<u>2,270,000.00</u>	<u>2,270,000.00</u>
TOTAL	\$1,000,000.00	\$1,300,000.00	\$2,300,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds and also increasing scope and funding to include addressing substantially more exterior lighting replacement throughout the campus. This completes replacing exterior lighting for the foreseeable future.

Previous SBC Action: 01/14/2010 SBC Approved project (in-house design)

Minutes: 04/14/2011 SBC Approved revision in scope, source and funding to include lighting replacement throughout the campus

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to award a contract based upon results received from Best Value Option 3 proposers

Project Title: Music Center

Project Description: Provide for functions to be relocated to allow for construction of Music Building

SBC Number: 540/009-28-2007

Estimated Project Cost: \$40,000,000.00

Source of Funding: \$29,500,000.00 09 G.O. Bonds-Capital Outlay (A)
\$10,000,000.00 Gift Funds (O)
\$ 500,000.00 07/08 Current Funds-Capital Outlay (A)

Comment: This project will demolish the existing Music Building and provide a new facility for the School of Music. The new facility will make possible the expansion and consolidation of various music functions that are currently housed at multiple locations on campus. Because of the specialized features and characteristics of this facility, the Best Value Delivery Option will result in a facility with superior performance and quality.

Previous SBC Action: 09/13/2007 SBC Approved project & designer (Barber McMurry/Blankenship)
09/10/2009 SBC Revised source of funding
04/08/2010 SBC Approved utilizing Alt Del Method and Early Design Phase

Minutes: 04/14/2011 SBC Approved award of contract to Johnson & Galyon, Inc for BV3

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval of a project with authorization to proceed with the process for designer selection**

Project Title: Pedestrian Mall Phase 2

Project Description: Improvements to include extension of new walkways, new pavilion structure and associated site lighting, landscaping and planting

SBC Number: 540/005-01-2011

Estimated Project Cost: \$2,300,000.00

Source of Funding: \$2,000,000.00 TSSBA (A)
 \$ 300,000.00 Gifts (O)

Comment: This project was disclosed as a line-item in the FY 09/10 budget. Phase 1 was titled Campus Landscaping (540/005-05-2004), and was completed in 2007.

Minutes: 04/14/2011 SBC Approved project.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Downtown West Building Renovation

Project Description: Renovation of building to accommodate the Eastern Region Agricultural Extension offices

SBC Number: 540/001-02-2010

Revised Estimated Cost: \$1,150,000.00

Source of Funding:	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Reserves (R)	\$950,000.00	\$200,000.00	\$1,150,000.00

Comment: The increase is necessary to provide adequate funds based on the currently estimated Construction Document Phase (CDP) cost.

Previous SBC Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (Bullock Smith & Partners)

Minutes: 04/14/2011 SBC Approved revision in funding

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval of the Early Design Phase

Project Title: Research Building

Project Description: Provides for a new 100,000 gsf research building

SBC Number: 540/013-03-2009

Estimated Project Cost: \$49,000,000.00

Source of Funding: \$49,000,000.00 TSSBA (A)

Comment: The joint venture of The Horrell Group and Hnedak Bobo Group will make the presentation.

Previous SBC Action: 07/09/2009 SBC Approved project & designer (Horrell Group/Hnedak Bobo)

Minutes: 04/14/2011 SBC Approved the Early Design Phase

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on March 10, 2011.

The Hermitage, Nashville, Davidson County, Tennessee

- 1) The Commission approved The Ladies' Hermitage Association 2010 Annual Report as required by TCA 4-13-104, and the amended and restated by-laws, which deleted the section on *Proxies*.

Report of Bid Withdrawals

The Commission accepted the following report of bid withdrawals in accordance with Item 5.01(E)(5)(d) of the *SBC By-Laws, Policy & Procedures*:

- 1) **Contractor:** Four Seasons
Project Location: National Guard Armory – Waverly
Project Title: HVAC Replacement and Controls Upgrade
SBC No. 361/096-01-2009
Bid date: 08/31/2010
Designer: Smith Seckman Reid
Explanation: Mistake was made in addition when they didn't carry over a "one". Their bid was for \$194,000" and should have been for "\$294,000".

- 2) **Contractor:** Jones Brothers, Inc.
Project Location: Southwest Tennessee Community College
Project Title: Mechanical Systems Modernization
SBC No. 166/033-02-2009
Bid date: 12/15/2010
Designer: OGCB, Inc.
Explanation: Mathematical error and misinterpretation of *Instructions to Bidders*.

- 3) **Contractor:** Southern Constructors, Inc.
Project Location: UTK and UTIA
Project Title: Accessibility Improvements for the Disabled
SBC No. 540/000-03-1997
Bid date: 02/08/2011
Designer: Cope Associates, Inc.
Explanation: Contingency allowance omitted in their bid.

- 4) **Contractor:** Don Kennedy Roofing
Project Location: Tennessee Technological University
Project Title: Several Buildings Roof Replacement, Phase 2
SBC No. 166/011-01-2009B
Bid date: 02/23/2011
Designer: Richard C. Rinks & Associates
Explanation: Contractor left out the flat roof portion estimate in their total bid.

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

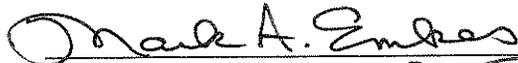
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|----|---|---|
| 1) | Clover Bottom Mansion
(Exterior Repairs)
Change Order No. 1
Contract Amount: \$300,200.00
Change Order Amount: \$30,514.02
Change Order Percent: 10.16
Cumulative Percent 10.16
SBC Project No. 529/019-01-2007 | Replace unforeseen rotten building members including deteriorated wooden porch structure. |
|----|---|---|

Executive Sub-Committee Report

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on February 22, 2011.

There being no further business, the meeting adjourned at 11:24 a.m.

Approved:



Mark A. Emkes, Commissioner
Department of Finance and Administration