

MINUTES

STATE BUILDING COMMISSION

March 10, 2011

STATE BUILDING COMMISSION MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Mark Emkes, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Beth Harwell, Speaker of the House of Representatives

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
Joe DiPietro, University of Tennessee
George Criss, University of Tennessee
John Morgan, Tennessee Board of Regents
David Gregory, Tennessee Board of Regents
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Lola Potter, Department of Finance and Administration
Tom Chester, Department of General Services

Felenceo Hill, Department of Finance and Administration
Cindy Liddell, Comptroller's Office
Rhea Studer, Rentenbach Constructors
Matt Chambers, Messer Construction
Jay Hosay, Messer Construction
Ben Sousa, Turner Construction
Robert Gowan, SSG-TN
Elizabeth Merkel, SSG-TN
Jim Dixey, Real Property Administration
Murray Crow, Department of Environment and Conservation
J.J. Perdue, Department of Environment and Conservation
Bob Martineau, Department of Environment and Conservation
Lynelle Jensen, Department of General Services
Don Johnson, Department of General Services
John Carr, Department of Finance and Administration

Mike Morrow, Department of Finance and
Administration
Sean Tierney, THEC
Scott Boelscher, THEC
Mark Cherpack, Department of Finance and
Administration
Kelly Weninger, Skanska
Penny DiPiazza, Real Property Administration
Bruce Davis, Legislative Budget Office
Patrick Smith, Department of Education
Deborah Davis, Department of Education
Bill Finney, Real Property Administration
David Primeau, Department of General Services
Bob Qualey, Real Property Administration
Jordan Young, Lt Governor's Office
John Gromos, Turner Construction
J.B. Bennett, Thompson Engineering
John Schroer, Department of Transportation
Alan Durham, Department of Transportation
Paul Degges, Department of Transportation

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Vice-Chairman Ramsey called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

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DEPARTMENT OF TRANSPORTATION

11:05 a.m.

Commissioner John Schroer requested action on the following matter.

TDOT QUARTERLY STATUS REPORT

- 1) Commissioner Schroer presented the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002", which had been distributed to the members. The Commission thanked him and accepted the report.

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DEPARTMENT OF EDUCATION

11:06 a.m.

Acting Commissioner Patrick Smith requested action on the following matter.

Tennessee School for the Deaf, Knoxville, Knox County, Tennessee

- 1) Approved a request for a revision in funding from \$2,250,000.00 to \$3,000,000.00 (\$750,000.00 increase) for **Maintenance Access Road** at Tennessee School for the Deaf, Knoxville, Tennessee.

Revised Estimated Project Cost:	\$3,000,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
07 G.O. Bonds-Capital Outlay (A)	\$2,200,000.00	\$ 0.00	\$2,200,000.00
07/08 Current Funds-Capital Outlay (A)	50,000.00	0.00	50,000.00
07/08 Current Funds-Capital Outlay (R)	0.00	500,000.00	500,000.00
10/11 Education Operating Funds (A)	<u>0.00</u>	<u>250,000.00</u>	<u>250,000.00</u>
TOTAL	\$2,250,000.00	\$750,000.00	\$3,000,000.00
<i>SBC Project No.</i>	<i>168/007-03-2007</i>		

Comment: The purpose of the Maintenance Access Road Project is to separate delivery traffic from pedestrian traffic to eliminate a dangerous situation for the hearing impaired children who are crossing campus streets throughout the day to attend classes. An increase of \$750,000.00 is needed to address improvements required by TSD's SWPPP Master Plan prepared as an additional service as part of this project. The Basin 5 area associated with the Maintenance Access Road will be updated to meet Knoxville's Storm Water Regulations enacted in 2003. This work involves demolition, water quality pond or ponds, grading, landscaping, erosion control, rip rap, placing a 48" diameter drainage pipe under Spence Lane with a new headwall, a temporary road, asphalt paving, and all related work.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:07 a.m.

Commissioner Bob Martineau requested action on the following matter.

Bicentennial Mall State Park, Nashville, Davidson County, Tennessee

- 1) Approved a request for a revision in scope and funding from \$300,000.00 to \$750,000.00 (\$450,000.00 increase) for **Fountain Repair** at Bicentennial Mall State Park, Nashville, to include upgrading of the filtration and disinfection systems to the current health code standards, at an estimated cost of \$350,000.00.

Revised Estimated Project Cost:	\$750,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Insurance Proceeds	\$300,000.00	\$450,000.00	\$750,000.00
<i>SBC Project No.</i>	<i>126/124-01-2010</i>		

Comment: The mechanical and electrical repairs to the Bicentennial Fountain were the result of damaged sustained in the May 2010 flood. These repairs are necessary to restore the functionality of the foundation's mechanical and lighting systems. During the ongoing design process, a review by the Metro Health Department revealed that the existing chlorination and filtration systems are inadequate by current health code standards. The increase in scope and funding is necessary to address these requirements.

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UNIVERSITY OF TENNESSEE

11:09 a.m.

Dr. Joe DiPietro requested action on the following matters.

University of Tennessee, Knoxville, Knox County, Tennessee

- 1) Approved the selection of Rentenbach Constructors, Inc. as Construction Manager/General Contractor for **University Center**, based upon proposals received February 18, 2011.

Estimated Project Cost: \$114,000,000.00
Current Funding for Project: \$ 2,600,000.00
Source of Funding: Auxiliary Funds (A)
SBC Project No. 540/009-22-2008

Comment: This project was approved for planning at \$2,600,000 in September 2008 and will provide a new approximate 300,000 gsf University Center for UT Knoxville. Total funding for the project is disclosed in the FY 2011/12 capital budget request.

University of Tennessee, Chattanooga, Hamilton County, Tennessee

- 1) Approved a request for a revision in source, scope and funding from \$2,500,000.00 to \$3,500,000.00 (\$1,000,000.00 increase) for **Stagmaier Hall Renovations** at the University of Tennessee Chattanooga, to include replacing roof, parapet walls and doors. Secretary Hargett acknowledged Representative John Ragan in the audience who was present in support of the project.

Revised Estimated Project Cost:	\$3,500,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
TSSBA (A)	\$ 0.00	\$3,000,000.00	\$3,000,000.00
Auxiliary Funds (A)	<u>2,500,000.00</u>	<u>(2,000,000.00)</u>	<u>500,000.00</u>
TOTAL	\$2,500,000.00	\$1,000,000.00	\$3,500,000.00
<i>SBC Project No.</i>	<i>540/005-12-2010</i>		

Comment: Stagmaier Hall was built in 1949 as a residence hall but has been used for the past several years to house administrative functions. There is now a need to change the occupancy back to a residence hall. This project will provide the code upgrades and building systems improvements required to make this occupancy change. The increase is based on the designer's design development phase estimate and is necessary to replace the roof (in excess of 25 years old) and masonry parapet wall, and replace existing doors and frames.

TENNESSEE BOARD OF REGENTS

11:11 a.m.

Chancellor John Morgan requested action on the following matters.

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

- 1) Approved a request for a revision in funding from \$243,114.00 to \$818,000.00 (\$574,886.00 increase) for **Accessibility (ADA) Adaptations** at Middle Tennessee State University, Murfreesboro, Tennessee.

Revised Estimated Project Cost:	\$818,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
09/10 Current Funds-Capital Maint (A)	\$108,114.00	\$ 0.00	\$108,114.00
10/11 Current Funds-Capital Maint (A)	135,000.00	0.00	135,000.00
Campus Plant Funds (A)	0.00	<u>574,886.00</u>	<u>574,886.00</u>
TOTAL	\$243,114.00	\$574,886.00	\$818,000.00
<i>SBC Project No.</i>	<i>166/009-10-2010</i>		

Comment: The additional funds are to add an elevator to the Alumni Memorial Gymnasium. Other ADA updates will be made to the building, including making the restrooms compliant. The designer for the project is Gould Turner Group, PC.

Tennessee State University, Nashville, Davidson County, Tennessee

- 1) Approved a project with authorization to proceed with the process to select a designer for **Housing Upgrades** at Tennessee State University, Nashville, Tennessee.

Estimated Project Cost:	\$850,000.00
<u>Source of Funding:</u>	<u>Campus Auxiliary (Housing) (A)</u>
<i>SBC Project No.</i>	<i>166/001-01-2011</i>

Comment: Housing Upgrades were disclosed in the FY 10/11 budget cycle for \$2,000,000. This portion of the disclosure will modernize four residence hall elevators as well as make exterior and interior repairs. Additional projects or phases for the remaining \$1,150,000 disclosure will be brought forward as needed.

University of Memphis, Memphis, Shelby County, Tennessee

- 1) Approved a request for a revision in scope and funding from \$260,000.00 to \$470,000.00 (\$210,000.00 increase) to include added lighting to Memorial Field on a project for **Intramural Field Lighting** at the University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost:	\$470,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Sustainability Fee (O)	\$260,000.00	\$ 0.00	\$260,000.00
Student Fees for R&R (O)	0.00	210,000.00	210,000.00
TOTAL	\$260,000.00	\$210,000.00	\$470,000.00
<i>SBC Project No.</i>	<i>166/007-09-2010</i>		

Comment: The additional funds for Phase 2 are from a completed project, Recreation & Fitness Renovations (SBC No.166/007-03-2000) and will add lighting to the Memorial Field which is used for recreational, band and ROTC purposes. The designer for the project is Canup Engineering, Inc. This project was disclosed for \$1,300,000 for lighting and artificial turf. Additional projects or phases for the remaining amount disclosed will be brought forward as needed.

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

- 1) Approved a request for a revision in funding from \$520,000.00 to \$829,000.00 (\$309,000.00 increase) in order to award a contract for **IMC Interior Upgrades and Corrections** at Chattanooga State Community College, Chattanooga, Tennessee.

Revised Estimated Project Cost:	\$829,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
ARRA Funds (A)	\$520,000.00	\$ 0.00	\$520,000.00
2011 State Funds (A)	0.00	309,000.00	309,000.00
TOTAL	\$520,000.00	\$309,000.00	\$829,000.00
<i>SBC Project No.</i>	<i>166/012-01-2010</i>		

Comment: This increase in funding is needed to award a contract to J & J Contractors, Inc, in the amount of \$719,700, based on bids received 2/16/11. Upland Design Group is the designer for the project, and it was determined during the design phase that additional HVAC work was required. Project needs to proceed to spend ARRA Funds within time frame

Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

- 1) Approved a request to issue a Request for Proposals for **Master Plan Update** at Dyersburg State Community College, Dyersburg, Tennessee.

SBC Project No. *166/017-01-2011*

Comment: The last Master Plan was done in 2001.

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

- 1) Approved a request for a revision in funding from \$400,000.00 to \$600,000.00 (\$200,000.00 increase) for **M Building Renovations** at Southwest Tennessee Community College, Memphis, Tennessee.

Revised Estimated Project Cost:	\$600,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
2011 State Funds (A)	\$400,000.00	\$ 0.00	\$400,000.00
Campus Plant Funds (A)	0.00	200,000.00	200,000.00
TOTAL	\$400,000.00	\$200,000.00	\$600,000.00
<i>SBC Project No.</i>	<i>166/033-01-2010</i>		

Comment: Allen & Hoshall Inc is the designer for these renovations. Additional funds are needed to meet the designer's estimate relating to HVAC, plumbing and electrical systems.

Volunteer State Community College, Gallatin, Sumner County, Tennessee

- 1) Approved a request for a revision in funding from \$2,095,000.00 to \$2,585,000.00 (\$490,000.00 increase) for **Parking & Sidewalk Repair/Replacement** at Volunteer State Community College, Gallatin, Tennessee. Chancellor Morgan stated that they will be back, at some point, to address the drainage issues at Caudill Hall.

Revised Estimated Project Cost:	\$2,585,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
07/08 Current Funds-Capital Maint (A)	\$ 260,000.00	\$ 0.00	\$ 260,000.00
07 G.O. Bonds-Capital Maint (A)	260,000.00	0.00	260,000.00
2011 State Funds (A)	0.00	490,000.00	490,000.00
Campus Plant Funds (A)	1,575,000.00	0.00	1,575,000.00
TOTAL	\$2,095,000.00	\$490,000.00	\$2,585,000.00
<i>SBC Project No.</i>	<i>166/025-01-2007</i>		

Comment: DBS & Associates Engineering Inc is the designer for the paving project. These additional funds are to meet the designer's estimate to pave an existing gravel lot adjacent to the Fine Arts Building, including lighting and call boxes. The remaining uncompleted scope includes the bus loop and drainage adjacent to Caudill Hall.

Bid Activity Report

The following bids were referred to the Executive Subcommittee, with authority to act, should additional action be necessary.

- 1) **Austin Peay State University, Clarksville**
(Clement Hall & MMC Building Water Heaters)
SBC Project No. 166/003-12-2010
Bid date: 2-23-2011
- 2) **Austin Peay State University, Clarksville**
(Infrastructure Improvements)
SBC Project No. 166/003-02-2007
Bid date: 3-09-2011

- 3) **Tennessee Technology Center @ Whiteville, Whiteville**
(Restroom Update)
SBC Project No. 166/090-01-2008
Bid date: 3-09-2011
- 4) **East Tennessee State University, Johnson City**
(Accessibility (ADA) adaptations)
SBC Project No. 166/005-05-2002
Bid date: 3-02-2011
- 5) **Tennessee Technology Center @ Memphis, Memphis**
(Administration and Education HVAC Repairs)
SBC Project No. 166/070-01-2010
Bid date: 3-02-2011
- 6) **Roane State Community College, Harriman**
(Fire Alarm System Modernization)
SBC Project No. 166/027-01-2009
Bid date: 3-09-2011
- 7) **Tennessee Technological University, Cookeville**
(Several Buildings Upgrades)
SBC Project No. 166/011-03-2010
Bid date: 3-09-2011
- 8) **University of Memphis, Memphis**
(Administration Building IT Renovations)
SBC Project No. 166/007-15-2009
Bid date: 3-09-2011
- 9) **Walters State Community College, Blountville**
(Heating and Cooling Corrections)
SBC Project No. 166/023-02-2010
Bid date: 3-09-2011

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on February 10, 2011.

Tennessee Residence Commission

- 1) Mr. Oglesby presented a report on the formulation and development of the master plan and program regarding the **Tennessee Residence Commission**, in accordance with Senate Bill 3847, Section 4(a)(7), Public Chapter 1111 of the 2010 Public Acts. Assistant State Architect Alan Robertson was recognized and provided a brief summary to the Commission.

Mr. Robertson stated that Legislation was passed in 2009 that formed the Tennessee Residence Commission. The Commission's responsibilities include the development of a master plan and program for the adaptive restoration and preservation of The Tennessee Residence, including the grounds and appurtenant buildings on the site. The Commission is also charged with the establishment of policies that govern any alterations, repairs, replacements, or reconstruction of the Residence, appurtenant buildings and grounds, including furniture and fixtures. This policy is also set to include the acquisition of furniture and fixtures, including, but not limited to, carpets, rugs, paintings, draperies, and objects of art, for the public quarters of the Residence, as well as rules and policy governing maintenance of the Residence and use of the Residence and appurtenant buildings for any non-governmental activities.

Mr. Robertson stated that the master plan document resides in the rear of the Policy and encompasses the whole 10 acres site. It includes the now restored/renovated Residence, new Conservation Hall, and the associated site improvements to the property. Also indicated on the plan is the location for a future Security/Maintenance building, a future restoration/renovation of the existing Carriage House for use as suites for guests of State, future green house and west gardens area, and future staff parking.

He said that, currently, Executive Security resides within the Carriage House and the function for security is not compatible within this existing structure. The staff, materials, and equipment utilized for maintenance for the buildings and grounds is currently scattered between a garage building, and various dilapidated sheds and an outdated, dysfunctional green house. Construction documents were developed and put on hold back in 2006 that constituted a proposed Security/Maintenance building that would accommodate both security and maintenance functions and allowed the demolition of these unsightly structures. The project cost for this structure is estimated to be approximately \$1,300,000.

The Commission thanked him and accepted the report as presented.

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

- 1) **Tims Ford State Park**
(Visitor Center/Park Office)
Change Order No. 7
Contract Amount: \$547,520.00
Change Order Amount: \$15,611.15
Change Order Percent: 2.85
Cumulative Percent 12.93
SBC Project No. 126/092-01-2006

- 2) **Chattanooga State Community College**
(Allied Health Facilities Improvements)
Change Order No. 9
Contract Amount \$1,494,000.00
Change Order Amount: \$30,482.46
Change Order Percent: 2.04
Cumulative Percent 14.57
SBC Project No. 166/012-03-2005

Executive Sub-Committee Report

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meetings held on January 24 and January 28, 2011.

William R. Snodgrass Tennessee Tower, Nashville, Tennessee

- 1) The Commission approved a request that was brought up from the floor for the installation of two new transformers and interim use of emergency generators at the William R. Snodgrass Tennessee Tower, Nashville, Tennessee.

SBC Project No. 529/079-01-2011

There being no further business, the meeting adjourned at 11:22 a.m.

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