

MINUTES

STATE BUILDING COMMISSION MEETING

FEBRUARY 10, 2011

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

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|------------|---|---------------------------------------|
| 11:04 a.m. | University of Tennessee | Dr. Joe DiPietro |
| 11:07 a.m. | Tennessee Board of Regents | Chancellor John Morgan |
| 11:09 a.m. | Department of Health | Assistant Commissioner Eugene Neubert |
| 11:10 a.m. | Department of Environment and Conservation | Commissioner Robert Martineau |
| 11:11 a.m. | Department of Children's Services | Director Burgess Oliver |
| 11:12 a.m. | Department of Intellectual & Developmental Disabilities | Assistant Commissioner Fred Hix |
| 11:17 a.m. | Department of Correction | Commissioner Derrick Schofield |
| 11:43 a.m. | State Building Commission | |

STATE BUILDING COMMISSION MEMBERS PRESENT

Beth Harwell, Speaker of the House of Representatives
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer
Mark Emkes, Commissioner, Department of Finance and Administration

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Bill Haslam
Ron Ramsey, Lieutenant Governor

OTHERS PRESENT

Bob Oglesby, State Architect
Alan Robertson, Assistant State Architect
Georgia Martin, State Architect's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Joy Harris, Treasurer's Office
Jonathan Rummel, Secretary of State's Office
Melinda Parton, Comptroller's Office
David Thurman, Legislative Budget Office
Jason Mumpower, Comptroller's Office
Josh Stites, Treasurer's Office

Charles Peccolo, University of Tennessee
George Criss, University of Tennessee
Tom Robinson, Department of Correction
David Gregory, Tennessee Board of Regents
Dick Tracy, Tennessee Board of Regents
Carl Manka, Tennessee Board of Regents
Jim Dixey, Real Property Administration
Greg Johnson, Mayor, City of Pikeville
Gregor Smee, Smee + Busby Architects
Debbie Inglis, Department of Correction
David Mills, Department of Correction
Bill Blankenship, Blankenship & Partners
Murray Crow, Department of Environment and Conservation
George Thacker, County Mayor
Mary Sue Garrison, Mayor, Town of Spring City
Bud Gilbert, Attorney, Town of Spring City
Woody Evans, City Manager, Town of Spring City
Reba Murphy, Vice Mayor, Town of Spring City
Lynelle Jensen, Department of General Services
John Carr, Department of Finance and Administration
Mike Morrow, Department of Finance and Administration
Lanny Cope, Cope Associates Architecture
Jim Hinton, Cope Associates Architecture
Sean Tierney, THEC
Scott Boelscher, THEC
Mark Cherpack, Department of Finance and Administration
Andrew Clark, Barge Waggoner Sumner Cannon
Steve Anderson, K2 GeoEnvironmental
David Primeau, Department of General Services
Keith Pyle, Bell & Associates
Bob McKee, Select Oversight Committee on Corrections
Greg Steck, Real Property Administration
Marion Fowlkes, Centric Architecture
Gary Cooper, Skanska
Mike Rayburn, Skanska
Matt Ingham, Real Property Administration
George Hyfantis, QE2
Dan France, Messer Construction Company

Secretary of State Tre Hargett called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

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UNIVERSITY OF TENNESSEE

11:04 a.m.

Dr. Joe DiPietro requested action on the following matters.

University of Tennessee, Chattanooga, Tennessee

1) Approved a request for a revision in source of funding for the following projects:

A. Fine Arts Theater Improvements

| | | | |
|---------------------------|-----------------|----------------------|----------------|
| Estimated Project Cost: | \$195,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Incr/Decrease</u> | <u>Revised</u> |
| ARRA Funds (F) | \$195,000.00 | (\$19,500.00) | \$175,500.00 |
| 2011 State (A) | 0.00 | 19,500.00 | 19,500.00 |
| TOTAL | \$195,000.00 | \$ 0.00 | \$195,000.00 |
| SBC Project No. | 540/005-03-2010 | | |

B. Lighting Upgrade

| | | | |
|---------------------------|-----------------|----------------------|----------------|
| Estimated Project Cost: | \$400,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Incr/Decrease</u> | <u>Revised</u> |
| ARRA Funds (F) | \$400,000.00 | (\$20,000.00) | \$380,000.00 |
| 2011 State (A) | 0.00 | 20,000.00 | 20,000.00 |
| TOTAL | \$400,000.00 | \$ 0.00 | \$400,000.00 |
| SBC Project No. | 540/005-05-2010 | | |

C. Patten House Exterior Repairs

| | | | |
|---------------------------|-----------------|----------------------|----------------|
| Estimated Project Cost: | \$700,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Incr/Decrease</u> | <u>Revised</u> |
| ARRA Funds (F) | \$700,000.00 | (\$700,000.00) | \$ 0.00 |
| 2011 State (A) | 0.00 | 700,000.00 | 700,000.00 |
| TOTAL | \$700,000.00 | \$ 0.00 | \$700,000.00 |
| SBC Project No. | 540/005-06-2010 | | |

D. Bretske Hall Improvements

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|---------------------------|-----------------|----------------------|----------------|
| Estimated Project Cost: | \$1,540,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Incr/Decrease</u> | <u>Revised</u> |
| ARRA Funds (F) | \$ 0.00 | \$ 700,000.00 | \$ 700,000.00 |
| 2011 State (A) | 1,540,000.00 | (\$700,000.00) | 840,000.00 |
| TOTAL | \$1,540,000.00 | \$ 0.00 | \$1,540,000.00 |
| SBC Project No. | 540/005-14-2010 | | |

- 2) Approved a request for a revision in source and funding from \$300,000.00 to \$250,000.00 (\$50,000.00 decrease) for **Exterior Door Replacements** at the University of Tennessee at Chattanooga, Tennessee.

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|--|---------------------|----------------------|----------------|
| Revised Estimated Project Cost: | \$250,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Incr/Decrease</u> | <u>Revised</u> |
| ARRA Funds (F) | \$300,000.00 | (\$165,000.00) | \$135,000.00 |
| 2011 State (A) | 0.00 | 115,000.00 | 115,000.00 |
| TOTAL | \$300,000.00 | (\$ 50,000.00) | \$250,000.00 |
| SBC Project No. | 540/005-04-2010 | | |

- 3) Approved a request for a revision in funding from \$400,000.00 to \$450,000.00 (\$50,000.00 increase) in order to award a contract for **Academic Math Mall** at the University of Tennessee at Chattanooga, Tennessee. Comptroller Wilson noted that, when he sees an increase and decrease in funding, as in this and the previous request, he is always looking at it closely.

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| Revised Estimated Project Cost: | \$450,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Increase</u> | <u>Revised</u> |
| ARRA Funds (F) | \$360,000.00 | \$ 0.00 | \$360,000.00 |
| 2011 State (A) | 40,000.00 | 50,000.00 | 90,000.00 |
| TOTAL | \$400,000.00 | \$50,000.00 | \$450,000.00 |
| SBC Project No. | 540/005-02-2010 | | |

University of Tennessee, Knoxville, Tennessee

- 1) Approved a request for a revision in scope and funding from \$1,000,000.00 to \$1,100,000.00 (\$100,000.00 increase) for **Morgan Hall Programmatic Upgrade** at University of Tennessee, Knoxville, Tennessee.

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| Revised Estimated Project Cost: | \$1,100,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Increase</u> | <u>Revised</u> |
| 10/11 Operating Funds (A) | \$1,000,000.00 | \$100,000.00 | \$1,100,000.00 |
| SBC Project No. | 540/009-40-2010 | | |

University of Tennessee Institute of Agriculture, Knoxville, Tennessee

- 1) Approved a request for a revision in source of funding and the Early Design Phase for **Vet Med Hospital Additional and Renovation** at the University of Tennessee as presented by Cope Associates, Inc.

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|--------------------------------|------------------------|----------------------|-----------------|
| Estimated Project Cost: | \$20,900,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Incr/Decrease</u> | <u>Revised</u> |
| Reserve Funds (A) | \$15,842,000.00 | \$ 0.00 | \$15,842,000.00 |
| ARRA Funds (F) | 1,558,000.00 | 0.00 | 1,558,000.00 |
| TSSBA (A) | 3,500,000.00 | (1,000,000.00) | 2,500,000.00 |
| Gifts (O) | 0.00 | 600,000.00 | 600,000.00 |
| 2011 State (A) | 0.00 | 400,000.00 | 400,000.00 |
| TOTAL | \$20,900,000.00 | \$ 0.00 | \$20,900,000.00 |
| SBC Project No. | 540/001-01-2009 | | |

University of Tennessee, Martin, Tennessee

- 1) Approved the **Master Plan Update** for the University of Tennessee at Martin as presented by Centric Architecture.

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| Estimated Project Cost: | \$75,000.00 |
| <u>Source of Funding:</u> | Operating Funds (A) |
| <i>SBC Project No.</i> | 540/011-06-2006 |

TENNESSEE BOARD OF REGENTS

11:07 a.m.

Chancellor John Morgan requested action on the following matters.

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

- 1) Approved the selection of Messer Construction Company as Construction Manager /General Contractor for the **Parking Garage and Student Services** project at Middle Tennessee State University, Murfreesboro, based upon proposals received January 18, 2011.

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|--------------------------------|------------------------|
| Estimated Project Cost: | \$39,500,000.00 |
| <u>Source of Funding:</u> | |
| TSSBA (parking fees) (A) | 23,500,000.00 |
| Student Fees (access fees) (A) | 12,000,000.00 |
| Campus Plant Funds (A) | 4,000,000.00 |
| SBC Project No. | 166/009-06-2010 |

University of Memphis, Memphis, Shelby County, Tennessee

- 1) Approved a request for a revision in funding from \$2,000,000.00 to \$2,500,000.00 (\$500,000.00 increase) for **Central Avenue Parking Lot Reconfiguration** at the University of Memphis, Memphis, Tennessee.

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| Revised Estimated Project Cost: | \$2,500,000.00 | | |
| <u>Source of Funding:</u> | | | |
| Campus Auxiliary (parking) (O) | <u>Original</u> \$2,000,000.00 | <u>Increase</u> 500,000.00 | <u>Revised</u> 2,500,000.00 |
| SBC Project No. | 166/007-04-2010 | | |

Discussion of Bids

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|--|---|
| 1) Southwest TN Community College, Memphis (Several Buildings Roof Replacements) SBC Project No. 166/033-03-2009 Bid date: 2-09-2011 SBC Action: Referred to Subcommittee with authority to act | 3) Statewide (TTC Chiller Replacements) SBC Project No. 166/000-01-2010 Bid date: 2-09-2011 SBC Action: Referred to Subcommittee with authority to act |
| 2) University of Memphis, Memphis (Several Building Energy Upgrades) SBC Project No. 166/007-01-2010 Bid date: 2-09-2011 SBC Action: Referred to Subcommittee with authority to act | |

DEPARTMENT OF HEALTH

11:09 a.m.

Assistant Commissioner Eugene Neubert requested action on the following matter.

R.S. Gass State Laboratory, Nashville, Davidson County, Tennessee

- 1) Approved a request to utilize an Alternative Delivery Method on a previously approved project for **Chiller Replacement Phase 2** at R.S. Gass State Laboratory, Nashville, Tennessee.

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|--------------------------------|---------------------------|
| Estimated Project Cost: | \$2,650,000.00 |
| <u>Source of Funding:</u> | 2001 G.O. Bonds – FRF (A) |
| <i>SBC Project No.</i> | 406/003-01-2010 |

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:10 a.m.

Commissioner Robert Martineau requested action on the following matter.

Dunbar Cave and Radnor Lake State Parks, Montgomery & Davidson Counties, Tennessee

- 1) Approved a project and authorization to proceed with the process to select a designer for **Exhibit Upgrades** at Dunbar Cave and Radnor Lake State Parks, in Montgomery and Davidson Counties, Tennessee.

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| Estimated Project Cost: | \$800,000.00 |
| <u>Source of Funding:</u> | 10/11 Current Funds-Capital Maint (A) |
| <i>SBC Project No.</i> | 126/000-01-2011 |

DEPARTMENT OF CHILDREN'S SERVICES

11:11 a.m.

Director Burgess Oliver requested action on the following matter.

Mountain View Youth Development Center, Dandridge, Jefferson County, Tennessee

- 1) Approved a project and authorization to proceed with the process to select a designer for **Campus Maintenance & Repairs** at Mountain View Youth Development Center, Dandridge, Tennessee.

Estimated Project Cost: \$900,000.00

Source of Funding:

10/11 Current Funds-Capital Maint. (A) \$200,000.00

10 G.O. Bonds-Capital Maint. (A) \$700,000.00

SBC Project No. 144/013-01-2011

DEPARTMENT OF INTELLECTUAL &
DEVELOPMENTAL DISABILITIES

11:12 a.m.

Assistant Commissioner Fred Hix requested action on the following matter.

Intermediate Care Facilities / MR Homes, Statewide.

- 1) Mr. Hix presented a request for approval of a revision in scope on a project for **Intermediate Care Facilities / MR Homes** at areas statewide. He stated that the project currently only addresses housing for the medically fragile, and they would like to revise the scope to additionally include housing for individuals with behavioral difficulties. He said that these behavioral homes would be built to satisfy the housing needs at the locations where DIDD facilities are scheduled for closure.

Treasurer Lillard asked for more clarification regarding the revision in scope. Commissioner Hix stated that, as they start downsizing and addressing the closure of Cloverbottom Developmental Center, they have identified individuals who require a home that is different from the homes for which have historically been approved. He said that those four-bedroom homes are for the medically fragile and are approximately 4,000 sf., and these will be redesigned four bedroom homes with about 2,650 sf. for individuals who are behaviorally difficult in their level of care and need. Treasurer Lillard asked how many homes are involved and what was the relationship to the \$56 million project cost. Commissioner Hix responded that, at this time, it involves two homes as associated with the downsizing and closure of Cloverbottom. He said that the Department is committed to constructing 39 homes statewide, of which 17 have been constructed, eight are under construction, and others are in the process of being bid out. Treasurer Lillard asked if they will bring the disclosure of the location of these two homes back to the Commission, and was told that the property has yet to be procured. After further discussion, Treasurer Lillard confirmed that the procurement of the land for these homes would come back before the SBC. He added that, in the future, it would be helpful if staff would break out the cost of the scope change portion separately. The request was then approved as presented.

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| Estimated Project Cost: | \$ 56,580,000.00 |
| <u>Source of Funding:</u> | |
| 05/06 Current Funds-Capital Outlay (A) | \$ 520,000.00 |
| 06/07 Current Funds-Capital Outlay (A) | \$ 960,000.00 |
| 06 G.O. Bonds-Capital Outlay (A) | \$ 18,000,000.00 |
| 08 G.O. Bonds-Capital Outlay (A) | \$ 29,700,000.00 |
| 09 G.O. Bonds-Capital Outlay (A) | \$ 7,400,000.00 |
| SBC Project No. 346/000-05-2005 | |

DEPARTMENT OF CORRECTION

11:17 a.m.

Commissioner Derrick Schofield requested action on the following matters.

Bledsoe County Correctional Complex, Pikeville, Tennessee

- 1) Commissioner Schofield presented a request for approval to cancel the previous SBC approval for utility grant negotiations with the Town of Spring City, and approval of a grant in the amount of \$7,200,000.00 to the City of Pikeville, for **Bledsoe County Correctional Complex** project at Pikeville, Tennessee.

The Commission acknowledged the attendance of officials from the Town of Spring City and City of Pikeville. The Mayor of the Town of Spring City, Mary Sue Garrison, was recognized. She stated that the Town of Spring City is ready and willing to be the State's water provider of choice for the new prison. She said that they believe that, while their proposal may be marginally more expensive to build and operate on an annual basis, it is still the better choice for Tennessee and the citizens affected by this decision. She said they contend that it is the better of the options because it will provide a more reliable water source for the prison, put into place a water source which will bring water diversification to the region and thus provide a foundation for long-range economic development, and can be constructed without additional delays.

Comptroller Wilson stated that this was a complex matter with a variety of different ramifications. He made a motion to refer the request to the Subcommittee, with authority to act. The motion was seconded, and passed without objection.

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| Amount of Grant: | \$ 7,200,000.00 |
| Estimated Project Cost: | \$208,000,000.00 |
| <u>Source of Funding:</u> | |
| 97-08 Current Funds-Capital Outlay (A) | 87,487,104.53 |
| 04 G.O. Bonds-Capital Outlay (A) | 5,000,000.00 |
| 05 G.O. Bonds-Capital Outlay (A) | 60,612,895.47 |
| 06 G.O. Bonds-Capital Outlay (A) | 19,900,000.00 |
| 07 G.O. Bonds-Capital Outlay (A) | 35,000,000.00 |
| <i>SBC Project No.</i> | <i>142/013-02-2004</i> |

South Central Correctional Center Clifton, Wayne County, Tennessee

- 1) Commissioner Schofield presented a request for approval of a project and authorization to proceed with the process to select a designer for **Plumbing Infrastructure Renovation** for the Minimum Security Housing Unit at the South Central Correctional Center at Clifton, Tennessee. Treasurer Lillard acknowledged that, while they have some emergency repairs, there were numerous questions concerning the project. He made a motion to refer the matter to the Subcommittee, with authority to act, which was properly seconded, and passed without objection.

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| Estimated Project Cost: | \$700,000.00 |
| <u>Source of Funding:</u> | |
| 09/10 Current Funds-Sentencing Act (A) | \$565,000.00 |
| 10/11 Current Funds-Sentencing Act (A) | \$135,000.00 |
| <i>SBC Project No.</i> | <i>142/018-01-2011</i> |

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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 January 13, 2011.

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


- 1) **Walters State Community College**
(Detention Pond)
Change Order No. 3
Base Contract Amount: \$198,500.00
Change Order Amount: \$1,294.00
Change Order Percent: 0.65
Cumulative Percent 14.73
Revised Contract Sum: \$227,739.40
SBC Project No. 166/023-03-1993B
- 2) **Pellissippi State Community College**
(New Parking)
Change Order No. 3
Base Contract Amount \$513,860.00
Change Order Amount: \$4,593.03
Change Order Percent: 0.89
Cumulative Percent 15.35
Revised Contract Sum: \$592,754.61
SBC Project No. 166/032-01-2008
- 3) **Tims Ford State Park**
(Visitor Center/Park Office)
Change Order No. 6
Base Contract Amount: \$547,520.00
Change Order Amount: \$36,154.20
Change Order Percent: 6.6
Cumulative Percent 10.08
Revised Contract Sum: \$602,697.98
SBC Project No. 126/092-01-2006

- 4) **Piedmont Gas Building**
(Interior Renovation)
Change Order No. 8
Base Contract Amount: \$628,230.00
Change Order Amount: \$10,976.13
Change Order Percent: 1.75
Cumulative Percent 62.5
Revised Contract Sum: \$1,020,849.27
SBC Project No. 529/012-01-2009
- 5) **Henry Horton State Park**
(Campground Bathhouses)
Change Order No. 8
Base Contract Amount: \$356,000.00
Change Order Amount: \$24,729.65
Change Order Percent: 6.95
Cumulative Percent 11.31
Revised Contract Sum: \$396,274.85
SBC Project No. 126/051-01-2007

EXECUTIVE SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on December 22, 2010.

There being no further business, the meeting adjourned at 11:45 a.m.

Approved by: 
Mark A. Emkes, Commissioner
Department of Finance and Administration