

MINUTES

STATE BUILDING COMMISSION

October 10, 2013

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

Tennessee Board of Regents
University of Tennessee
Department of Environment and Conservation
Tennessee Historical Commission
Department of General Services
State Building Commission

Chancellor John Morgan
President Joe DiPietro
Deputy Commissioner Brock Hill
Executive Director Patrick McIntyre
Executive Director Peter Heimbach
Interim State Architect Alan Robertson

STATE BUILDING COMMISSION MEMBERS PRESENT

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

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor

OTHERS PRESENT

Alan Robertson, Interim State Architect
Georgia Martin, Office of the State Architect
Courtney Holliday, Treasurer's Office
Terry Mason, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Bruce Davis, Legislative Budget Office
Jordan Young, Governor Ramsey's Office
Hayden Pendergrass, House Speaker's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Ted Hayden, Office of the State Architect
Jason Hartman, Dept of Finance and Administration
John Carr, Dept of Finance and Administration
Mike Morrow, Dept of Finance and Administration

Keith King, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Crystal Collins, THEC
Steven Gentile, THEC
Cathy Higgins, Legislative Budget Analysis
Tim McKeehan, University of Tennessee
Robbi Stivers, University of Tennessee
Doug Freeman, Department of General Services
Robert O'Connell, TSEA
Marcos Makohon, Department of General Services
Jane Jackson, Tennessee State University
Ron Brooks, Tennessee State University
Matt Ingham, Department of General Services
Cindy Liddell, Comptroller's Office

Kim Adkins, Capitol Strategy Group
Wayne Lowman, Maynard Select
Trammel Hoehn, Dept of Finance and Administration
Larry Maxwell, Department of Agriculture

John Gromos, Turner Construction
Jonathan Holmes, Messer Construction
Mark Cherpack, Dept of Finance and Administration
Steve McDaniel, House District 72

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Animal Science Center

Project Description: Construct animal handling area and classroom.

SBC Number: 166/003-08-2013

Total Project Budget: \$800,000.00

Source of Funding: \$400,000.00 13/14 CurrFunds-CapImprov (A)
\$200,000.00 Gifts (O)
\$200,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This is a line-item in the FY 13/14 budget. Expansion of the program at the APSU Farm includes supporting utilities and parking.

Minutes: 10/10/2013 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Fine Arts Classroom Building

Project Description: Construct facility for rehearsal, teaching, and public presentation of the performing arts.

SBC Number: 166/005-08-2013

Total Project Budget: \$39,200,000.00

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

Source of Funding: \$ 1,500,000.00 Gifts (O)

Comment: This is a line-item in the FY 13/14. Project is TBR's #9 priority on the Capital Outlay List. Project was recognized in the Governor's budget with match funds provided as part of the project funding.

Minutes: 10/10/2013 SBC Approved fully planning a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a revision in source(s) of funding, and approval of the Early Design Phase as recommended by the State Architect

Project Title: Women's Softball Batting Enclosure

Project Description: Construct a structure for women's softball batting practice, including storage.

SBC Number: 166/009-08-2013

Total Project Budget: \$100,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>		
	\$100,000.00	-\$100,000.00	\$ 0.00	Gifts	(O)
	0.00	\$100,000.00	100,000.00	Athletic Funds	(A)

Original Project Budget: \$100,000.00

Change in Funding: \$ 0.00

Revised Project Budget: \$100,000.00

Comment: Design services were provided by the regional designer.

Previous Action: 07/11/2013 SBC Approved project

Minutes: 10/10/2013 SBC Approved a revision in source(s) of funding and approved the Early Design Phase as recommended by the State Architect.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project scope

Project Title: Mechanical Updates (formerly Boswell Fume Hood Updates)

Project Description: Replace HVAC components in Boswell Hall to raise fume hood performance. Repair and update HVAC systems in Hankal Hall, Humphreys Hall, and the Floyd Payne Student Center.

SBC Number: 166/001-03-2010

Total Project Cost: \$5,000,000.00

Source of Funding:

\$1,250,000.00	10/11	CurrFunds-CapMaint	(A)
1,250,000.00	2010	GO Bonds-CapMaint	(A)
250,000.00	11/12	CurrFunds-CapMaint	(A)
2,250,000.00	2011	GO Bonds-CapMaint	(A)

Comment: The work in Boswell has been completed and the remaining \$908,305 will be used to expand the scope of the project. The revised scope will include the addition of HVAC repairs for Hankal Hall, Humphreys Hall, and the Floyd Payne Campus Center.

Previous Action:

07/08/2010	SBC	Approved project
07/23/2010	ESC	Selected designer (Kurzynske & Associates)
07/14/2011	SBC	Revised funding

Minutes: 10/10/2013 SBC Approved a revision in project scope.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a revision in project scope and budget

Project Title: Outdoor Tennis Courts Updates

Project Description: Resurface 12 existing courts with amenities for NCAA play.

SBC Number: 166/011-13-2013

Revised Project Budget: \$250,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>	
Original Project Budget:	\$1,240,000.00	(\$990,000.00)	\$250,000.00	Plant (Non-Auxiliary) (A)
Change in Funding:		(\$990,000.00)		
Revised Project Budget:			\$250,000.00	

Comment: Campus will make repairs to the existing courts and will not construct any new courts as originally planned.

Previous Action: 07/11/2013 SBC Approved project

Minutes: 10/10/2013 SBC Approved a revision in project scope and budget.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: Approval of the selection of a consultant as result of RFP

Project Title: Master Plan

Project Description: Update Master Plan for campus

SBC Number: 166/001-04-2012

Total Project Budget: \$300,000.00

Source of Funding: \$300,000.00 Plant (Non-Auxiliary) (A)

Comment: The last master plan was completed in 2008.

Previous Action: 12/13/2012 SBC Approved issuance of RFP for Master Plan

Minutes: 10/10/2013 SBC Approved the selection of Woolpert, Inc. as master plan consultant for the project.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in scope and total project budget from \$1,800,000 to \$1,150,000

Project Title: Women's Softball Training Facility

Project Description: Construct women's softball training facility at Park Avenue softball field.

SBC Number: 166/007-02-2013

Revised Project Budget: \$1,150,000.00

Current Project Funding: \$ 100,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>		
	\$100,000.00	(\$100,000.00)	\$ 0.00	Gifts	(O)
	0.00	100,000.00	100,000.00	Plant (Auxiliary, R&R)	(A)
Original Project Budget:	\$100,000.00				
Change in Funding:		\$0.00			
Revised Project Budget:			\$100,000.00		

Comment: Campus is reducing the size of the building from 9,472 s.f. to 5,800 s.f.

Previous Action: 01/10/2013 SBC Approved fully planned project
02/25/2013 ESC Selected designer (Ross Witt)

Minutes: 10/10/2013 SBC Approved a revision in scope and total project budget from \$1,800,000 to \$1,150,000.

TENNESSEE BOARD OF REGENTS

Bid Activity Report

- 1) Cleveland State Community College, Cleveland
(Fire Alarm System Upgrade)
SBC Project No. 166/013-01-2012
Bid date: 10-02-2013
SBC Action: No action required

- 2) Roane State Community College, Harriman
(Security System Update)
SBC Project No. 166/027-02-2010
Bid date: 10-02-2013
SBC Action: No action required

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Deferred Maintenance (2013-2014)

Project Description: This project will address a backlog of deferred maintenance consisting of, but not limited to, roof replacements and repairs, window replacements, and masonry repairs.

SBC Number: 540/009-08-2013

Total Project Budget: \$11,000,000.00

Current Project Funding: \$ 900,000.00
(if not fully funded)

Source of Funding: \$ 900,000.00 Plant (Non-Auxiliary) (A)

Comment: This is a FY 2013-2014 disclosed project. Backlog maintenance will include repairs on buildings and building components that are in excess of 20 years old. This allocation of partial funding will fund deferred maintenance repairs to Clarence Brown Theatre.

<u>Subprojects</u>	<u>Cost</u>
Clarence Brown Theatre Repairs	\$900,000

Minutes: 10/10/2013 SBC Approved a project, budget, scope, allocation of partial funding, source(s) of funding and proceeding with process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Environmental Initiatives (2013-2014)

Project Description: This project is to provide various energy improvement projects such as lighting upgrades, water reduction, and renewable energy projects. It will also provide improved infrastructure for recycling.

SBC Number: 540/009-09-2013

Total Project Budget: \$1,500,000.00

Current Project Funding: \$ 610,000.00
(if not fully funded)

Source of Funding: \$ 610,000.00 Plant (Non-Auxiliary) (A)

Comment: This is a FY 2013/2014 disclosed project. Projects include those that reduce the environmental impacts of campus operations by putting in place more efficient systems and renewable energy and recycling infrastructure. This allocation of partial funding will provide a solar panel project on the 11th Street Garage.

<u>Subprojects</u>	<u>Cost</u>
Solar Panel – 11 th Street Garage	\$610,000

Minutes: 10/10/2013 SBC Approved a project, budget, scope, allocation of partial funding, source(s) of funding and proceeding with process to select a designer.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to utilize the Construction Manager/General Contractor alternative delivery method

Project Title: Parking Garage – Volunteer Blvd. & Pat Head Summitt Dr.

Project Description: This project will provide for 1,200 space garage at Volunteer Blvd. and Pat Head Summitt Dr. In addition to serving students and staff the garage will serve patrons of the Music Center, multiple intercollegiate athletic venues, and other special events.

SBC Number: 540/009-17-2007

Total Project Budget: \$21,500,000.00

Source of Funding: \$20,500,000.00 TSSBA (Parking, Athletics) (A)
\$ 1,000,000.00 Plant Auxiliary (Athletics) (A)

Comment: The Construction Manager/General Contractor alternative delivery method is recommended due to the phasing of the project, project schedule and the coordination with other projects. The proposed schedule will require the release of multiple contracts. Evaluation criteria will include experience with similar projects and multi-phased projects.

Previous Action: 07/12/2007 SBC Approved project
08/16/2007 SBC Selected designer (Lindsay & Maples/Bullock Smith, JV)

Minutes: 10/10/2013 SBC Approved utilizing Construction Manager/General Contractor alternative delivery method.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to revise the scope of the project

Project Title: New Student Housing (Planning)

Project Description: This project will provide a new residence hall for approximately 600 students. It will be constructed on the site of Gibbs Hall which was previously approved for demolition.

SBC Number: 540/009-15-2012

Total Project Budget: \$68,400,000.00

Current Project Funding: \$ 3,000,000.00
(if not fully funded)

Source of Funding: \$ 3,000,000.00 Plant (Auxiliary–Housing) (A)

Comment: This was a FY 2012/2013 **disclosed** project. This request will relocate the building location to the existing Gibbs Hall site. At the September 12, 2013 SBC meeting, Gibbs Hall demolition was previously approved as part of the Stokely Demolition project, SBC No. 540/009-20-2012. The replacement of Gibbs Hall supports the housing master plan by providing state of the art housing in the core of campus.

Previous Action: 07/12/2012 SBC Approved project
08/20/2012 ESC Selected designer (Cope Associates)

Minutes: 10/10/2013 SBC Approved revising scope of project.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction

Project Title: Neyland Thompson Sports Center TV Studio

Project Description: This project will renovate approximately 12,700 gross square feet on two floors of the facility. The upper floor will contain the main television studio. The lower floor will contain the digital arts facility and support space.

SBC Number: 540/009-10-2013

Total Project Budget: \$10,000,000.00

Source of Funding: \$10,000,000.00 Gift/Donations (O)

Comment: This is a special opportunity project funded by a gift to build the TV studio in Neyland Thompson Sports Center. Best Value Option One is being recommended due to the complexity of the project. The project renovates two areas within the building. The project will be coordinated with the occupied portions of the building to assure ongoing operations. The Best Value criteria will evaluate each proposer's experience with similar technical complex projects.

Minutes: 10/10/2013 SBC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Science Laboratory Facility (13th and Cumberland)

Project Description: This project will provide a new, approximately 200,000 GSF, multidisciplinary science laboratory facility at Cumberland Ave. and 13th St. This facility will be used for research and teaching laboratories, associated support services, faculty and departmental offices, and a vivarium.

SBC Number: 540/009-18-2012

Total Project Budget: \$90,000,000.00

Current Project Funding: \$ 3,000,000.00
(if not fully funded)

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

Comment: Six (6) proposals were received on 09/04/2013. This was a FY 12-13 line-item project that was previously approved for \$3M in planning. The CM/GC contract will be for pre-construction services only until full project funding is approved.

Previous Action: 07/12/2012 SBC Approved full planning project
07/11/2013 SBC Approved utilizing CM/GC alternative delivery method
07/30/2013 ESC Selected designer (McCarty Holsaple McCarty)

Minutes: 10/10/2013 SBC Approved award of contract to Rentenbach Constructors, Inc. as Construction Manager/General Contractor.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Support Services Complex

Project Description: This project will provide new space for the following operations at UT Knoxville: Facilities Services; UT Police; and approximately 10,000 SF of space for the Institute of Agriculture to replace space demolished to accommodate construction of a bridge to the AG campus.

SBC Number: 540/009-14-1999

Total Project Budget: \$17,135,000.00

Source of Funding:

\$12,600,000.00	2006	GO Bonds-CapImprov
575,000.00	06/07	CurrFunds-CapImprov
3,960,000.00		TSSBA (Plant Non-Auxiliary)

Comment: Five proposals were received on 08/29/2013.

Previous Action:

09/09/1999	SBC	Approved project & designers (Lockwood Greene/Cope Assoc)
07/20/2006	SBC	Approved revision in funding
12/14/2006	SBC	Approved revision in funding
08/08/2013	SBC	Approved utilizing CM/GC alternative delivery method

Minutes:

10/10/2013	SBC	Approved award of contract to Johnson & Galyon as Construction Manager/General Contractor.
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UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to allocate funding to partially fund a previously approved planning project

Project Title: Volleyball & Indoor Track Facility

Project Description: This project will provide for a new volleyball and indoor track facilities.

SBC Number: 540/009-29-2010

Total Project Budget: \$18,000,000.00

Current Project Funding: \$ 2,000,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$800,000.00	\$1,200,000.00	\$2,000,000.00	Plant Non-Auxiliary (Athletics) (A)
Original Project Budget:	\$800,000.00			
Change in Funding:		\$1,200,000.00		
Revised Project Budget:			\$2,000,000.00	

Comment: The State Building Commission previously approved the project for full planning in 2010 in the amount of \$800,000 for a project of \$18,000,000. This increase will provide for the construction of the practice Volleyball Facility containing approximately 23,000 gross square feet.

Previous Action: 05/13/2010 SBC Approved full planning project
05/24/2010 ESC Selected designer (Studio Four Design)

Minutes: 10/10/2013 SBC Approved allocation of funding to partially fund a previously approved planning project.

UNIVERSITY OF TENNESSEE

University of Tennessee Martin, Parsons, Decatur County, Tennessee

Requested Action: Approval of a capital grant

Project Title: Parsons–Decatur County Higher Education Foundation – Nursing Building Capital Grant

Project Description: The grant will be provided to the Parsons Decatur County Higher Education Foundation for capital expansion of the nursing building located in Parsons, TN.

SBC Number: 540/011-05-2013

Total Project Budget: \$1,000,000.00

Source of Funding: \$1,000,000.00 13/14 CurrFunds-CapImprov (A)

Comment: This is a FY 2013-2014 line-item project. It is the University's request for the State to make this grant directly to the Parsons–Decatur County Higher Education Foundation for this purpose.

Minutes: 10/10/2013 SBC Treasurer Lillard made a motion to approve the capital grant, but wanted to assure that the University included language in their contract for the right of the State to audit the use of the proceeds. Comptroller Wilson stated that the Foundation is given the money and they do the project with no supervision, and insisted that the State have the right to audit their records. Dr. DiPietro responded that they would comply with the Commission's request. The motion was properly seconded and passed without objection.

UNIVERSITY OF TENNESSEE

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

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

Project Title: College of Pharmacy Building

Project Description: This project will provide a new facility to house the College of Pharmacy. It will contain research laboratories, faculty offices, departmental administrative offices and support spaces required for the teaching, research and public service activities of the College of Pharmacy.

SBC Number: 540/013-03-2004

Total Project Budget: \$64,413,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$40,800,000.00	\$0.00	\$40,800,000.00	2004	GO Bonds-CapImprov	(A)
	2,000,000.00	0.00	2,000,000.00	04/05	CurrFunds-CapImprov	(A)
	6,800,000.00	0.00	6,800,000.00	2006	GO Bonds-CapImprov	(A)
	4,500,000.00	(4,200,000.00)	300,000.00		Plough Grant	(O)
	2,060,000.00	0.00	2,060,000.00		Reserves	(R)
	2,013,000.00	0.00	2,013,000.00		Insurance	(O)
	940,000.00	0.00	940,000.00		ARRA	(F)
	4,500,000.00	0.00	4,500,000.0	11/12	CurrFunds-CapImprov	(A)
	5,000,000.00	0.00	5,000,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$68,613,000.00					
Change in Funding:		(\$4,200,000.00)				
Revised Project Budget:			\$64,413,000.00			

Comment: This action will transfer the grant funding to a new project for the Good Manufacturing Process (GMP) facility.

Previous Action:

- 06/10/2004 SBC Approved project
- 06/21/2004 ESC Approved designer (Evans Taylor Foster Childress/TRO Jung/Brannen)
- 03/08/2007 SBC Approved Early Design Phase
- 06/14/2007 SBC Approved revision in funding
- 09/24/2007 ESC Approved relocation of budget and award of contract
- 03/11/2010 SBC Approved revision in funding
- 10/14/2010 SBC Approved revision in funding
- 11/10/2010 SBC Approved selection of CM/GC
- 06/09/2011 SBC Approved revision in source of funding
- 07/14/2011 SBC Approved revision in funding
- 06/13/2013 SBC Approved revision in scope, budget and source(s) of funding

Minutes: 10/10/2013 SBC Approved a revision in scope, project budget and source(s) of funding.

UNIVERSITY OF TENNESSEE

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

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

Project Title: Good Manufacturing Process Facility

Project Description: This project will renovate approximately 13,000 square feet in the building located at 208 South Dudley Avenue for a Good Manufacturing Process (GMP) facility.

SBC Number: 540/013-04-2013

Total Project Budget: \$11,200,000.00

Source of Funding: \$ 7,000,000.00 Plant Non-Auxiliary (A)
\$ 4,200,000.00 Plough Grant (O)

Comment: This is a transfer from the College of Pharmacy building to the building located at 208 South Dudley Avenue. The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary. The original designer, the joint venture of Evans Taylor Foster Childress and brg3s, is recommended based on their previous knowledge of the project.

Minutes: 10/10/2013 SBC Approved a project, budget, scope, source(s) of funding and using the original designer of the facility, Evans Taylor Foster Childress / brg3s.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

Requested Action: Approval of a utility grant and a revision in project scope

Project Title: Sewer System Upgrade

Project Description: Provide a sewer utility grant to Tennessee Waste Water Systems, Inc.

SBC Number: 126/075-01-2009

Total Project Budget: \$1,320,000.00

Source of Funding: \$1,320,000.00 09/10 CurrFunds-CapMaint (A)

Comment: This is a FY 09/10 project. After conducting a feasibility study at the request of TDEC, the Engineer of Record made a recommendation for a utility grant to Tennessee Wastewater Systems Inc. (TWSI) to construct an onsite collection system and force main to their local treatment plant. This grant for \$1.180M will provide funds that will be for construction purposes only. The grant term will be from December 1, 2013 to November 30, 2015.

Previous Action: 09/10/2009 SBC Approved project & designer (TLM Associates, Inc.)

Minutes: 10/10/2013 SBC Referred to Subcommittee, with authority to act.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Fall Creek Falls State Park, Pikeville, Van Buren County, Tennessee

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

Project Title: Old Inn Renovation & Upgrade

Project Description: This project renovates the "old" wing of the facility including the addition of a geothermal ground source field for the HVAC system. Project includes energy management improvements and kitchen upgrades

SBC Number: 126/036-05-2012

Total Project Budget: \$9,460,000.00

Source of Funding:	\$ 860,000.00	12/13	CurrFundsCap Improv	(A)
	6,700,000.00	2012	GO Bonds Cap Improv	(A)
	1,900,000.00		Clean Energy Grant	(O)

Comment: There were five proposals received on 9/20/2013 for evaluation on 9/23/2013.

Previous Action: 08/20/2012 SBC Approved project
09/24/2012 ESC Selected designer (Blankenship & Partners)
08/08/2013 SBC Revised scope/funding; using CM/GC

Minutes: 10/10/2013 SBC Approved award of contract to PBG Builders Inc. as Construction Manager/General Contractor.

TENNESSEE HISTORICAL COMMISSION

Carter House Museum, Franklin, Williamson County, Tennessee

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

Project Title: Visitor Center

Project Description: The project which formerly consisted of renovating the existing gymnasium will be revised to provide a master plan study of the historic site, adjacent properties and recommend implementation strategies.

SBC Number: 160/008-01-2006

Total Project Budget: \$1,250,000.00

Source of Funding:	\$ 200,000.00	06/07	CurrFunds-CapImprov	(A)
	1,050,000.00	2006	GO Bonds-CapImprov	(A)

Comment: The project will be revised to include a site master plan study to determine the best utilization of the historic site and adjacent properties to comply with 'battlefield reclamation plans for the site as a whole.

The project has been on administrative hold since 2008 to allow the Tennessee Historical Commission to develop a comprehensive land reclamation plan.

Previous Action: 07/20/2006 SBC Approved project & selected designer (Scott Wilson Architect)
11/09/2006 SBC Revised scope
10/09/2008 SBC Approved Direct Order for repairs

Minutes: 10/10/2013 SBC Approved a revision in scope, with work to be accomplished within current project funding.

TENNESSEE HISTORICAL COMMISSION

James K. Polk Home, Columbia, Maury County, Tennessee

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

Project Title: Polk House Renovation

Project Description: Renovation and improvements to the home and surrounding property.

SBC Number: 160/007-02-2013

Total Project Budget: \$150,000.00

Source of Funding: \$150,000.00 Gift-in-Place (0)

Comment: The James K. Polk Home is owned by the State of Tennessee under the auspices of the Tennessee Historical Commission. It is operated and maintained by the James K. Polk Memorial Association. The site was designated a National Historical Landmark in 1961 and included in the initial list of National Register of Historical Places in 1966. The work includes site work and building improvements and the addition of a restroom. A portion of the funding for this work is from a capital grant from the State of Tennessee.

This structure is over 50 years old and the Tennessee Historical Commission request to review the design drawings of this alteration, prior to issuing for construction, to insure that it is being done in accordance with the provisions of the *Secretary of the Interior's Standards for Treatment of Historic Properties*.

Minutes: 10/10/2013 SBC Approved acceptance of gift-in-place construction with plans and specs to be approved by State Architect.

DEPARTMENT OF GENERAL SERVICES

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

Requested Action: Approval of a capital grant

Project Title: Visitor's Center

Project Description: Provide a state matching grant to match with a Federal Scenic Byways Grant administered by TDOT to the Mississippi River Corridor-Tennessee (MRC-T) for the expansion of the Visitor's Center at Reelfoot Lake State Park.

SBC Number: 126/084-01-2013

Total Project Budget: \$372,000.00

Source of Funding: \$372,000.00 03/04 CurrFunds CapImprov (R)

Comment: The Scenic Byways Grant of \$1.512M will be administered through the Department of Transportation and the match grant will be administered through the Department of General Services for the Department of Environment and Conservation. The purpose of the grants is for the expansion of the existing visitor's center/facilities which will consist of exterior trails interpretive markers, additional parking and renovations. This grant provides to the MRC-T part of the 20% match to the federal grant. The scenic corridor will extend from the Kentucky State line to the Mississippi State line.

The design and construction will be presented at a later date for approval as a gift-in-place project (\$1.89M). The Tennessee Historical Commission has reviewed and advised that this project will not adversely affect this State-owned resource.

Minutes: 10/10/2013 SBC Speaker Harwell asked if TDOT had already received the federal money. Peter Heimbach said he didn't know, but believed the grant had already been awarded to the MRCT. Speaker Harwell asked if there are any other projects on this corridor that will be associated with this project, and was told "no". Mr. Heimbach added that, since this project will be constructed on State property, there will be a subsequent request to the SBC at a later date for approval of a gift-in-place for construction of this project. The Commission approved the capital grant as presented.

DEPARTMENT OF GENERAL SERVICES

Johnsonville State Historic Park, New Johnsonville, Humphreys County, Tennessee

Requested Action: Approval of a capital grant

Project Title: Raise the Gunboats, Inc. - Grant

Project Description: Retrieval, restoration and display of artifacts

SBC Number: 126/004-02-2007

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 07/08 CurrFunds-CapImprov (A)

Comment: This was a **line-item** appropriation in 07/08 for a capital grant (\$200K) to Raise the Gunboats, Inc. for planning and investigation of raising a Civil War era gunboat. This is the second grant of approximately \$43,000 to continue the work with the remaining funds in lieu of the extension authorized in February. The term of the grant is from December 1, 2013 to November 30, 2015.

Previous Action: 11/08/2007 SBC Approved grant
02/01/2008 SBC Approved amendment for advance payment
02/14/2013 SBC Approved contract extension; revision in scope

Minutes: 10/10/2013 SBC Speaker Harwell asked what the long term plan was for the artifacts, and was told they will remain at the State park on exhibit. The Commission approved the capital grant as presented.

DEPARTMENT OF GENERAL SERVICES

John Sevier State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: Fire Alarm & Building Updates

Project Description: The scope of this project is to upgrade the mechanical, electrical, lighting, plumbing and fire alarm system and to execute finish upgrades and fixture replacement in restrooms and general office areas throughout the building.

SBC Number: 529/070-01-2013

Total Project Budget: \$15,520,000.00

Source of Funding: \$15,000,000.00 13/14 FRF CurrFunds-CapImprov (A)
520,000.00 FRF Reserves (R)

Comment: There were eight proposals received on September 18, for evaluation on October 3, 2013.

Previous Action: 08/08/2013 SBC Approved project using CM/GC
08/19/2013 ESC Selected designer (Hart Freeland Roberts)

Minutes: 10/10/2013 SBC Approved award of a contract to PBG Builders, Inc. as Construction Manager/General Contractor.

DEPARTMENT OF GENERAL SERVICES

Ellington Agricultural Center, Nashville, Davidson County, Tennessee

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

Project Title: Agriculture Metrology Laboratory Construction

Project Description: Construct new metrology laboratory to meet the National Institute of Standards and Technology certification requirements for the state weights and measures program.

SBC Number: 100/000-01-2013

Total Project Budget: \$4,980,000.00

Source of Funding: \$4,980,000.00 13/14 FRF CurrFunds-CapImprov (A)

Comment: There were five proposals received on September 19, for evaluation on October 2, 2013.

Previous Action: 08/08/2013 SBC Approved project using CM/GC
08/19/2013 ESC Selected designer (Centric Architecture)

Minutes: 10/10/2013 SBC Approved award of a contract to Messer Construction as Construction Manager/General Contractor.

DEPARTMENT OF GENERAL SERVICES

James K. Polk State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: Interior Renovation

Project Description: Interior renovation project at J.K. Polk Building involving work on floors 1 thru 18 of the office tower. Work to include reconfiguration of office layouts; construction of new hard wall offices, installation of new electrical, telecom, plumbing and HVAC systems; new finishes; furnishing; fixtures and all associated work.

Number: 529/075-01-2013

Total Project Budget: \$48,500,000.00

Current Project Funding:
(if not fully funded) \$ 1,400,000.00

Source of Funding: \$ 1,400,000.00 13/14 FRF CurrFunds CapMaint (A)

Comment: There were five proposals received on August 15, for evaluation on September 20, 2013.

Previous Action: 07/11/2013 SBC Approved to preplan project & using CMGC
07/30/2013 ESC Selected designer (Gresham Smith Partners)

Minutes: 10/10/2013 SBC Approved award of a contract to Messer Construction as Construction Manager/General Contractor.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction

Project Title: Knoxville/Cookeville Roof Replacements

Project Description: Roof replacements at two locations: East Tennessee Regional Health Office in Knoxville replaces 13,140 sq. ft. on the main building and 1,680 sq. ft. at the annex. The Tennessee Highway Patrol, in Cookeville is replacing the existing roof and installation of new gutters and downspouts.

SBC Number: 529/000-13-2013

Total Project Budget: \$420,000.00

Source of Funding:

\$260,000.00	13/14	FRF CurrFunds-CapMaint	(A)
160,000.00	13/14	FRF CurrFunds-CapMaint	(A)

Comment: This is a combination of two FY 13/14 line-items in the capital budget. The \$260K is for the East Tennessee Regional Health Office roof and the \$160K is for the Tennessee Highway Patrol, District 6 Headquarters roof. An alternative delivery is being requested due to the work being in multiple roof types in separate locations and also experience working on an occupied commercial building. Firms with experience managing a complex project will be sought. The age of the roofs and funding for roof replacements are for the following buildings:

<u>Facility</u>	<u>Cost</u>	<u>Original Installation/Warranty</u>
East TN Regional Health	\$260,000	1995 (expired)
TN Highway Patrol/District #6	\$160,000	1997 (expired)

Minutes: 10/10/2013 SBC Referred to the Subcommittee, with authority to act.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction

Project Title: Various Roof Replacements

Project Description: Roof replacements at five different locations: Citizen' Plaza and James K. Polk State Office Building, Jackson Supreme Court Building, Ellington Complex/Porter Lab, Ezell Pike Multipurpose Garage.

SBC Number: 529/000-14-2013

Total Project Budget: \$3,080,000.00

Source of Funding:	\$ 690,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	860,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	840,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	470,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	220,000.00	13/14	FRF CurrFunds-CapMaint	(A)

Comment: This is a combination of five FY 13/14 line-items in the capital budget. The age of the roofs and funding for roof replacements are for the following buildings:

<u>Facility</u>	<u>Cost</u>	<u>Original Installation/Warranty</u>
James K. Polk	\$690K	1998, 2001, 2009 (expired)
Ezell Pike Multipurpose Garage	860K	1999 (expired)
Citizens Plaza	840K	1992 (expired)
Jackson Supreme Court	470K	1975 (expired)
Ellington Complex/Porter Lab	220K	1995 (expired)

An alternative delivery is being requested due to the work being in multiple roof types in separate locations and also experience working on an occupied commercial building. Firms with experience managing a complex project will be sought.

Minutes: 10/10/2013 SBC Referred to the Subcommittee, with authority to act..

DEPARTMENT OF GENERAL SERVICES

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

Requested Action: Approval to use the designer previously selected as part of the Design-Build contract previously approved

Project Title: Renovation

Project Description: Update interior finishes, restrooms, elevator lobbies, systems update and other building requirements.

SBC Number: 529/079-04-2012 (T3 associated)

Total Project Budget: \$ 18,265,000.00

Source of Funding: \$10,650,000.00 12/13 CurrFunds-CapImprov (A)
7,615,000.00 2001 FRF Bonds/Energy (A/R)

Comment: The original project scope included work on the Tennessee Room that was not included in the design builder's GMP contract amount. There is currently \$1.5M of remaining funds in the project, and this portion is expected to cost \$1.3M. This portion of the project scope will be procured using standard design-bid-build rather than the previously approved design-build method.

The change to standard procurement requires a separate contract with the designer, Hastings Architecture Associates. This designer is part of the design-build team and is requested to be selected to provide continuity of knowledge and experience as well as familiarity with the project scope. **(This is a T3 Associated Project)**

Previous Action: 07/12/2012 SBC Approved project & issued RFP for D/B
07/12/2012 SBC Approved award to DF Chase
09/18/2012 SBC Approved award of GMP for Phase 2
12/13/2012 SBC Revised funding and GMP amount

Minutes: 10/10/2013 SBC Referred to the Subcommittee, with authority to act.

DEPARTMENT OF GENERAL SERVICES

Lowell Thomas State Office Building, Jackson, Madison County, Tennessee

Requested Action: Approval to utilize a floor consultant for design

Project Title: Office Build-Out (T3)

Project Description: Build out of office space for Lowell Thomas State Office Building

SBC Number: 460/000-02-2012-08

Total Project Budget: \$79,140,000.00

Current Project Funding:
(if not fully funded) \$72,250,000.00

Source of Funding:	\$ 800,000.00	FRF Operating Funds	(A)
	950,000.00	FRF Residual Funds	(R)
	70,500,000.00	12/13 FRF CurrFunds Cap Improv	(A)

Comment: Job Order Contract (JOC) priced this work above the \$500,000 limit so the project is planned to be bid instead. The consultant, Goodwyn Mills Cawood, produced the construction drawings intended for the JOC contract.

Previous Action: 02/09/2012 SBC Approved preplanning & issuing RFP for ADM
07/12/2012 SBC Approved add'l funding; revised TPB; RFP for D/B
02/14/2013 SBC Approved using JOC on Sub 08

Minutes: 10/10/2013 SBC Referred to the Subcommittee, with authority to act.

Bid Activity Report

1) Booker T. Washington State Park

(Group Camp Renovation)

SBC Project No. 126/010-01-2012

Bid date: 09/19/13

SBC Action: Referred to the Subcommittee with authority to act

2) Turney Center Industrial Complex

(Kitchen Hood Replacement)

SBC Project No. 142/005-03-2012

Bid date: 09/24/13

SBC Action: No action required

3) Northwest Tennessee Correctional Complex

(Infrastructure Loop & Equipment Upgrades)

SBC Project No. 142/016-01-2009

Bid date: 10/03/13

SBC Action: No action required

4) Roan Mountain State Park

(Campground Upgrades)

SBC Project No. 126/086-01-2012

Bid date: 10/1/13

SBC Action: No action required

5) Davy Crockett Birthplace Park

(Upgrade Campground)

SBC Project No. 126/034-01-2012

Bid date: 10/1/13

SBC Action: No action required

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on September 12, 2013.

SBC By-Laws, Policy and Procedures

- 1) The Commission unanimously approved the following revisions to the *SBC By-Laws, Policy and Procedures*:

ARTICLE IV OFFICERS

IV-1 CHAIR

The Governor of the State shall serve as Chair. The Chair shall be the Chief Executive Officer of the Commission and shall have the general and active management of the Commission's business and shall exercise general supervision and direction over all of the affairs of the Commission. The Chair may affix his or her signature to contracts or documents required to implement actions of the Commission.

IV-2 VICE-CHAIR

The Commission shall elect a Vice-Chair from its membership. The Vice-Chair shall, in the absence or disability of the Chair, perform the duties and exercise the powers of the Chair.

IV-3 SECRETARY

The Commission delegates its authority to the Executive Subcommittee to elect a Secretary for the Commission and Executive Subcommittee from its membership. The Secretary shall be responsible for minutes and records of the Commission and for giving proper notice of meetings. The Secretary is also jointly responsible with the Chair of the Executive Sub-Committee for placement of items on a Commission meeting agenda.

IV-4 STATE ARCHITECT

The State Architect, selected and approved by the Commission, shall serve as Chief Staff Officer of the Commission and shall serve as the operating manager of the affairs of the Commission, be administratively attached to the Department of Finance and Administration, be responsible for supervision of projects approved by the Commission, and will institute such operating procedures as are required to implement the rules, policy, and procedure, and will promulgate technical standards, including, but not limited to policy and procedures of the Office of the State Architect, and of the Commission. The State Architect shall submit agenda items to the Secretary and to the Executive Sub-Committee Chair for their consideration. The State Architect shall prepare and maintain, at the discretion of the Secretary, minutes and records of the Commission.

IV-5 DELEGATION OF AUTHORITY OF OFFICERS OF THE COMMISSION

The Commission, for any reason sufficient to it, may delegate its powers, or duties, or any of them, to any member or members or to any officer or officers.

ARTICLE V EXECUTIVE SUB-COMMITTEE

V-1 MEMBERSHIP AND OFFICERS

The Executive Sub-Committee is composed of the three State Constitutional Officers and the Commissioner of the Department of Finance and Administration. The Executive Sub-Committee shall elect its own officers from among its membership.

- A. The Executive Sub-Committee shall elect a Chair from its membership, who shall not also serve as the Secretary of the Commission. The Chair shall be the Chief Executive Officer of the Executive Sub-Committee and shall have the general and active management of the Executive Sub-Committee's business and shall exercise general supervision and direction over all affairs of the Executive Sub-Committee. The Chair is also jointly responsible with the Secretary for placement of items on an Executive Sub-Committee meeting agenda.
- B. The Executive Sub-Committee shall elect a Secretary from its membership. The Secretary shall be responsible for minutes and records of the Executive Sub-Committee and for giving proper notice of meetings. The Secretary is also jointly responsible with the Chair for placement of items on an Executive Sub-Committee meeting agenda. The Secretary shall, in the absence or disability of the Chair, perform the duties and exercise the powers of the Chair.
- C. The State Architect, selected and approved by the Commission pursuant to Article IV-4, shall serve as Chief Staff Officer of the Executive Sub-Committee and shall serve as the operating manager of the affairs of the Executive Sub-Committee, be responsible for supervision of projects approved by the Executive Sub-Committee, and will institute such operating procedures as are required to implement the rules, policy, and procedure, and will promulgate technical standards, including, but not limited to policy and procedures of the Office of the State Architect, and of the Commission. The State Architect shall submit agenda items to the Chair and the Secretary for their consideration.

The State Architect shall prepare and maintain, at the discretion of the Secretary, minutes and records of the Executive Sub-Committee.

V-2 AUTHORITY

- A. The Executive Sub-Committee is authorized to act for the full Commission in any matter which has been delegated to the Executive Sub-Committee by the Commission.
- B. The Executive Sub-Committee may approve changes to or adoption of policy and procedure as representative of the full Commission.
- C. The Executive Sub-Committee is delegated authority on behalf of the Commission to take final action on land acquisition, land disposal, and lease transactions where such transactions are consistent with established Commission policies. Actions taken by the Executive Sub-Committee shall be reported to the Commission at its next regularly scheduled meeting.
- D. The Executive Sub-Committee is delegated on behalf of the Commission to take final action on the selection of architects, engineers and design professionals for State projects where such transactions are consistent with established Commission policies and previous actions approved by the Commission regarding the project. Actions taken by the Executive Sub-Committee shall be reported to the full Commission at its next regularly scheduled meeting.

- E. Transactions not fully consistent with established Commission policies, and transactions which in the judgment of a member of the Executive Sub-Committee merit consideration of the Commission, shall be submitted to the Commission for consideration.
- F. The Executive Sub-Committee may act on behalf of the Commission in matters relative to demolitions; however, a Committee member may require a proposed demolition project be brought before the full Commission for consideration and action.
- G. The Executive Sub-Committee may approve routine funding allocation changes on projects under the jurisdiction of the State Building Commission.

V-3 EXECUTIVE SUB-COMMITTEE MEETINGS

A. SCHEDULE

The Executive Sub-Committee will hold regular meetings on the second Monday following the regularly scheduled Commission meeting. Called meetings of the Executive Sub-Committee may be held at which matters pertaining to the operation and affairs of the Executive Subcommittee, as provided for in the notice to the called meeting, may be given attention and appropriate action taken. Meetings of the Executive Sub-Committee may be canceled or rescheduled upon notice. The Commission will notify the heads of departments, institutions and agencies of the schedule of regular meeting dates.

B. HOW CALLED

Meetings of the Executive Sub-Committee may be called by the Chair and the Secretary, or by a majority of the members of the Executive Subcommittee, at such time and place as those calling the meeting shall fix. Adequate public notice of regular, special, and emergency meetings shall be given.

C. ATTENDANCE

Whenever a department, institute or agency has a matter on the agenda that is a recommendation or discussion item, the Executive Subcommittee requires that a representative of the department, institute or agency be present. The recommendation or discussion items for those departments, institutions or agencies that are not represented will be heard at the discretion of the Executive Sub-Committee.

D. RULES OF ORDER

Executive Sub-Committee Meetings shall be governed by Robert's Rules of Order.

E. QUORUM VOTING

At all Executive Sub-Committee meetings, a majority of members, being three, shall constitute a quorum. A majority vote of the quorum shall constitute the action of the Executive Sub-Committee.

F. MINUTES

Adequate written minutes shall be kept recording the official acts and proceedings at meetings of the Executive Sub-Committee. Minutes will be presented for approval or correction at a subsequent meeting and such approval indicated by signature of the Secretary.

V-4 DELEGATION OF AUTHORITY OF THE EXECUTIVE SUB-COMMITTEE

The Executive Sub-Committee, for any reason sufficient to it, may delegate its powers, or duties, or any of them, to any member or members or to any officer or officers.

Acknowledgement of Reporting Items

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

1)	State Procurement Agency:	TN Board of Regents	User Agency:	University of Memphis (Lambuth)
	Location:	Jackson		
	Project Title:	Carney-Johnson Dormitory Renovation)		
	SBC Project No:	166/007-06-2012		
	Designer:	Brg3s, Inc.	Contractor:	Patton & Taylor Enterprises
	Construction Completion %:	93%	Targeted Substantial Completion:	12/31/2013
	Change Order No.	15	Comment: Code-Hidden-Omits-Programmatic	
	Change Order Amount:	\$41,815.37	Several small changes in cabinets, countertops, doors,	
	Change Order Percentage:	1.97	receptacles, lights, fire safety devices, heat piping,	
	Cumulative Percentage:	13.98	mechanical access and hardware.	
	<u>Approved Project Funding</u>		<u>After This Change Order</u>	
	Original Bid Target:	\$2,400,000		
	Base Contract Amount:	\$2,119,450	Revised Contract Amount:	\$2,415,841.83
	Contingency:	\$ 250,000	Remaining Contingency:	\$ 172,444.35

- **Report of Projects Not Requiring SBC Approval** which are not in excess of the \$500,000 threshold for major maintenance, and are not funded in whole or part by bond proceeds or residual proceeds from bond funding (*in accordance with Item 2.01 of the SBC By-Laws, Policy & Procedures*)

1)	State Procurement Agency:	Tennessee Board of Regents		
	User Agency:	Walters State Community College		
	Location:	Morristown		
	Project Title:	Softball Grandstand Upgrades		
	Project Description:	Construct new softball bleachers and press box including ADA compliance and electrical updates		
	SBC Project No.	166/023-02-2013		
	Total Project Budget:	\$200,000		
	Source of Funding:	Plant Funds (Non-Auxiliary)		
2)	State Procurement Agency:	STREAM		
	User Agency:	TRICOR		
	Location:	Turney Center Industrial Complex		
	Project Title:	TCIX Wood Plant		
	Project Description:	Modify existing Industries Building to accommodate Cumberland Products Group LLC contract and operations.		
	SBC Project No.	150/001-02-2013		
	Total Project Budget:	\$188,575		
	Source of Funding:	\$145,000 (TRICOR Operating Funds) \$43,575 (Gift-in-Place)		

- 3) State Procurement Agency: STREAM
 User Agency: General Services
 Location: Cordell Hull State Office Building
 Project Title: Building Evaluation
 Project Description: Provide a comprehensive evaluation to determine the viability and cost of reuse of the building
 SBC Project No. 529/011-01-2013
 Total Project Budget: \$100,000
 Source of Funding: FRF Operating Funds
 Designer: Centric Architecture

Speaker Harwell asked when the evaluation will be completed on the Cordell Hull Building. Peter Heimbach responded that the designer contract was in the process of being executed after which time the designer would have three months to complete their report. He said it will take another month to compare both reports with the evaluation expected to be completed by the end of February. Speaker Harwell asked if the results will be presented to the SBC, and Mr. Heimbach responded that it can be.

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

- 1) Bidder: BurWil Construction Company
 Project Location: Kingsport
 Project Title: I-26 Kingsport Welcome Center
 SBC No. 241/010-01-2010
 Bid date: September 10, 2013
 Designer: Hastings Architecture Associates
 Comment: The number entered on the Bid Form was different from the written words, which take precedence over the numerical amount.
- 2) Bidder: Eastern Corporation
 Project Location: James K. Polk Building - Nashville
 Project Title: Jackson Hall Roof Replacement)
 SBC No. 529/075-03-2011
 Bid date: June 25, 2013
 Designer: Gobbell Hays Partners
 Comment: Their bid submission included demolition costs, but they had unintentionally not been added into the total bid.
- 3) Bidder: Howell Farms Dozer Service
 Project Location: Reelfoot Lake State Park
 Project Title: Cabin Demolition
 SBC No. 126/084-01-2009
 Bid date: June 26, 2013
 Designer: Hart Freeland Roberts
 Comment: Chain link fencing and fill dirt costs and been left out unintentionally and were included on a second project the contractor was bidding at the same time.

- 4) **Bidder:** Maxwell Roofing & Sheet Metal
Project Location: Andrew Johnson Tower – Nashville
Project Title: Roof Replacement
SBC No. 529/078-01-2012
Bid date: July 11, 2013
Designer: Gobbell Hays Partners
Comment: Their bid submission had not included labor to remove existing light weight insulating concrete.
- 5) **Bidder:** Invision General Contractors
Project Location: Nashville
Project Title: Intermediate Care Facilities/MR Homes
SBC No. 346/000-05-2005
Bid date: July 30, 2013
Designer: Clark-Dixon Architects
Comment: The subcontractor had failed to double its estimated costs to recognize that there were two building and only supplied pricing for one building.
- 6) **Bidder:** Rubin Group
Project Location: Nashville
Project Title: Intermediate Care Facilities/MR Homes
SBC No. 346/000-05-2005
Bid date: July 30, 2013
Designer: Clark-Dixon Architects
Comment: Plumbing costs were inadvertently left out of their bid.

Comptroller Wilson discussed the apparent leniency with which bid withdrawals are being handled and suggested there be a review of the process. Alan Robertson agreed to review the policy with regard to bid errors and withdrawals to see what could be done to strengthen that area.

Other Business

There being no further business, the meeting adjourned at 11:42 a.m.

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State