

MINUTES

STATE BUILDING COMMISSION MEETING

MAY 14, 2009

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.

11:11 a.m.	Department of Agriculture	Assistant Commissioner Larry Maxwell
11:12 a.m.	Tennessee Bureau of Investigation	Director Mark Gwyn
11:13 a.m.	Department of Mental Health and Developmental Disabilities	Assistant Commissioner Bob Grunow
11:14 a.m.	Department of Veterans Affairs	Commissioner John Keys
11:15 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
11:16 a.m.	Military Department	General Gus Hargett
11:17 a.m.	Department of Children's Services	Commissioner Viola Miller
11:20 a.m.	Department of Correction	Commissioner George Little
11:28 a.m.	University of Tennessee	Dr. Jan Simek
11:31 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
11:50 a.m.	Department of Finance and Administration	
11:51 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Ron Ramsey, Lieutenant Governor
Dave Goetz, Commissioner, Department of Finance and Administration
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer
Tre Hargett, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Kent Williams, Speaker of the House of Representatives

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, State Architect's Office
Alan Robertson, State Architect's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Mark Wood, Secretary of State's Office
Dave Thurman, Legislative Budget Office
Melinda Parton, Comptroller's Office
Jerry Preston, Tennessee Board of Regents
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
John Carr, Finance and Administration

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Terry Mason, Finance and Administration
Cindi Liddell, Bond Finance
Sandi Thompson, Bond Finance
Janice Cunningham, Treasurer's Office
Don Samuels, Department of Veterans Affairs
Steve Hewitt, TN Office of Homeland Security
Bob Qualey, Real Property Administration
James Perdue, Department of Environment and Conservation
Col. Bill Wenzler, Military Department
Bill Finney, Real Property Administration
Connie Wallace, AIA
Steve Campbell, Bell Construction
Chris Murphy, Bell Construction
John Gromes, Turner Universal
Steve Westerman, Real Property Administration
Mark Cherpack, Department of Finance and Administration
Greg Steck, Real Property Administration
Mitch Robinson, Austin Peay State University
Rudy Johnson, Rufus Johnson Associates
George Hyfantis, QE2
Laura Jones, QE2
Bill Rasnick, East Tennessee State University
Peter Heimbach, Beeson-Lusk-Street
Tom Robinson, Department of Correction
Stephanie Steele, THEC
Russ Deaton, THEC
Alvin Payne, University of Tennessee
George Criss, University of Tennessee

Lieutenant Governor Ramsey called the meeting to order at 11:11 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF AGRICULTURE

11:11 a.m.

Assistant Commissioner Larry Maxwell requested action on the following matter.

DIVISION OF FORESTRY – SMITH COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$60,000.00 to \$80,000.00 (\$20,000.00 increase) for **Gordonsville Work Center** at Gordonsville, Smith County, Tennessee.

Revised Estimated Project Cost: **\$80,000.00**
SBC Project No. 100/010-01-2009

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TENNESSEE BUREAU OF INVESTIGATION

11:12 a.m.

Director Mark Gwyn requested action on the following matter.

TBI CONSOLIDATED FORENSIC FACILITY, NASHVILLE, TENNESSEE

- 1) Approved a request for acceptance of "gift-in-place" construction for **Homeland Security Defense Network (HSDN) Room** at the TBI Consolidated Forensic Facility in Nashville, with project design and construction provided by the Federal Department of Homeland Security.

Estimated Project Cost: **\$60,000.00**
SBC Project No. *500/001-01-2009*

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DEPARTMENT OF MENTAL HEALTH AND
DEVELOPMENTAL DISABILITIES

11:13 a.m.

Assistant Commissioner Bob Grunow requested action on the following matter.

STATEWIDE

- 1) Assistant Commissioner Grunow presented a request for approval of a revision in funding and acknowledgment of the source of funding from \$40,000.00 to \$50,000.00 (\$10,000.00 increase) for **Fire Protection Consultant** statewide. When questioned about the increase, Mr. Grunow replied that they need to complete 11 programs before the contract terminates. The Commission approved the request as presented without objection.

Revised Estimated Project Cost: \$50,000.00
SBC Project No. 344/000-04-2008

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DEPARTMENT OF VETERANS AFFAIRS

11:14 a.m.

Commissioner John Keys requested action on the following matters.

WEST TENNESSEE VETERANS CEMETERY, GERMANTOWN, SHELBY COUNTY, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **Drainage / Erosion Control** at West Tennessee Veterans Cemetery in Germantown to include adding building repairs to the scope of the project.

Estimated Project Cost: **\$1,370,000.00**
SBC Project No. 682/000-01-2006

VETERANS CEMETERIES - STATEWIDE

- 1) Approved a request to cancel a project for **HVAC Systems at Cemetery Chapels** located in Nashville and Knoxville due to lack of funding.

Estimated Project Cost: **\$119,000.00**
SBC Project No. 682/000-01-2004

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:14 a.m.

Assistant Commissioner Larry Lance requested action on the following matters.

LONG HUNTER STATE PARK, DAVIDSON COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$175,000.00 to \$205,000.00 (\$30,000.00 increase) for **Fishing Pier Replacement** at Long Hunter State Park, Davidson County, Tennessee.

Revised Estimated Project Cost: \$205,000.00
SBC Project No. 126/115-01-2008

TENNESSEE HISTORICAL COMMISSION

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$15,000.00 to \$25,000.00 (\$10,000.00 increase) for **Architectural Consultant** statewide.

Revised Estimated Project Cost: \$25,000.00
SBC Project No. 160/000-01-2008

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MILITARY DEPARTMENT

11:15 a.m.

General Gus Hargett requested action on the following matters.

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$2,044,022.77 to \$1,959,022.77 (\$85,000.00 decrease) for **Rehab Building 102** at Houston Barracks, Nashville, Tennessee.

Revised Estimated Project Cost: **\$1,959,022.77**
SBC Project No. 361/067-01-2007

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$9,743,143.28 to \$9,828,143.28 (\$85,000.00 increase) for **State Area Command Headquarters, Phase 2B**, at Houston Barracks, Nashville, Tennessee.

Revised Estimated Project Cost: **\$9,828,143.28**
SBC Project No. 361/067-02-1999

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$684,303.73 to \$843,303.73 (\$159,000.00 increase) for **North Central Armory Reroofs**.

Revised Estimated Project Cost: **\$843,303.73**
SBC Project No. 361/000-04-2004

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$50,000.00 to \$100,000.00 (\$50,000.00 increase) for **Environmental Consultant** statewide.

Revised Estimated Project Cost: **\$100,000.00**
SBC Project No. 361/000-02-2008

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DEPARTMENT OF CHILDREN'S SERVICES

11:17 a.m.

Commissioner Viola Miller requested action on the following matter.

TAFT YOUTH DEVELOPMENT CENTER, PIKEVILLE, BLEDSOE COUNTY, TENNESSEE

- 1) Approved a request to utilize the Direct Order Contract for installation of a supplemental holding tank on a project for **Water Plant Repairs and Modifications** at Taft Youth Development Center, Pikeville, Tennessee.

Estimated Project Cost: \$1,700,000.00
SBC Project No. *144/005-01-2008*

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DEPARTMENT OF CORRECTION

11:20 a.m.

Commissioner George Little requested action on the following matters.

SOUTHEASTERN TENNESSEE STATE REGIONAL CORRECTIONAL FACILITY, PIKEVILLE, TENNESSEE

- 1) Commissioner Little presented a request for approval of a revision in total project cost from \$185,000,000.00 to \$208,000,000.00 (\$23,000,000.00 increase) and approval to cancel the utility grant to the City of Dayton in order to realign and combine Segments 1 & 2 of the waterline to Spring City of a project for the new prison expansion project at the **Southeastern Tennessee State Regional Correctional Facility** at Bledsoe County, Tennessee. He stated that the revised total project cost will allow the designer and construction manager to proceed to the Design Development Phase to further refine the design and construction costs of the project. He added that the request had been reviewed by the Select Oversight Committee.

The Commission discussed the costs and was told that this total project cost was consistent with the funding appropriated last year. Treasurer Lillard commented that since the State would be deeding the water line to Spring City, the State should have an agreement whereby Spring City would maintain the line and also provide a long term supply of water. Commissioner Little explained that there will be a long term water rate agreement included in the contract with Spring City. After further discussion, the request was approved as presented.

Revised Estimated Project Cost: \$208,000,000.00
Estimated Planning & Utilities Cost: \$ 40,000,000.00
SBC Project No. 142/013-02-2004

- 2) Approved a request to utilize the Direct Order contract for **Emergency Cooling Tower Replacement** at Southeast Tennessee State Regional Correctional Facility, Pikeville, Tennessee.

Estimated Project Cost: \$155,000.00
SBC Project No. 142/013-01-2009

MORGAN COUNTY CORRECTIONAL COMPLEX, WARTBURG, MORGAN COUNTY, TENNESSEE

- 1) Approved a request for acceptance of a gift of a metal storage building from the electrical subcontractor, Sullivan Electric, and purchase of a metal building for \$4,501 via the change order process from the mechanical subcontractor, Rock City Mechanical, to the Department of Correction for the **Morgan County Correctional Complex** at Morgan County, Tennessee.

SBC Project No. 142/028-01-2003

UNIVERSITY OF TENNESSEE

11:28 a.m.

Acting President Jan Simek requested action on the following matters.

THE UNIVERSITY OF TENNESSEE at CHATTANOOGA

- 1) Approved a project and acknowledgment of the source of funding for **Fletcher Hall Improvements** at the University of Tennessee at Chattanooga, and selection of TWH Architects to design and supervise the project.

Estimated Project Cost: \$1,200,000.00

SBC Project No. 540/005-02-2009

- 2) Approved a project and acknowledgment of the source of funding for **Scrappy Moore Field** at the University of Tennessee at Chattanooga and the selection of Earthworx to design and supervise the project.

Estimated Project Cost: \$ 500,000.00

SBC Project No. 540/005-03-2009

THE UNIVERSITY OF TENNESSEE at MARTIN

- 1) Approved a project and acknowledgment of the source of funding for **Paul Meek Library Repairs** at the University of Tennessee at Martin, and selection of TLM Associates to design and supervise the project.

Estimated Project Cost: \$250,000.00

SBC Project No. 540/011-02-2009

THE UNIVERSITY OF TENNESSEE, KNOXVILLE

- 1) Dr. Simek presented a request for approval of a revision in funding from \$2,000,000.00 to \$2,937,000.00 (a \$937,000.00 increase) for **Campus Entrances Phase II** at the University of Tennessee, Knoxville. Treasurer Lillard asked why this increase was necessary at this time. Dr. Simek responded that this last phase completes the project, is part of the master plan, and is something the students really want. He said that the student fees support the project. The Commission then approved the request without objection.

Revised Estimated Project Cost: \$2,937,000.00

SBC Project No. 540/009-10-2002

DISCUSSION OF BIDS

- 1) **The University of Tennessee, Knoxville**
(Ayres Hall Renovation)
SBC No. 540/09-06-06
Bid Date: May 12, 2009
SBC Action: Referred to Subcommittee with authority to act

TENNESSEE BOARD OF REGENTS

11:31 a.m.

Vice Chancellor David Gregory requested action on the following matters.

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a request for authorization to award a General Contractor contract to Burwil Construction for **Buc Ridge Apartment Addition** at East Tennessee State University in Johnson City, based upon Best Value Option 1 for proposals received May 6, 2009.

Estimated Project Cost: \$ 10,100,000.00
SBC Project No. 166/005-05-2008

- 2) Approved a project and acknowledgment of the source of funding for **Panhellenic Hall Renovations** at East Tennessee State University in Johnson City, and the selection of Reedy & Sykes to design and supervise the project.

Estimated Project Cost: \$200,000.00
SBC Project No. 166/005-01-2009

Southwest Tennessee Community College, Memphis, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$480,000.00 to \$600,000.00 (a \$120,000.00 increase) and acknowledgement of source of funding for **Culinary Lab Renovation** at Southwest Tennessee Community College in Memphis, Tennessee.

Revised Estimated Project Cost: \$600,000.00
SBC Project No. 166/033-01-2008

Austin Peay State University, Clarksville, Tennessee

- 1) Mr. Gregory presented a request for approval of a revision in estimated project cost and funding from \$6,400,000.00 to \$6,750,000.00 (\$350,000.00 increase), acknowledgement of source of funding, and approval of an Early Design Phase for **Chemical Engineering Technology Facility** at Austin Peay State University in Clarksville, as presented by Rufus Johnson Associates of Clarksville. Treasurer Lillard asked if the increase in verticality of the building design would cause an increase in the heating and air-conditioning. Mr. Johnson replied that the building would be very energy efficient, and that the size of the equipment justified the height of the building. After general discussion, the Commission approved the request as presented.

Revised Estimated Project Cost: \$6,750,000.00
SBC Project No. 166/003-01-2009

East Tennessee State University, Johnson City, Tennessee

- 1) Approved the Early Design Phase for **Fossil Site Visitor Center** at East Tennessee State University in Johnson City, Tennessee as presented by Beeson, Lusk, and Street, Inc., Architects.

Estimated Project Cost: \$9,881,862.00
SBC Project No. 166/005-10-2002

Discussion of Bids

- 1) **Tennessee Technology Center @ Chattanooga, Chattanooga**
(Restroom Renovations)
SBC Project No. 166/012-02-2008
Bid date: 05-06-2009
SBC Action: No action required
- 2) **Tennessee State University, Nashville**
(Wilson Hall Interiors Upgrade)
SBC Project No. 166/001-06-2008
Bid date: 05-13-2009
SBC Action: Referred to Subcommittee with authority to act
- 3) **TTC @ Hartsville, Hartsville**
(Fire Alarm System/Entry-way Updates)
SBC Project No. 166/050-01-2008
Bid date: 05-13-2009
SBC Action: Referred to Subcommittee with authority to act
- 4) **East Tennessee State University, Johnson City**
(Surface Parking)
SBC Project No. 166/005-08-2008
Bid date: 05-13-2009
SBC Action: Referred to Subcommittee with authority to act

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:50 a.m.

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request to reimburse Metropolitan Nashville Davidson County Government for the construction of **State signage** at three buildings on Deaderick Street in Nashville, Tennessee, with design approval by the State Architect.

Estimated Project Cost: **\$30,000.00**
SBC Project No. 529/000-05-2009

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on April 9, 2009.

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

- 1) **UT Knoxville** **Deferred one month.**
Golf Team Facility (Practice Course)
SBC Project No. 540/09-06-01
Change Order No. 1
Change Order Amount: \$853,498.00
Change Order Percent: 55.4
Cumulative Percent 55.4
- 2) **UT Knoxville**
Ayres Hall Renovation (Phase I Abatement and Interior Demolition)
SBC Project No. 540/09-06-06
Change Order No. 1
Change Order Amount: \$71,768.00
Change Order Percent: 15
Cumulative Percent 15
- 3) **UT Knoxville**
Cherokee Farm Infrastructure Improvements (Phase I Site Demolition and Stabilization)
SBC Project No. 540/09-04-07
Change Order No. 1
Change Order Amount: \$39,807.13
Change Order Percent: 15.9
Cumulative Percent 15.9
- 4) **UT Knoxville**
SAE Fraternity Houses Renovation & Additions
SBC Project No. 540/09-37-04C
Change Order No. 2
Change Order Amount: \$47,851.00
Change Order Percent: 4.6
Cumulative Percent 13.2

- 5) **Middle Tennessee State University**
(Murphy Center Fire Alarm Replacement)
Change Order No. 1
Change Order Amount: \$45,172.09
Change Order Percent: 16.31
Cumulative Percent 16.31
SBC Project No. 166/009-03-2007

- 6) **Columbia State Community College**
(Library Basement Update)
Change Order No. 5
Change Order Amount: \$22,465.32
Change Order Percent: 5.32
Cumulative Percent 12.13
SBC Project No. 166/015-01-2006

- 7) **TN School for the Deaf**
(Old Gym Update)
Change Order No. 8
Change Order Amount: \$35,347.53
Change Order Percent: 1.12
Cumulative Percent 23.71
SBC Project No. 168/007-01-2003

- 8) **Moccasin Bend Mental Health Institute**
(Central Dietary Update)
Change Order No. 4
Change Order Amount: \$213,718.81
Change Order Percent: 29.2
Cumulative Percent 31.69
SBC Project No. 344/009-01-2006

- 9) **Tennessee Bureau of Investigations**
(New Regional Consolidated Facility - Knoxville)
Change Order No. 20
Change Order Amount: \$54,638.00
Change Order Percent: .05
Cumulative Percent 13.07
SBC Project No. 500/003-01-2005

DESIGNER SELECTION LIST

1) Approved the following designer selections as recommended.

1) **University of Tennessee Chattanooga**
(Fletcher Hall Improvements)
Estimated Project Cost: \$1,200,000.00
SBC Project No. 540/005-02-2009
Designer: **TWH ARCHITECTS**

2) **University of Tennessee Chattanooga**
(Scrappy Moore Field)
Estimated Project Cost: \$500,000.00
SBC Project No. 540/005-03-2009
Designer: **EARTHWORX**

3) **University of Tennessee Martin**
(Paul Meek Library Repairs)
Estimated Project Cost: \$250,000.00
SBC Project No. 540/011-02-2009
Designer: **TLM ASSOCIATES**

4) **East Tennessee State University**
(Panhellenic Hall Renovations)
Estimated Project Cost: \$200,000.00
SBC Project No. 166/005-01-2009
Designer: **REEDY & SYKES**

EXECUTIVE SUB-COMMITTEE REPORT

1) Report received of final action taken at the State Building Commission Executive Subcommittee meetings held on March 23 and April 6, 2009.

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There being no further business, the meeting adjourned at 11:53 a.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration