

# MINUTES

## STATE BUILDING COMMISSION June 9, 2011

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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 11:00 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

11:00 a.m.	Military Department	Colonel Brad Bishop
11:01 a.m.	Department of Transportation	Commissioner John Schroer
11:02 a.m.	Department of General Services	Deputy Commissioner Tommy Chester
11:05 a.m.	Department of Finance and Administration	Assistant Commissioner Peter Heimbach
11:06 a.m.	University of Tennessee	Charles Peccolo
11:10 a.m.	Tennessee Board of Regents	Chancellor John Morgan
11:24 a.m.	State Building Commission	State Architect Bob Oglesby

### STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor  
Beth Harwell, Speaker of the House of Representatives  
Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer

### STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor  
Mark Emkes, Commissioner, Department of Finance and Administration

### OTHERS PRESENT

Bob Oglesby, State Architect  
Alan Robertson, Assistant State Architect  
Georgia Martin, State Architect's Office  
Genie Whitesell, Attorney General's Office  
Janie Porter, 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  
David Thurman, Legislative Budget Office  
Carl Manka, Tennessee Board of Regents

Keith King, Tennessee Board of Regents  
David Gregory, Tennessee Board of Regents  
Diane Uhler, Tennessee Board of Regents  
George Criss, University of Tennessee  
Bill Rasnick, East Tennessee State University  
Stephanie Burd, Department of General Services  
Sherryl Byrd, Austin Peay State University  
Tim Hall, Austin Peay State University  
Joe Mills, Austin Peay State University  
Mitch Robinson, Austin Peay State University  
BG Bob Harris, Military Department  
Matt Ingham, Real Property Administration  
Robbie Stivers, University of Tennessee  
Jay Hosay, Messer Construction  
Jim Dixey, Real Property Administration  
John Carr, Department of Finance and Administration  
Bruce Davis, Legislative Budget Office  
Felenceo Hill, Department of Finance and Administration  
Cindy Liddell, Comptroller's Office  
Sean Tierney, THEC  
Scott Boelscher, THEC  
David Primeau, Department of General Services  
Valerie Law, Real Property Administration  
Sherman Greer, Southwest Tennessee Community College  
Nate Essex, Southwest Tennessee Community College  
Tamara Redburn, Fleming Associates Architects  
Lisa Namie, Fleming Associates Architects  
Melanie Buchanan, Real Property Administration  
Blake Fontenay, Constitutional Officers  
Dianne McDerman, Barge Waggoner Sumner Cannon  
Brittany Wilharm, intern  
Cameron Halbert, intern  
Mark Cherpack, Department of Finance and Administration  
Howard Arthur, Ken Ross Architects  
CW Parker, Ken Ross Architects  
Jim Hastings, Hastings Architecture Associates  
Lane Lyle, Lyle Cook Martin Architects  
Garry Askew, Bauer Askew Architecture

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DEPARTMENT OF MILITARY

Johnson City AFRC, Johnson City, Washington County, Tennessee

**Requested Action:** Approval of a project and completion of the designer selection process for recommendation

**Project Title:** Reroof & Related Building Repairs

**Project Description:** Reroof & related interior building repairs

**SBC Number:** 361/043-01-2011

**Estimated Project Cost:** \$1,100,000.00

**Source of Funding:** \$ 550,000.00 11/12 Current Funds-Capital Maint (A)  
\$ 550,000.00 11/12 Federal Funds (NGB) (F)

**Comment:** This line-item project provides for removal of existing metal roof installed in 2000, wet insulation and wall flashing on facade and replace with new metal roofing system, sheet metal, flashing and masonry waterproofing for a complete warranted system. All interior repairs required to repair associated leaks where necessary including ceiling tile replacement, wall repairs, painting and floor covering.

**Minutes:** 06/09/2011 SBC Approved project

DEPARTMENT OF MILITARY

Trenton Readiness Center, Trenton, Gibson County, Tennessee

**Requested Action:** Approval of a project and completion of the designer selection process for recommendation

**Project Title:** Reroof & Related Interior Repairs

**Project Description:** Reroof and related interior repairs

**SBC Number:** 361/092-01-2011

**Estimated Project Cost:** \$660,000.00

**Source of Funding:** \$330,000.00 11/12 Current Funds-Capital Maint (A)  
\$330,000.00 11/12 Federal Funds (NGB) (F)

**Comment:** This line-item project provides for removal of existing metal roof system installed in 1991 including wet insulation and wall flashing on lower roof façade and replace with new metal roofing system, sheet metal flashing & trim and limited waterproofing at masonry wall extension. All interior repairs required to repair associated leaks where necessary including ceiling tile replacement, wall repairs, painting and floor covering.

**Minutes:** 06/09/2011 SBC Approved project

DEPARTMENT OF MILITARY

**Fayetteville Readiness Center, Fayetteville, Lincoln County, Tennessee**

**Requested Action:**           **Approval of a project and completion of the designer selection process for recommendation**

**Project Title:**               Roof & Related Exterior Repairs

**Project Description:**       Roof & related exterior building repairs

**SBC Number:**               361/028-01-2011

**Estimated Project Cost:**   \$140,000.00

**Source of Funding:**       \$ 70,000.00           11/12   Current Funds-Capital Maint (A)  
                                      \$ 70,000.00           11/12   Federal Funds (NGB) (F)

**Comment:**                 This line-item project will repair roof installed in 1994 and wall/window conditions associated with water damaged materials & replace with new materials to create a watertight condition. Also includes limited exterior tuckpointing and caulking.

**Minutes:**                  06/09/2011 SBC    Approved project

DEPARTMENT OF MILITARY

**Rockwood Readiness Center, Rockwood, Roane County, Tennessee**

**Requested Action:** Approval of a project and completion of the designer selection process for recommendation

**Project Title:** HVAC & Energy Controls Replacement

**Project Description:** HVAC equipment, piping and controls replacement and all related work

**SBC Number:** 361/078-01-2011

**Estimated Project Cost:** \$1,180,000.00

**Source of Funding:** \$590,000.00 11/12 Current Funds-Capital Maint (A)  
\$590,000.00 11/12 Federal Funds (NGB) (F)

**Comment:** This line-item project provides for removal of all HVAC equipment, piping, and controls, and replace with new HVAC system, including replacement of all ventilation fans, controls, with new electrical wiring to all equipment and a new Energy Management System. Also includes associated repairs to all interior ceilings, floors and walls.

**Minutes:** 06/09/2011 SBC Approved project

DEPARTMENT OF TRANSPORTATION

TDOT Quarterly Status Report

- 1) The Commission acknowledged receipt of the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

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DEPARTMENT OF TRANSPORTATION

**Statewide**

**Requested Action:** Approval of a project

**Project Title:** Salt Bins

**Project Description:** Construction of covered salt bins

**SBC Number:** 245/000-01-2011

**Estimated Project Cost:** \$2,150,000.00

**Source of Funding:** \$2,150,000.00 Plant Construction Funds (A)

**Comment:** Construction of approximately six additional salt bins at 10,000 sf each to be located at strategic locations in Middle and East Tennessee to comply with the USEPA, TN Water Quality Control Act and the NPDES Storm Water Runoff Program. Prototype design to be bid individually in each county by TDOT.

**Minutes:** 06/09/2011 SBC Approved project

DEPARTMENT OF TRANSPORTATION

**Region 2 – Manchester, Coffee County, Tennessee**

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

**Project Title:** I-24 Weigh Scales

**Project Description:** Demolition of existing structures and replacing Administration and Inspection buildings on west-bound side, and restroom building on east-bound side

**SBC Number:** 242/010-01-2002

**Revised Estimated Cost:** \$2,260,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Decrease</u>	<u>Revised</u>
State Highway Funds (A)	\$ 1,056,000.00	\$ 830,000.00	\$ 226,000.00
Federal Highway Funds (F)	<u>9,504,000.00</u>	<u>7,470,000.00</u>	<u>2,034,000.00</u>
TOTAL	\$10,560,000.00	\$8,300,000.00	\$2,260,000.00

**Comment:** Revision in scope deletes the roadway component of the project, which includes the ramps, truck parking, acceleration lanes and inspection pit, reducing the project to demolition of all existing structures and replacing the buildings and related utilities. TDOT will bid the roadway portion described above as a separate project.

**Previous SBC Action:**

06/13/2002 SBC	Referred to Subcommittee with authority
07/17/2002 ESC	Approved project with stipulation
08/08/2002 SBC	Approved project after discussion
09/18/2002 SBC	Approved designer selection (HNTB Corp)

**Minutes:** 06/09/2011 SBC Approved revision in scope and funding to delete the roadway component

DEPARTMENT OF GENERAL SERVICES

James R. Mapp Building, Chattanooga, Hamilton County, Tennessee

**Requested Action:** Approval of a project and completion of the designer selection process for recommendation

**Project Title:** Structural Repair

**Project Description:** Structural stabilization of site retaining wall and parking area, and installation of building settlement monitoring devices and related interior repairs

**SBC Number:** 460/005-01-2011

**Estimated Project Cost:** \$350,000.00

**Source of Funding:** \$350,000.00 FRF Reserves (A/R)

**Comment:** This line-item project will address ongoing settlement and erosion issues and destabilization of utilities including a gas line that runs through a site retaining wall and is in danger of being severed if not addressed. According to consultants, this is not an eminent danger. Additionally, devices will be installed within the building to monitor settlement and minor cosmetic repairs will be performed to eliminate gaps/steps that are currently a safety hazard.

**Minutes:** 06/09/2011 SBC Approved project

DEPARTMENT OF GENERAL SERVICES

Donnelly J. Hill State Office Building, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a project and completion of the designer selection process for recommendation

**Project Title:** Boiler Replacement

**Project Description:** Replacement of two existing boilers with new energy efficient boilers

**SBC Number:** 460/003-01-2011

**Estimated Project Cost:** \$370,000.00

**Source of Funding:** \$300,000.00 FRF Bonds (A)  
\$ 70,000.00 FRF Reserves (A)

**Comment:** This line-item project will replace the 16 year old primary and back-up boilers serving this 12-story, 195,000 sf building. The primary boiler is currently shut down and, during extreme winter conditions, the back-up boiler is not able to provide adequate hot water for heating and domestic hot water in the building.

**Minutes:** 06/09/2011 SBC Approved project

DEPARTMENT OF GENERAL SERVICES

**Cordell Hull State Office Building and Central Services, Nashville, Davidson County, Tennessee**

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

**Project Title:** EMS Upgrades

**Project Description:** Replacement of energy management system and controls

**SBC Number:** 460/011-01-2008

**Revised Estimated Cost:** \$855,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Facilities Revolving Fund (501.04) (A)	\$595,000.00	\$ 0.00	\$595,000.00
Energy Fund (A)	<u>0.00</u>	<u>260,000.00</u>	<u>260,000.00</u>
<b>TOTAL</b>	<b>\$595,000.00</b>	<b>\$260,000.00</b>	<b>\$855,000.00</b>

**Comment:** This project (at \$595,000) was previously put on hold as part of the 2009 budget review process. The increased scope and funding includes replacement of entire system (approximately 15 years old) to insure compatibility of components and reliability of operation as replacement parts are no longer available.

**Previous SBC Action:** 08/14/2008 SBC Approved project  
08/25/2008 ESC Approved designer selection (Branham & Lloyd)

**Minutes:** 06/09/2011 SBC Approved revision in scope and funding to include replacement of entire system

DEPARTMENT OF GENERAL SERVICES

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

**Requested Action:** Approval of a project and completion of the designer selection process for recommendation

**Project Title:** Jackson Hall Roof Replacement

**Project Description:** Replacement of existing roofing system

**SBC Number:** 529/075-03-2011

**Estimated Project Cost:** \$300,000.00

**Source of Funding:** \$300,000.00 FRF Residual Current Funds (R/A)

**Comment:** This line-item project includes removal and replacement of existing roof that was installed in 1978. The roof is currently leaking into the backstage area of Jackson Hall, potentially impacting performances.

**Minutes:** 06/09/2011 SBC Approved project

DEPARTMENT OF FINANCE AND ADMINISTRATION

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

**Requested Action:** Report 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:** \$953,564.40

**Source of Funding:** \$928,564.40 Insurance Proceeds (O)  
\$ 25,000.00 Facilities Revolving Fund (A)

**Comment:** This adds an additional cost of \$17,424.23 for generators final fuel charge to be covered by Risk Management

**Previous SBC Action:** 3/10/2011 SBC Approved project  
04/14/2011 SBC Accepted report of cost and funding

**Minutes:** 06/09/2011 SBC Accepted report of final cost and funding

DEPARTMENT OF FINANCE AND ADMINISTRATION

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

**Requested Action:** Approval of designer selection

**Project Title:** Curtain Wall Repair

**Project Description:** Replacement and repair of tower curtain wall system

**SBC Number:** 529/075-02-2011

**Estimated Project Cost:** \$5,800,000.00

**Source of Funding:** \$2,000,000.00 FRF 2011 Emergency and Contingency Current Funds (A)  
\$1,200,000.00 FRF Residual Current Funds - FY 2012 Line-item (R/A)  
\$2,600,000.00 FRF Residual Bonds - FY 2012 Line-item (R/A)

**Comment:** Due to the urgency of this project, selection of a designer is being requested by the full Commission in order to expedite the process.

This project will address original system performance deficiencies relating to glass movement and possible dislocation and to provide greater public safety and reduced risk to the State. All vision and spandrel (black glass units) will be removed to enable replacement of the gaskets. All spandrel glass units and some vision glass units will be replaced and new insulation behind the units will be installed, which is expected to additionally improve the building's energy performance. Best Value Option 1 will be used to pre-qualify contractors.

**Previous SBC Action:** 05/31/2011 SBC Approved project with designer selection to occur at June SBC meeting in order to expedite the process

**Minutes:** 06/09/2011 SBC Approved the selection of Richard Rinks & Associates

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** New Library Building

**Project Description:** New Library Building

**SBC Number:** 540/005-05-2007

**Estimated Project Cost:** \$48,000,000.00

**Source of Funding:** \$ 500,000.00 07/08 Current Funds-Capital Outlay (A)  
\$47,500,000.00 09 G.O. Bonds-Capital Outlay (A)

**Comment:** This request is to award a construction contract for a new, approximately 180,000 gsf library facility. It will allow the existing library to be converted into space for expansion of Fine Arts and Student Service functions by subsequent projects. This will negate the need for separate projects for Fine Arts Expansion and a new Student Services building thus reducing overall capital improvement costs.

**Previous SBC Action:** 09/13/2007 SBC Approved project and selected designer (Derthick Henley Wilkerson / Artech Design, a joint venture)  
09/10/2009 SBC Approved revision in funding and Early Design Phase  
02/11/2010 SBC Approved utilizing Alternative Delivery Method

**Minutes:** 06/09/2011 SBC Approved award of contract to Rentenbach Constructors Inc

UNIVERSITY OF TENNESSEE

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

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

**Project Title:** GEB Improvements

**Project Description:** Improvements to GEB Building

**SBC Number:** 540/013-07-2010

**Estimated Project Cost:** \$2,750,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA (F)	\$ 0.00	\$ 1,300,000.00	\$1,300,000.00
2011 State Funds (A)	2,750,000.00	(1,300,000.00)	1,450,000.00
	<u>\$2,750,000.00</u>	<u>\$ 0.00</u>	<u>\$2,750,000.00</u>

**Comment:** This request is to swap State funds for ARRA funds. This project will upgrade or replace air handling equipment, upgrade auditorium seating, floor finishes and data and communication systems.

**Previous SBC Action:** 07/08/2010 SBC Approved project  
07/23/2010 ESC Approved designer selection (TRO Jung/Brannen)

**Minutes:** 06/09/2011 SBC Approved revision in source of funding

UNIVERSITY OF TENNESSEE

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

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

**Project Title:** Nash Building Renovation

**Project Description:** Renovation of Level One of the Nash Building

**SBC Number:** 540/013-01-2010

**Estimated Project Cost:** \$2,500,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA (F)	\$2,500,000.00	(\$2,500,000.00)	\$ 0.00
2011 State Funds (A)	0.00	\$2,500,000.00	\$2,500,000.00
	<u>\$2,500,000.00</u>	<u>\$ 0.00</u>	<u>\$2,500,000.00</u>

**Comment:** This request is to swap ARRA funds for 2011 State funds. This project will upgrade approximately 4,450 sf of research laboratory space on level one of the Nash Building.

**Previous SBC Action:** 01/14/2010 SBC Approved project  
01/25/2010 ESC Approved designer selection (Evans Taylor Foster Childress)

**Minutes:** 06/09/2011 SBC Approved revision in source of funding

UNIVERSITY OF TENNESSEE

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

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

**Project Title:** College of Pharmacy Building

**Project Description:** Construct new Pharmacy Building

**SBC Number:** 540/013-03-2004

**Estimated Project Cost:** \$59,113,000.00

<b>Source of Funding:</b>		<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
04	G.O. Bonds-CapOutlay (A)	\$40,800,000.00	\$ 0.00	\$40,800,000.00
04/05	Curr Funds-CapOutlay (A)	2,000,000.00	0.00	2,000,000.00
06	G.O. Bonds-CapOutlay (A)	6,800,000.00	0.00	6,800,000.00
	Grant (Plough Fndn.(O)	4,500,000.00	0.00	4,500,000.00
	Reserve Fund (R)	3,000,000.00	(940,000.00)	2,060,000.00
	Insurance Proceeds (O)	2,013,000.00	0.00	2,013,000.00
	ARRA Funds (F)	0.00	940,000.00	940,000.00
	<b>TOTAL</b>	<b>\$59,113,000.00</b>	<b>\$ 0.00</b>	<b>\$59,113,000.00</b>

**Comment:** This request is to swap Reserve funding for ARRA funding. This project will provide a new facility to house the College of Pharmacy. It will contain research laboratories, faculty offices, and departmental administrative offices and support spaces required for the teaching, research and public service activities of the College of Pharmacy.

**Previous SBC Action:** 06/10/2004 SBC Approved project  
06/21/2004 ESC Approved designer selection (Evans Taylor Foster Childress/  
TRO Jung/Brannen, a joint venture)  
03/08/2007 SBC Approved Early Design Phase  
06/14/2007 SBC Approved revision in funding  
09/24/2007 ESC Approved reallocation 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 CMGC

**Minutes:** 06/09/2011 SBC Approved revision in source of funding. Treasurer Lillard made a motion to reprogram all funds included in the 2011 Appropriations Act to be expended for the 6th Floor of the College of Pharmacy Building at UTHSC to authorize and direct that those funds be utilized for the 5th and/or 6th floors of the Pharmacy Building at UTHSC. The motion was seconded by Secretary Hargett and passed without objection.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** Thompson Boling Arena Improvements

**Project Description:** Improvements to Thompson Boling Arena

**SBC Number:** 540/009-22-2005

**Revised Project Cost:** \$28,000,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
TSSBA (A)	\$25,750,000.00	\$ 0.00	\$25,750,000.00
Gifts (O)	2,000,000.00	0.00	2,000,000.00
Athletics (A)	0.00	250,000.00	250,000.00
	<u>\$27,750,000.00</u>	<u>\$250,000.00</u>	<u>\$28,000,000.00</u>

**Comment:** The scope change will include the provision of structural support and utilities for new ribbon score boards provided by others.

This project will provide private box seating for approximately 400, upgrade level 2 seating, replace all chair back seats with new, upgrade interior finishes, and provide a new center scoreboard. It will also provide a pedestrian bridge from the east ramp to the adjacent parking garage. East side club seating and food court will be provided in current phase.

**Previous SBC Action:** 06/09/2005 SBC Approved project  
07/14/05 SBC Approved designer selection (Blankenship/Studio Four Design)  
11/20/2006 ESC Approved revision in funding & award contract  
04/12/2007 SBC Approved revision in funding  
09/13/2007 SBC Approved revision in scope and funding  
01/10/2008 SBC Approved revision in scope  
07/10/2008 SBC Approved revision in scope and funding

**Minutes:** 06/09/2011 SBC Approved revision in scope and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

**Project Title:** Roof Replacement

**Project Description:** Replace roofs on Business Administration Building, Elam Center and Gooch Hall

**SBC Number:** 540/011-03-2010

**Revised Estimated Cost:** \$3,200,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Decrease</u>	<u>Revised</u>
10/11 CurrFunds-CapMaint (A)	\$4,200,000.00	(\$1,000,000.00)	\$3,200,000.00

**Comment:** Decrease scope by removing Brehm Hall roof to transfer dollars to Paul Meek Library Roof Replacement

This project will replace roofs on the Brehm Building (35,000 square feet, tile, 1950), Business Administration (32,000 square feet, slate, 1951), Elam Center (30,000 square feet, EPDM, 1985) and Gooch (40,000 square feet, EPDM, 1988).

**Previous SBC Action:** 07/08/2010 SBC Approved project  
07/23/2010 ESC Approved designer selection (TLM Associates)

**Minutes:** 06/09/2011 SBC Approved revision in scope and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

**Project Title:** Paul Meek Library Roof Replacement

**Project Description:** Replace roof on Paul Meek Library

**SBC Number:** 540/011-01-2010

**Revised Estimated Cost:** \$2,450,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
ARRA (F)	\$1,450,000.00	\$ 0.00	\$1,450,000.00
10/11 Curr Funds-CapMaint (A)	0.00	1,000,000.00	1,000,000.00
<b>TOTAL</b>	<u>\$1,450,000.00</u>	<u>\$1,000,000.00</u>	<u>\$2,450,000.00</u>

**Comment:** This increase will provide for replacement of the existing metal roof deck over the original portion of the building.

This project will replace the roof on Paul Meek Library. Approximately 33,000 sf of the roof area was installed in 1989, the remaining 38,000 sf was installed in 1993 when the building was expanded.

**Previous SBC Action:** 01/14/2010 SBC Approved project  
01/25/2010 ESC Approved designer selection (TLM Associates)  
10/14/2010 SBC Approved revision in funding to award contract

**Minutes:** 06/09/2011 SBC Approved revision in funding

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a project and completion of the designer selection process for recommendation

**Project Title:** Field House Fire Alarm System Replacement

**Project Description:** Replace fire alarm system in the Elma Neal Roane Field House.

**SBC Number:** 166/007-04-2011

**Estimated Project Cost:** \$325,000.00

**Source of Funding:** \$325,000.00 Campus Plant Funds (A)

**Comment:** The fire alarm project was disclosed in the FY 10/11 budget cycle as part of a \$1,150,000 disclosure. The system was installed in 1961 and is not up to current code standards.

**Minutes:** 06/09/2011 SBC Approved project

TENNESSEE BOARD OF REGENTS

Tennessee Technology Center @ Murfreesboro, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** Foundations Settlement Corrections

**Project Description:** Correct foundation settlement and replace doors on the Auto and Welding Shops.

**SBC Number:** 166/074-01-2007

**Revised Estimated Cost:** \$200,000.00

<b>Source of Funding:</b>		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
07/08	Curr Funds-Cap Outlay (A)	\$120,000.00	\$ 0.00	\$120,000.00
	Campus Plant Funds (A)	<u>0.00</u>	<u>80,000.00</u>	<u>80,000.00</u>
	<b>TOTAL</b>	<b>\$120,000.00</b>	<b>\$80,000.00</b>	<b>\$200,000.00</b>

**Comment:** Foundation settlement corrections are for the auto and welding shop buildings. Additional funds are needed to successfully complete the project.

**Previous SBC Action:** 07/12/2007 SBC Approved project  
08/16/2007 ESC Select designer (EMC Structural Engineers)

**Minutes:** 06/09/2011 SBC Approved revision in funding

## TENNESSEE BOARD OF REGENTS

### Austin Peay State University, Clarksville, Montgomery County, Tennessee

**Requested Action:**           **Approval of the Early Design Phase**  
as presented by Bauer Askew / Lyle Cook Martin

**Project Title:**               New Student Housing

**Project Description:**       Development of a 425 bed Student Housing project, including site work with improvements to Drane Street and pre-planning for a new dining facility

**SBC Number:**               166/003-17-2010

**Estimated Cost:**           \$32,253,000.00

**Source of Funding:**       \$30,943,000.00    TSSBA (rent) (O)  
                                          160,000.00        Campus Auxiliary (housing) (O)  
                                          1,150,000.00     Campus Plant Funds (A)  
                                          \$32,253,000.00

**Comment:**                   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)  
                                  04/14/2011 SBC    Revised scope & funding; approved commissioning

**Minutes:**                   06/09/2011 SBC    Approved the Early Design Phase

TENNESSEE BOARD OF REGENTS

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

**Requested Action:**           **Approval of the Early Design Phase**  
as presented by Ken Ross Architects, Inc

**Project Title:**               Johnson City Downtown Clinic

**Project Description:**       Construction of clinic on Innovation Park property

**SBC Number:**               166/005-09-2009

**Estimated Project Cost:**   \$6,900,000.00

**Source of Funding:**        \$6,900,000.00        HRSA Grant (F)

**Comment:**                   The clinic will be 21,000 GSF brick construction meeting all applicable building codes. The project will focus on exam rooms, dental hygiene areas, radiology, audiology, nursing station, record storage area, and patient area. The project will complement the Cardiology and Clinical Education Building on adjacent property.

**Previous SBC Action:**       10/08/2009   SBC   Approved project  
                                  10/19/2009   ESC   Selected designer (Ken Ross Architects, Inc.)

**Minutes:**                    06/09/2011 SBC   Approved the Early Design Phase. Treasurer Lillard commented that he approved of the metal roof.

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of the Early Design Phase as presented by Fleming/Associates/Architects, P.C.

**Project Title:** Nursing and Biotechnology Facility

**Project Description:** Project includes Nursing & Biotechnology Facility with classrooms, labs and offices to accommodate the needs of faculty, staff and students

**SBC Number:** 166/033-01-2009

**Estimated Project Cost:** \$18,260,000.00

<b>Source of Funding:</b>	\$ 2,270,000.00	05/06	Current Funds-Capital Outlay (A)
	529,374.37	06/07	Current Funds-Capital Outlay (A)
	5,997,363.63		Gifts (O)
	1,041,152.00		Federal Funds (F)
	<u>8,422,110.00</u>	10/11	Current Funds-Capital Outlay (A)
	\$18,260,000.00		

**Comment:** W. G. Yates & Sons is the Construction Manager/General Contractor.

**Previous SBC Action:**

12/10/2009	SBC	Approved planning project & commissioning,
12/21/2009	ESC	Selected designer (Fleming/Associates/Architects, P.C.)
01/13/2011	SBC	Approved full funding, authorization to proceed and issuing RFP for CM/GC
05/31/2011	SBC	Selected W.G. Yates & Sons as CM/CG

**Minutes:** 06/09/2011 SBC Approved the Early Design Phase

## **Bid Activity Report**

- 1) **Middle Tennessee State University**  
(Mass Comm and Fairview Bldg Renovations)  
SBC Project No. 166/009-08-2010  
Bid date: 06/01/2011  
SBC Action: Referred to Subcommittee with authority to act
  
- 2) **Chattanooga State Community College**  
(TTC Sequatchie Valley Roof Replacement)  
SBC Project No. 166/012-03-2010  
Bid date: 06/01/2011  
SBC Action: Referred to Subcommittee with authority to act
  
- 3) **Walters State Community College**  
(Agribusiness Pavilion Sprinkler Renovation)  
SBC Project No. 166/166/023-01-2009  
Bid date: 06/01/2011  
SBC Action: Referred to Subcommittee with authority to act
  
- 4) **Tennessee State University**  
(Housing Upgrades)  
SBC Project No. 166/001-01-2011  
Bid date: 06/01/2011  
SBC Action: Referred to Subcommittee with authority to act
  
- 5) **Tennessee State University**  
(Agri Ext Research/Tchng/Demo Center)  
SBC Project No. 166/001-07-2004  
Bid date: 06/08/2011  
SBC Action: Referred to Subcommittee with authority to act



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

- 1) **Contractor:** Dillingham & Smith  
**Project Location:** Nashville State Community College  
**Project Title:** Central Plan Infrastructure Corrections Phase 1  
**SBC No.** 166/034-03-2010  
**Bid date:** 04/27/2011  
**Designer:** Smith Seckman Reid  
**Comment:** Due to error/omission in their calculation

**Executive Sub-Committee Report**

- 1) The Commission acknowledged receipt of final action taken at the State Building Commission Executive Subcommittee meeting held on April 25, 2011.

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There being no further business, the meeting adjourned at 11:26 a.m.

Approved:



Mark A. Emkes, Commissioner  
Department of Finance and Administration