

Meeting Copy

AGENDA

STATE BUILDING COMMISSION MEETING

HOUSE HEARING ROOM 30

LEGISLATIVE PLAZA

FEBRUARY 11, 2010

11:00 A.M.

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SCHEDULE FOR STATE BUILDING COMMISSION MEETING

February 11, 2010

TENNESSEE WILDLIFE RESOURCES AGENCY

REGION 1 – DYER COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$1,094,880.00 to \$1,163,880.00 (\$69,000.00 increase) for **Tree Seedling Cooler & Bogota Shop Replacement** in Region 1, Dyer County.

Revised Estimated Project Cost:	\$1,163,880.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
TWRA Wetland Funds	\$ 736,518.00	\$ 0.00	\$ 736,518.00
Insurance Proceeds	<u>358,362.00</u>	<u>69,000.00</u>	<u>427,362.00</u>
TOTAL	\$1,094,880.00	\$69,000.00	\$1,163,880.00
SBC Project No.	220/017-01-2007		

This will provide for design and construction to finish out the interior work spaces of the Bogota Work Base facility by change order. Construction on the buildings has not been initiated yet and this makes it possible for all work to be completed under one contract.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

February 11, 2010

DEPARTMENT OF CHILDREN'S SERVICES

TAFT YOUTH DEVELOPMENT CENTER, PIKEVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE of a project for **New Dormitory / Food Service Building** at Taft Youth Development Center in Pikeville, to include reducing the number of student dormitory rooms from 64 to 32 beds.

Estimated Project Cost: \$3,763,700.00
Source of Funding:
07 G.O. Bonds-Capital Outlay \$3,600,000.00
07/08 Current Funds-Capital Outlay \$ 163,700.00
SBC Project No. 144/005-01-2007

The scope for the originally funded project consisted of construction of a new kitchen, dining area for seating 96 students, support space, and dormitory rooms for 64 students. The total approved project cost was \$4.2 million. Upon completion of the Schematic Design Phase, the designer determined that the estimated project cost exceeded the funding by approximately \$2 million. Due to the project being underfunded and the nature of the economic climate, the project was deemed appropriate for a funding reduction in the amount of \$436,300 by Legislative action in September 2009.

With the desire to move the project forward and to satisfy agency needs using the remaining fund, the original program will now be designed using a "phased" approach. Since the agency prefers an 8-dormitory room 'unit' layout due to staffing and security reasons, the initial phase will consist of four 8 dormitory room units, housing 32 students. A kitchen, dining area seating 48 students, and support space will also be included.

The design will allow for expansion of the facility to achieve the desires of the original program as future funding becomes available.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

February 11, 2010

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

CUMBERLAND MOUNTAIN STATE PARK, CROSSVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE of a project for **Sewer Plant Replacement** to change from replacement to decommissioning the facility at Cumberland Mountain State Park, Crossville, Tennessee.

Estimated Project Cost:	\$1,820,000.00
<u>Source of Funding:</u>	
03 G.O. Bonds-Capital Outlay	\$1,700,000.00
02 G.O. Bonds-Capital Maint.	\$ 90,000.00
03/04 Current Funds-Capital Outlay	\$ 30,000.00
<i>SBC Project No.</i>	<i>126/030-01-2003</i>

The SBC approved a project in 2003 to replace the sewer plant at Cumberland Mountain State Park. Early in design, a study was performed which determined it was more cost effective to connect to the City sewer system. The requested scope change is to decommission the existing treatment plant and pumping station and to replace the remaining gravity sewer lines connecting the outlying buildings to the new City sewer system so that the entire State park is connected. This will eliminate all onsite septic systems. The revised scope will be funded out of the \$340,000 remaining in the utility grant to the City of Crossville to provide sewer connection from the Park to the City's sewage treatment facility.

TENNESSEE HISTORICAL COMMISSION

- 1) Approval of the 2009 Annual Report to the State Building Commission from **The Hermitage**, Home of President Andrew Jackson, pursuant to T.C.A. 4-13-104, as distributed to the members.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

February 11, 2010

UNIVERSITY OF TENNESSEE

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Review of a request for APPROVAL to UTILIZE Best Value Option 3 Delivery Method and Commissioning Services on the **New Library Building** at the University of Tennessee at Chattanooga, Tennessee.

Estimated Project Cost:	\$48,000,000.00
<u>Source of Funding:</u>	
07/08 Current Funds-Capital Outlay	\$ 500,000.00
09 G.O. Bonds-Capital Outlay	\$47,500,000.00
<i>SBC Project No.</i>	<i>540/005-05-2007</i>

Because of the specialized features and characteristic of this project, the Best Value delivery method and commissioning services will result in a facility with superior performance and quality.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE of a project for **Neyland Stadium Improvements** at University of Tennessee at Knoxville to include update of the master plan for the stadium.

Estimated Project Cost:	\$138,000,000.00
<u>Source of Funding:</u>	
TSSBA	\$115,400,000.00
Athletic Funds	\$ 22,600,000.00
<i>SBC Project No.</i>	<i>540/009-02-2005</i>

This revision in scope will update the Master Plan for Neyland Stadium that was prepared in 2004. Remaining funds in the project will cover the estimated \$100,000 cost.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

February 11, 2010

DEPARTMENT OF CORRECTION

DEBERRY SPECIAL NEEDS FACILITY, DAVIDSON COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE on a project for **Various Reroofs** at Deberry Special Needs Facility, Nashville, to include maximizing the number of buildings to be reroofed within available funding.

Estimated Project Cost: \$6,300,000.00
Source of Funding: 09/10 Current Funds (Sentencing Act)
SBC Project No. 142/011-01-2009

Due to a very favorable bid climate we would like to revise the scope of the project to allow re-roofing of all buildings as permissible within the current project funding.

RIVERBEND MAXIMUM SECURITY INSTITUTION, DAVIDSON COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of the SOURCE of FUNDING for **Plumbing Fixture & Infrastructure Repair** at Riverbend Maximum Security Institution, Nashville, and APPROVAL to UTILIZE Direct Order Contract to accomplish the work.

Estimated Project Cost: \$150,000.00
Source of Funding: 09/10 Current Funds (Sentencing Act)
SBC Project No. 142/020-01-2010

Project is to address a deficiency in the original installation of the cell fixture plumbing waste stacks to prevent cross flushing between cells. The situation has existed but has been exasperated due to the implementation of water conservation measures where waste cannot be readily discharged through repeated flushing. TDOC has pending litigation related to this issue.

BLED SOE COUNTY CORRECTIONAL COMPLEX, PIKEVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a GRANT in the amount of \$1,500,000.00 to the City of Spring City for the **Bledsoe County Correctional Complex** project at Bledsoe County, Tennessee.

Estimated Project Cost: \$208,000,000.00
SBC Project No. 142/013-02-2004

The Town of Spring City; working in good faith with TDOC and F&A is requesting a \$1.5 million grant that is part of a \$4.5 million water plant and infrastructure expansion to provide water to the BCCX/ STSRCF, Upper Cumberland Plateau and Sequatchie Valley. Pursuant to SBC concerns TDOC is negotiating long term rates that should recoup the State \$1.5 million investment. Grant is funded within existing project funds.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

February 11, 2010

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **University Parking Expansion** at **Austin Peay State University** in Clarksville, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: **\$320,000.00**
Source of Funding: Campus Plant Funds
SBC Project No. **166/003-03-2010**

Project will demolish structures and construct a parking lot adjacent to the Chemical Engineering Technology Facility. Project was disclosed in the FY 09/10 budget cycle.

East Tennessee State University, Johnson City, Tennessee

- 1) Review of a request for AUTHORIZATION to AWARD a construction contract for **Housing Renovations** at **East Tennessee State University** in Johnson City, Tennessee based upon Proposals received January 26, 2010 and subsequent bids from top Best Value #1 proposers.

Estimated Project Cost: **\$23,360,000.00**
Source of Funding:
TSSBA (Campus Auxiliary) 19,660,000.00
Campus Auxiliary (Housing R & R) 3,700,000.00

23,360,000.00
SBC Project No. **166/005-12-2005**

Beeson, Lusk & Street, Inc. is the designer for this renovation. The \$4.8 million bid is for the third and final phase of the project and includes renovations to the Lucile Clement Building.

- 2) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Instructional Labs Renovations** at **East Tennessee State University** in Johnson City, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: **\$1,000,000.00**
Source of Funding: ARRA Funds
SBC Project No. **166/005-01-2010**

Project will renovate and repair instructional labs in Brown Hall, Lamb Hall, Hutcheson Hall, and several other academic buildings to correct code deficiencies and replace lab casework and fume hoods. THEC approved this Special Opportunity Disclosure on January 12, 2010.

- 3) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **CoM Building 1 Patient Simulation Lab Renovation** at **East Tennessee State University** in Johnson City, Tennessee.

Estimated Project Cost: **\$100,000.00**
Source of Funding: ARRA Funds
SBC Project No. **166/005-02-2010**

Project will make renovations to create simulated patient examination spaces. THEC approved this Special Opportunity Disclosure on January 12, 2010.

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Review of a request for a REVISION in ESTIMATED PROJECT COST, and FUNDING, from \$15,000,000.00 to \$22,000,000.00 (a \$7,000,000.00 increase), and ACKNOWLEDGEMENT of SOURCE of FUNDING for **Parking and Transportation Improvements** at **Middle Tennessee State University** in Murfreesboro, Tennessee.

Revised Estimated Project Cost:			\$22,000,000.00
Source of Funding:	Existing	Increase	Revised
TSSBA (Campus Auxiliary–Parking)	14,600,000.00	0	14,600,000.00
Campus Auxiliary – parking fees	239,150.00	7,000,000.00	7,239,150.00
Property sale proceeds	160,850.00	0	160,850.00
	<u>15,000,000.00</u>	<u>7,000,000.00</u>	<u>22,000,000.00</u>
SBC Project No.	166/009-01-2003		

Lose & Associates is designer of this project to design and construct parking spaces, pedestrian paths, associated infrastructures, landscaping, sidewalks, lighting, and related work in a multi-year long-range plan for transportation and parking systems, pedestrian ways, and exterior lighting. The additional funds are for the third and final phase of the project.

- 2) Review of a request for a REVISION in ESTIMATED PROJECT COST, and GIFT-IN-PLACE FUNDING, from \$4,180,000.00 to \$6,250,000.00 (a \$2,070,000.00 increase), and ACKNOWLEDGEMENT of SOURCE of FUNDING for **Food Service Facility Improvements** at **Middle Tennessee State University** in Murfreesboro, Tennessee.

Revised Estimated Project Cost:				\$6,250,000.00
Source of Funding:		<u>Existing</u>	<u>Increase</u>	<u>Revised</u>
	Gift-in-Place	4,180,000.00	2,070,000.00	6,250,000.00
SBC Project No.	166/009-02-2009			

Aramark is renovating existing food service facilities and providing minor renovations for additional new satellite food services. This addition is for the second and final phase of the disclosed project.

- 3) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Campus Lighting Upgrade** at **Middle Tennessee State University** in Murfreesboro, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:				\$3,000,000.00
Source of Funding:				
		ARRA Funds		2,000,000.00
		Campus Plant Funds		1,000,000.00
				<u>3,000,000.00</u>
SBC Project No.	166/009-02-2010			

MTSU proposes to replace their high wattage high pressure lighting with more efficient, low wattage lighting. THEC approved this Special Opportunity Disclosure on January 12, 2010.

- 4) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Energy System Modernization** at **Middle Tennessee State University** in Murfreesboro, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:				\$2,565,750.00
Source of Funding:				ARRA Funds
SBC Project No.	166/009-03-2010			

MTSU proposes to repair and upgrade their temperature control and energy management capabilities for HVAC systems and lighting systems. THEC approved this Special Opportunity Disclosure on January 12, 2010.

- 5) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Fiber Redundant Ring Installation** at **Middle Tennessee State University** in Murfreesboro, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$400,000.00
Source of Funding: Campus Plant Funds
SBC Project No. 166/009-04-2010

Project will install infrastructure necessary for redundant connections to campus data centers and node locations. MTSU proposed design services on an hourly basis since fiber design and installation will be through state contract with Black Box. THEC approved this Special Opportunity Disclosure January 12, 2010.

- 6) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Several Buildings Roof Replacement** at **Middle Tennessee State University** in Murfreesboro, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$1,069,100.00
Source of Funding: ARRA Funds
SBC Project No. 166/009-05-2010

Project will replace roofs on the Tom H. Jackson (1911), Ellington Human Sciences (1962), Fairview (1962), and Jean Jack Flight Education Buildings (1997), Photography Building (1957), as well as a center portion of Jones Hall (1921). THEC approved this Special Opportunity Disclosure January 12, 2010.

University of Memphis, Memphis, Tennessee

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Several Building Energy Upgrades** at the **University of Memphis** in Memphis, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$600,000.00
Source of Funding: ARRA Funds
SBC Project No. 166/007-01-2010

Upgrades will include HVAC systems, cooling towers, and boiler replacements. Repairs will be made to Dunn Hall, Willis Hall, McWherter Library, and the FedEx Building. THEC approved this Special Opportunity Disclosure on January 12, 2010.

- 2) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Several Building Envelope Repairs** at the **University of Memphis** in Memphis, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: **\$1,300,000.00**
Source of Funding: ARRA Funds
SBC Project No. **166/007-02-2010**

Repairs will be made to brick, stone, concrete, terra cotta, caulking, sealants, and coatings. These updates will be made to the Administration, Business & Economics Administration, Clement Hall, Engineering Administration, Engineering Science, Engineering Technology, Fieldhouse, Law School (Main Campus), Music, Smith Chemistry, and Theatre & Communication. THEC approved this Special Opportunity Disclosure on January 12, 2010.

Volunteer State Community College, Gallatin, Tennessee

- 1) Review of a request for a REVISION in ESTIMATED PROJECT COST and FUNDING from \$710,000.00 to \$795,000.00 (an \$85,000.00 increase) and ACKNOWLEDGEMENT of SOURCE of FUNDING for **Fire Alarm System Replacement** at **Volunteer State Community College** in Gallatin, Tennessee.

Revised Estimated Project Cost: **\$795,000.00**

Source of Funding:	<u>Existing</u>	<u>Increase</u>	<u>Revised</u>
Campus Plant Funds	260,000.00	85,000.00	345,000.00
08/09 Current Funds – Cap Maint	450,000.00		450,000.00
	<u>710,000.00</u>	<u>85,000.00</u>	<u>795,000.00</u>

SBC Project No. **166/025-03-2004**

Smith Seckman Reid is the designer for this fire alarm system update. Additional funds are being added to correct deficiencies and update the fire alarm system in the Thigpen Library Building.

- 2) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Betty Gibson Hall HVAC Upgrades** at **Volunteer State Community College** in Gallatin, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: **\$280,000.00**
Source of Funding: ARRA Funds
SBC Project No. **166/025-01-2010**

Project will renovate the HVAC system in this classroom building that was originally built in 1985 for a health facility. THEC approved this Special Opportunity Disclosure on January 12, 2010.

East Tennessee State University, Johnson City, Tennessee

- 1) Review of a request for APPROVAL of an EARLY DESIGN PHASE for **Buc Ridge Apartment Complex Phase 4** at **East Tennessee State University** in Johnson City, Tennessee, as presented by Beeson, Lusk, & Street, Inc. / Fisher + Associates.

Estimated Project Cost:

\$11,000,000.00

Source of Funding:

TSSBA (rent)

SBC Project No. 166/005-10-2009

This 128-bed apartment is the final phase of the Buc Ridge Apartment Complex.

Discussion of Bids

- 1) **Tennessee State University**, Nashville
(Power Plant Mechanical Upgrade)
SBC Project No. 166/001-02-2004
Bid date: 2-03-2010
- 2) **Tennessee State University**, Nashville
(Football Practice Facility)
SBC Project No. 166/001-03-2007
Bid date: 2-03-2010
- 3) **East Tennessee State University**, Johnson City
(Health Sciences Electrical Infrastructure Repairs)
SBC Project No. 166/005-03-2009
Bid date: 2-10-2010

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

February 11, 2010

DEPARTMENT OF FINANCE AND ADMINISTRATION

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of the SOURCE of FUNDING for **13th Floor Tenant Renovation** at William R. Snodgrass Tennessee Tower, and APPROVAL to UTILIZE the Direct Order Contract to accomplish the work.

Estimated Project Cost: \$225,000.00

Source of Funding:

Facilities Revolving Fund (501.03) \$ 35,000.00

Operating Funds (Benefits Admin) \$190,000.00

SBC Project No. 529/079-01-2010

Partial renovation of the 13th floor of the Tennessee Tower to accommodate F&A Insurance Benefits Administration. This reconfiguration is needed to address Benefits Administration's new tracking system along with additional staff. Limited work will be performed by Direct Order contractor with the majority portion of work involving the replacement of existing furniture systems.

The new space will improve the efficiency and effectiveness of the service center function by enabling key processes to be located on the same floor to optimize workflow. The new service center layout incorporates smaller, but more efficient, cubicles that will accommodate more staff. The new space and workstations will encourage communication for problem resolution and streamline workflow, enabling speedier issue resolution.

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Discussion of the status report and presentation of the **Mechanical & Electrical Upgrade** project at the Tennessee State Capitol with particular reference to building, fire code and life safety issues.

Estimated Project Cost: \$16,500,000.00

Estimated Planning Cost: \$ 2,700,000.00

Source of Planning Funds: Facilities Revolving Fund (501.04)

SBC Project No. 529/005-01-2005

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

February 11, 2010

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) READING and APPROVAL of the Minutes of the State Building Commission meeting held on January 14, 2010.

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

- 1) **Jackson State Community College**
(Exterior Cleaning and Recaulking)
Change Order No. 5
Base Contract Amount: \$240,440.00
Change Order Amount: \$21,571.26
Change Order Percent: 8.97
Cumulative Percent 11.96
SBC Project No. 166/019-02-2007

This adds removal of flashing and masonry at Library east wall and replacement with new materials.
- 2) **Motlow State Community College**
(Library Building)
Change Order No. 10
Base Contract Amount \$1,416,526.00
Change Order Amount: \$26,468.75
Change Order Percent: 1.87
Cumulative Percent 10.94
SBC Project No. 166/021-01-1992

This adds several safety devices and revisions to finishes as requested by the State Fire Marshal.
- 3) **Nashville State Community College**
(Community College Renovations)
Change Order No. 6
Base Contract Amount: \$10,400,558.43
Change Order Amount: \$413,403.63
Change Order Percent: 3.97
Cumulative Percent 10.99
SBC Project No. 166/034-02-2007

This adds floor and wall refinishing, doors & hardware, fire alarm adjustments, emergency lighting revisions, restroom updates, electrical updates, HVAC control devices and landscaping. This is a portion of the additional work that was the subject of an increase in funding approved on 1/14/10. Approval to adjust the base value to the revised contact sum of \$11,543,070.97.
- 4) **Tennessee Technology Center at Hartsville**
(Fire Alarm System/Entryway Updates)
Change Order No. 4
Base Contract Amount: \$119,597.00
Change Order Amount: \$8,699.64
Change Order Percent: 7.27
Cumulative Percent 19.07
SBC Project No. 166/050-01-2008

This adds closure of wall penetrations and installation of fire dampers and a door closer, all in accordance with requests from the State Fire Marshal in final inspection.

- 5) **Tennessee State University**
 (Clement Hall Allied Health Renovations)
 Change Order No. 10
 Base Contract Amount: \$1,189,929.00
 Change Order Amount: \$10,937.02
 Change Order Percent: 0.92
 Cumulative Percent 14.47
 SBC Project No. 166/001-05-2005

This removes and relocates plumbing and electrical for the new console unit in clinic space #29 and relaminates and adds GFIC outlets at existing countertops in the 3rd floor lab.

- 6) **Military Department**
 (Bldg 102 Rehabilitation – Houston Barracks)
 Change Order No. 4
 Base Contract Amount: \$1,354,800.00
 Change Order Amount: \$29,365.00
 Change Order Percent: 2.2
 Cumulative Percent 13.8
 SBC Project No. 361/067-01-2007

Changes required in order to successfully complete the project. Install drywall and furring in latrine; emergency power circuits to HVAC units in USPFO corridor; modify P.A. paging system; replace two wood doors; and extend water lines to server room HVAC units.

DESIGNER SELECTION LIST

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

EXECUTIVE SUB-COMMITTEE REPORT

- 1) SUMMARY REPORT of final action taken at the State Building Commission Executive Subcommittee meeting held on December 21, 2009 (attached).

Subcommittee Action – December 21, 2009

Commissioner Goetz called the meeting to order at 10:32 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

* * * * *

CONSENT AGENDA

Approved the following real property transactions as reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **Tennessee Board of Regents – Washington County**
Transaction: Lease agreement
Provision: Waiver of advertisement

- B. Agency: **Department of Human Services – Williamson County**
Transaction: Lease agreement

- C. Agency: **Department of Revenue – DuPage County**
Transaction: Lease agreement

- D. Agency: **Department of Revenue – Davidson County**
Transaction: Lease agreement

- E. Agency: **Department of Agriculture – Rutherford County**
Transaction: Disposal by lease
Provision: Waiver of advertisement & appraisals

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

- G. Agency: **Department of Corrections – Shelby County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals

- H. Agency: **Department of Environment & Conservation – Cumberland County**
Transaction: Disposal by lease
Provision: Waiver of advertisement & appraisals

- I. Agency: **Department of Environment & Conservation – Cheatham County**
Transaction: Acquisition in fee
Provision: Waiver of appraisals

- J. Agency: **Tennessee Wildlife Resources Agency – Sullivan County**

- Transaction: Acquisition in fee
- K. Agency: **Tennessee Wildlife Resources Agency – Scott County**
 Transaction: Disposal by easement
 Provision: Waiver of advertisement & appraisals
- L. Agency: **Tennessee Wildlife Resources Agency – Anderson County**
 Transaction: Disposal by easement
 Provision: Waiver of advertisement & appraisals
- M. Agency: **Tennessee Wildlife Resources Agency – Anderson County**
 Transaction: Disposal by easement
 Provision: Waiver of advertisement & appraisals
- N. Agency: **Tennessee Wildlife Resources Agency – Anderson County**
 Transaction: Disposal by easement
 Provision: Waiver of advertisement & appraisals
- O Agency: **University of Tennessee – Hamilton County**
 Transaction: Demolition – Former Bryan Funeral Home

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

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

Location: **Weakley County – 546 (house) & 548 (barns) Littrell Road (45+/- acres), Martin, TN – Trans. No. 09-12-900**

SC Action: 12-21-09. Bob King presented the transaction. Commissioner Goetz said that he didn't fully understand the nature of the transaction and asked when the debt was created on the property. Alvin Payne was recognized and said that the Deed of Trust was established in 2005 between the previous owners and the U.T. Foundation. Commissioner Goetz then questioned the appropriateness of the donation work. Mr. Payne responded that the property was originally leased in 1994 and the Wooten Family Partnership donated the property to the Foundation in 2005 with the transfer of the outstanding debt of \$259,000. He added that they were proposing to continue the lease through 2020 when the debt will be paid off. At which time, the Foundation will convey the property in fee simple to U.T. Comptroller Wilson asked if the lease payments were equal to the mortgage payments, and was told "yes". Mr. Payne said this property has been used as a home for the rodeo team and houses student's horses. The income is used to partially pay off the lease payment/debt. Commissioner Goetz asked if this was a normal transaction for the Foundation and Mr. Payne responded "no", that most of their properties do not have debt on them. Comptroller Wilson stated that the value of the

property is more than the mortgage and Mr. Payne responded “yes”, that the property was appraised in 2005 at approximately \$506,000. Commissioner Goetz expressed his concern that someone could abuse the Foundation by passing off property with debt attached that allows them more benefit. Mr. Payne stated that, as a policy matter, the University needs to continue having strong conversations with the Foundation as it relates to this type of transaction. Commissioner Goetz said he was not as interested in the SBC taking over the Foundation as the Foundation having a good policy in place that will be adhered to. Comptroller Wilson stated that he was in agreement with the Commissioner’s position. Mr. Payne responded that, based on the proposed policy, they would come to the SBC on the front end with similar transactions in the future. Comptroller Wilson said there needs to be a way to not abuse the Foundation by the donation of property with debt attached and that, as a policy, U.T. needs to have communication with the Foundation on this type of issue. After discussion, the request was approved as presented.

POST CONVICTION DEFENDERS

LEASE AGREEMENT

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

Location: Davidson County – 530 Church Street, Nashville, TN – Trans. No. 07-09-902 (Lotspiech)

SC Action: 12-21-09. Bob King presented the transaction. Commissioner Goetz commented that, in today’s downtown markets, the rate seems high for this kind of office space. He asked what rights the State has to get out of this lease. Mr. King responded that this was a 5-year lease with no cancellation. Don Dawson was recognized and stated that since the new owners took over the building two years ago, they are making the building much more hospitable. Treasurer Lillard said that he noticed on the consent agenda that there were numerous proposed leases with no cancellation. He added that, in today’s office space environment, they should be able to negotiate the cancellation provisions. Mr. King commented that the biggest problem with a cancellation clause is that the lessors have difficulty obtaining financing. Commissioner Goetz responded that they ought to think about being creative, such as have a 3-year no cancellation clause. Secretary Hargett said it doesn’t seem like they are using their negotiation strength at this economic time. After further discussion, the request was approved.

TENNESSEE WILDLIFE RESOURCES AGENCY

ANNUAL REPORT

- 1) Subcommittee acknowledged receipt of the 2009 Report, as amended, on the **Sharecrop Program** managed by the Tennessee Wildlife Resources Agency.

DEPARTMENT OF FINANCE AND ADMINISTRATION

SHELBY COUNTY FORENSIC CENTER, MEMPHIS, TENNESSEE

- 1) Mr. Fitts presented a request for approval of the Early Design Phase of a project for **Shelby County Forensic Center** at Memphis, Tennessee. He reminded the Subcommittee that the SBC had referred the matter to them, with authority to act, in response to questions raised regarding the use of bond funds. Comptroller Wilson stated that, after discussions with Bond Finance, the matter had been resolved. Subcommittee then approved the request as presented.

Estimated Project Cost: \$13,000,000.00
SBC Project No. 400/000-01-2005

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Mr. Fitts stated that the SBC had requested a status report and presentation of the **Mechanical and Electrical Upgrades** project at the Tennessee State Capitol in Nashville. Assistant Commissioner Dottie Hagood was recognized who stated that her office had distributed a draft timeline to all the parties and that a meeting had been scheduled for January 6 to discuss the plan. She then introduced the project manager, Nick DePalma, and the designers, Jim Thompson and Don Reaville, who made the presentation. They discussed the aging mechanical and electrical systems and that there will be areas that they can't look at now to know the full scope until they start construction. Mr. DePalma said they were anxious to get the Construction Manager on board to support the effort. He said it was their hope to be able to have early access to the ground floor in December 2010 – January 2011. He said they intend to discuss the scheduled in full detail at the January 6 meeting. Treasurer Lillard asked if this project included plumbing replacement, and Mr. DePalma responded that some plumbing and collateral work was included in the tunnel. The members expressed concern that the plumbing needed to be looked at in totality. Treasurer Lillard asked if wireless internet was to be provided for the building, and Mr. DePalma responded that they don't have anything in the scope to provide for it at the moment as the focus is mainly on mechanical, electrical and plumbing work. Treasurer Lillard asked if the project has been approved, and Mr. Fitts stated that the SBC approved the project for planning in 2005. He said they hoped to have full funding approved in the next budget in order to proceed with the work. Treasurer Lillard said that they need sign off by the Speakers and he was not going to vote for anything unless they had sign off from both Speakers as far as the overall plan and concerns. He said he appreciated Real Property Administration's efforts and understands the complexity of the project. Ms. Hagood expressed the concern about the intricacies of the required movement of people. Comptroller Wilson said he has reviewed the RFP, but plans to hold up on its approval until after the January 6 meeting takes place. The Subcommittee thanked staff for their report and presentation.

Estimated Project Cost: \$16,500,000.00
Estimated Planning Cost: \$ 2,700,000.00
SBC Project No. 529/005-01-2005

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meetings held on November 23, 2009.

DESIGNER SELECTIONS

- 1) Approved the following designer selections as recommended for the projects approved at the December 10 SBC meeting.
- 7) **Military Dept – Jackson and Camden**
(FMS Reroof and Building Repairs)
Estimated Project Cost: \$264,325.00
SBC Project No. 361/000-05-2009
Designer: **HART FREELAND ROBERTS**
- 8) **Military Dept – Cookeville and Lebanon**
(FMS Reroof and Building Repairs)
Estimated Project Cost: \$211,025.00
SBC Project No. 361/000-06-2009
Designer: **UPLAND DESIGN GROUP**
- 9) **Military Dept – Centerville, Pulaski & Gallatin**
(Reroof)
Estimated Project Cost: \$931,000.00
SBC Project No. 361/000-05-2006
Designer: **HART FREELAND ROBERTS**
- 10) **Military Dept - Knoxville**
(CSMS Reroof)
Estimated Project Cost: \$627,067.00
SBC Project No. 361/047-01-2009
Designer: **ROOF DESIGN & CONSULTING SERVICES INC**
- 11) **Military Dept – Smyrna**
(Building 500 Reroof / Repairs)
Estimated Project Cost: \$560,000.00
SBC Project No. 361/079-03-2009
Designer: **ALPHA THREE GROUP**
- 12) **Military Dept – Smyrna**
(VTS Communication Line Installation)
Estimated Project Cost: \$525,000.00
SBC Project No. 361/079-04-2009
Designer: **WISER COMPANY**
- 13) **Department of Transportation Region 4**
(I-55 Memphis Welcome Center Replacement)
Estimated Project Cost: \$3,750,000.00
SBC Project No. 244/010-02-2009
Designer: **ISSUANCE OF RFQ**
- 14) **Middle Tennessee State University**
(University Mitigation Plan)
Estimated Project Cost: \$87,500.00
SBC Project No. 166/009-05-2009
Designer: **HASTINGS ARCHITECTURE**
- 15) **Tennessee Technological University**
(IT Infrastructure Upgrades)
Estimated Project Cost: \$9,880,000.00
SBC Project No. 166/011-04-2009
Designer: **SMITH SECKMAN REID**
- 16) **University of Memphis**
(Administration Building IT Renovations)
Estimated Project Cost: \$480,000.00
SBC Project No. 166/007-15-2009
Designer: **KEITH KAYS**
- 17) **Jackson State Community College**
(Campus HVAC Repairs)
Estimated Project Cost: \$2,209,159.00
SBC Project No. 166/019-02-2009
Designer: **SSR ELLERS**
- 18) **Pellissippi State Community College**
(Goins Classroom Renovation)
Estimated Project Cost: \$350,000.00
SBC Project No. 166/032-03-2009
Designer: **COMMUNITY TECTONICS**

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| <p>19) Southwest Tennessee Community College
 (Nursing and Biotechnology Facility)
 Estimated Project Cost: \$18,260,000.00
 SBC Project No. 166/033-01-2009
 Designer: FLEMING ASSOCIATES</p> | <p>23) Tennessee Technology Center @ Livingston
 (Fire Alarm and HVAC Systems Modernization)
 Estimated Project Cost: \$470,000.00
 SBC Project No. 166/062-02-2009
 Designer: KURZYNSKE & ASSOCIATES</p> |
| <p>20) Southwest Tennessee Community College
 (Mechanical Systems Modernization)
 Estimated Project Cost: \$820,000.00
 SBC Project No. 166/033-02-2009
 Designer: OGCB INC</p> | <p>24) Clover Bottom Developmental Center
 (Essential Maintenance / Roof Repairs)
 Estimated Project Cost: \$1,000,000.00
 SBC Project No. 344/003-01-2009
 Designer: STREET DIXON RICK</p> |
| <p>21) Southwest Tennessee Community College
 (Several Buildings Roof Replacements)
 Estimated Project Cost: \$1,400,000.00
 SBC Project No. 166/033-03-2009
 Designer: BRAGANZA ASSOCIATES</p> | <p>25) Piedmont Gas Building
 (Interior Renovation)
 Estimated Project Cost: \$1,450,000.00
 SBC Project No. 529/012-01-2009
 Designer: THOMAS MILLER & PARTNERS</p> |
| <p>22) Walters State Community College
 (Agribusiness Pavilion Sprinkler Renovation)
 Estimated Project Cost: \$107,000.00
 SBC Project No. 166/023-01-2009
 Designer: COMMUNITY TECTONICS</p> | <p>26) Cordell Hull State Office Building
 (Emergency Waterproofing Repairs)
 Estimated Project Cost: \$135,000.00
 SBC Project No. 529/011-01-2009
 Designer: RICHARD RINKS & ASSOCIATES</p> |