

MINUTES

STATE BUILDING COMMISSION MEETING

APRIL 17, 2003

The State Building Commission met this day at 11:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

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| 11:14 a.m. | Department of Agriculture | Assistant Commissioner Larry Maxwell |
| 11:15 a.m. | Department of Environment and Conservation | Commissioner Betsy Child |
| 11:16 a.m. | Department of Transportation | Commissioner Gerald Nicely |
| 11:19 a.m. | Department of Correction | Commissioner Quenton White |
| 11:28 a.m. | Military Department | General Gus Hargett |
| 11:30 a.m. | University of Tennessee | President John Shumaker |
| 11:33 a.m. | Tennessee Board of Regents | Chancellor Charles Manning |
| 11:37 a.m. | Department of Veterans Affairs | Commissioner John Keys |
| 11:38 a.m. | Department of Finance and Administration | |
| 11:39 a.m. | State Building Commission | |

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Jimmy Naifeh, Speaker of the House of Representatives
Dave Goetz, Commissioner, Department of Finance and Administration
Riley Darnell, Secretary of State
John G. Morgan, Comptroller of the Treasury
Steve Adams, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

Others present

Mike Fitts, State Architect
Georgia Martin, Department of Finance and Administration
Larry Kirk, Department of Finance and Administration
Sharon Willis, Department of Finance and Administration
Charles Harrison, Comptroller's Office
Janie Porter, Attorney General's Office
Pat Haas, Bond Finance
Keith Robinson, Tennessee Board of Regents
Jerry Preston, Tennessee Board of Regents
Dennis Raffield, THEC
Tom Giese, Department of Correction
Greg Phelps, Military Department
Julian Davis, Department of Correction
Carolyn Slaughter, Department of Correction
Nancy Blevins, Department of Finance and Administration
Dwight Hensley, Department of Environment and Conservation
Philip Scheurer, University of Tennessee
George Criss, University of Tennessee
Alvin Payne, University of Tennessee
George Brummett, Department of Finance and Administration
Carl Cobble, Department of Transportation
Estel Hagewood, Department of Transportation
Alan Durham, Department of Transportation
Paige Kisber, University of Tennessee
Rod Wolfe, Tennessee State Veterans Homes
Ken Scalf, Department of Finance and Administration
Cliff Steger, Department of Finance and Administration
Claire Drowota, Select Oversight Committee on Correction
James Hamper, Geosciences Design Group
Doug Roberts, Department of Finance and Administration
Ann Butterworth, Comptroller's Office
JoAnn Davis-Davis, TSEA

Lieutenant Governor Wilder called the meeting to order at 11:14 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF AGRICULTURE

11:14 a.m.

Assistant Commissioner Larry Maxwell requested action on the following matter.

CAMPBELL COUNTY HEADQUARTERS, LAFOLLETTE, TENNESSEE

- 1) Approved a request for a revision in funding from \$47,000.00 to \$50,000.00 (\$3,000.00 increase) of a project to **Replace Office Trailer** at the Campbell County Headquarters in LaFollette, and authorization to award a contract in the amount of \$48,288.86 based on bids received April 2, 2003.

Revised Estimated Project Cost: \$50,000.00
SBC Project No. 100/001-01-02

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:15 a.m.

Commissioner Betsy Child requested action on the following matters.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$50,000.00 to \$75,000.00 (\$25,000.00 increase) of a project for **Engineering Consultant**, statewide.

Revised Estimated Project Cost: \$75,000.00
SBC Project No. 126/000-01-02

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$50,000.00 to \$75,000.00 (\$25,000.00 increase) of a project for **Architectural Consultant**, statewide.

Revised Estimated Project Cost: \$75,000.00
SBC Project No. 126/000-02-02

DEPARTMENT OF TRANSPORTATION

11:16 a.m.

Commissioner Gerald Nicely requested action on the following matters.

STATEWIDE

- 1) Commissioner Nicely requested approval of the Quarterly Status Report for Transportation Improvement Programs. He stated that the report had been previously mailed to the members and staff. Secretary of State Darnell discussed with the Commissioner the proposed reduction of funds for the new budget. After that discussion, the Commission approved the status report as submitted.

- 2) Approved an extension and the allocation of funding of a contract for **Statewide Contracting** for the maintenance of facilities operated by Department of Transportation.

Revised Estimated Project Cost: \$5,000,000.00
SBC Project No. 240/001-01-01

- 3) Approved a project and acknowledgment of the source of funding to **Construct / Renovate Six Salt Bins** in Regions 3 and 4.

Estimated Project Cost: \$526,000.00
SBC Project No. 245/000-01-03

DISCUSSION OF BIDS

- 1) **TDOT Region 1**
(Help Vehicle Storage Shed)
SBC Project No. 241/010-01-01
Bid date: 16 April 2003
SBC Action: No action required

DEPARTMENT OF CORRECTION

11:19 a.m.

Commissioner Quenton White requested action on the following matters.

DEBERRY SPECIAL NEEDS FACILITY, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$2,440,000.00 to \$2,165,000.00 (\$275,000.00 decrease) of a project to **Replace Hot and Chilled Water Loop** at DeBerry Special Needs Facility in Nashville, Tennessee.

Revised Estimated Project Cost: \$2,165,000.00
SBC Project No. 142/011-01-00

TURNEY CENTER INDUSTRIAL PRISON, ONLY, TENNESSEE

- 1) Commissioner White presented a request for approval of a revision in scope and funding and acknowledgment of the source of funding from \$580,000.00 to \$1,355,000.00 (\$775,000.00 increase) of a project to Upgrade Sewage Treatment Plant at Turney Center Industrial Prison, Only, Tennessee. Treasurer Adams asked if they had not renovated or redesigned the sewer treatment plan several times. Tom Giese responded that the last time improvements were made was in 1997. Treasurer Adams commented that improvements in the mid 80's, 1997 and 2003, seemed to be extensive. Comptroller Morgan commented that there have been sewer/water issues at other facilities due to the change from single to double-celling. He also said that long-term planning has not been the State's strong suit. Lieutenant Governor Wilder commented on the advantages of putting inmates to work. Commissioner White mentioned that Turney Center was home to TRICOR, where inmates worked in their industry program. He invited the Commission to tour the facility and he would endeavor to make those arrangements. After discussion, the request was approved as presented.

Revised Estimated Project Cost: \$1,355,000.00
SBC Project No. 142/005-02-02

TENNESSEE CORRECTION ACADEMY, TULLAHOMA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Install New Fire Alarm System** at Tennessee Correction Academy, and the selection of NJC, Inc. to design and supervise the project.

Estimated Project Cost: \$215,000.00
SBC Project No. 140/009-01-03

MILITARY DEPARTMENT

11:28 a.m.

General Gus Hargett requested action on the following matters.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$580,000.00 to \$995,000.00 (\$415,000.00 increase) of a project for **Security Upgrades** at TNARNG Headquarters Facilities, statewide.

Revised Estimated Project Cost: \$995,000.00
SBC Project No. 361/000-09-02

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$50,000.00 to \$150,000.00 (\$100,000.00 increase) of a project for **Mechanical/Electrical Consultant** to assist the Military Department's in-house design staff.

Revised Estimated Project Cost: \$150,000.00
SBC Project No. 361/000-06-02

- 3) Approved a request for a revision in funding and acknowledgment of the source of funding from \$100,000.00 to \$328,000.00 (\$228,000.00 increase) of a project for **Master Planning** to assist the Military Department's planning/design staff to enhance and improve programmed projects.

Revised Estimated Project Cost: \$328,000.00
SBC Project No. 361/000-08-02

NATIONAL GUARD VOLUNTEER TRAINING SITES, SMYRNA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$750,000.00 to \$1,130,000.00 (\$380,000.00 increase) of a project to **Renovate Buildings 681 & 682** at the National Guard Volunteer Training Site, Smyrna, Tennessee.

Revised Estimated Project Cost: \$1,130,000.00
SBC Project No. 361/079-01-02

UNIVERSITY OF TENNESSEE

11:30 a.m.

President John Shumaker requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$10,780,000.00 to \$11,080,000.00 (\$300,000.00 increase) of a project for **Alumni Memorial Building Renovation** at the University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost: \$11,080,000.00
SBC Project No. 540/009-02-96

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$1,210,000.00 to \$1,455,058.00 (\$245,058.00 increase) of a project for **Clyde York 4-H Center Improvements** at the Clyde York 4-H Center, Crossville, Tennessee.

Revised Estimated Project Cost: \$1,455,058.00
SBC Project No. 540/009-07-02

- 3) Approved a project and acknowledgment of the source of funding for **Master Plan Supplement** for Cherokee Farm Development at the University of Tennessee, Knoxville, and the selection of Bullock-Smith Partners to provide the professional services required.

Estimated Project Cost: \$100,000.00
SBC Project No. 540/009-03-03

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,700,000.00 to \$1,870,050.00 (\$170,050.00 increase) of a project for **Alumni Gym Improvements** at the University of Tennessee at Martin, Tennessee.

Revised Estimated Project Cost: \$1,870,050.00
SBC Project No. 540/011-02-00

- 2) Approved a project and acknowledgment of the source of funding for **Merchandizing Center** at the University of Tennessee at Martin, Tennessee.

Estimated Project Cost: **\$235,000.00**
SBC Project No. 540/011-01-03

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Dental Clinic Relocation** at the University of Health Science Center, Memphis, Tennessee.

Estimated Project Cost: **\$320,000.00**
SBC Project No. 540/013-01-03

- 2) Approved a request for a revision in funding from \$200,000.00 to \$300,000.00 (\$100,000.00 increase) of a project for **Nash Building Laboratory Renovation** at University of Tennessee Center for the Health Sciences, Memphis, and authorization to award a contract to River Birch Corp. in the amount of \$258,240.00 based on bids received November 21, 2002.

Revised Estimated Project Cost: **\$300,000.00**
SBC Project No. 540/013-01-02

TENNESSEE BOARD OF REGENTS

11:33 a.m.

Chancellor Charles Manning requested action on the following matters.

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Residential Facilities Improvements** at East Tennessee State University in Johnson City, and the selection of Fisher and Associates (for new apartments) and Michael Brady, Inc. (to renovate existing apartments) to design and supervise the project.

Estimated Project Cost: 7,681,000.00
SBC Project No. 166/005-01-03

- 2) Approved a request for a revision in scope and funding of the gift project for **Golf Practice Area Development** at East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Value: \$ 1,217,740.00
SBC Project No. 166/005-08-02

TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$531,420.00 to \$1,760,000.00 (a \$1,228,580.00 increase) for **Agriculture Extension I.T. Center New Construction** for Tennessee State University in Nashville, Tennessee.

Revised Estimated Project Cost: \$ 1,760,000.00
SBC Project No. 166/001-03-00

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding from \$550,000.00 to \$500,000.00 (\$50,000.00 decrease) **Several Buildings Roof Replacements** at the University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost: \$ 500,000.00
SBC Project No. 166/007-03-99

- 2) Approved a request for a revision in funding from \$12,130,000.00 to \$12,624,872.67 (\$494,872.67 increase) and acknowledgment of the source of funding for **John S. Wilder Tower and Brister Facility Renovations** at the University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost: \$ 12,624,872.67
SBC Project No. 166/007-03-96

NASHVILLE STATE TECHNICAL COMMUNITY COLLEGE, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$12,551,266.53 to \$12,556,138.60 (\$4,872.07 increase) and acknowledgment of the source of funding for the **Advanced Technical Training Center in Cookeville** adjunct of Nashville State Technical Community College in Nashville, Tennessee.

Revised Estimated Project Cost: \$ 12,556,138.60
SBC Project No. 166/034-01-94

MOTLOW STATE COMMUNITY COLLEGE, LYNCHBURG, TENNESSEE

- 1) Approved a request for a revision in funding from \$1,956,960.00 to \$2,077,913.97 (\$120,953.97 increase) of a project for **Nisbett Center Renovations** at Motlow State Community College in Lynchburg, Tennessee.

Revised Estimated Project Cost: \$ 2,077,913.97
SBC Project No. 166/021-01-00

DISCUSSION OF BIDS

No action required

DEPARTMENT OF VETERANS AFFAIRS

11:37 a.m.

Commissioner John Keys requested action on the following matter.

EAST TENNESSEE VETERANS HOME – KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for a **New Veterans Home** for Knoxville, Tennessee, subject to the availability of funds, with the selection of a designer referred the Subcommittee, with authority to act.

Estimated Project Cost: \$16,400,000.00
SBC Project No. 680/000-01-03

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:38 a.m.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,000,000.00 to \$1,500,000.00 (\$500,000.00 increase) of a project for **Asbestos Management Services**, and the selection of Terracon to perform the services.

Revised Estimated Project Cost: \$1,500,000.00
SBC Project No. 529/000-08-97

JAMES K. POLK COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$7,325,000.00 to \$7,425,000.00 (\$100,000.00 increase) of a project for **TPAC ADA Upgrade and Improvements** at the James K. Polk Complex, Nashville, Tennessee.

Revised Estimated Project Cost: \$7,425,000.00
SBC Project No. 529/075-05-00

DISCUSSION OF BIDS

- 1) **TWRA Region IV Headquarters (Office Renovation, Phase 2)**
SBC Project No. 220/020-02-02
Bid date: 16 April 2003
SBC Action: No action required

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on March 20, 2003.

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

1. **Walters State Community College**
(Safety Correction College Center)
Change Order No. 3
Change Order Amount: \$30,588.20
Change Order Percent: 6.03
Cumulative Percent 14.77
SBC Project No. 166/023-01-99A

2. **Percy Priest Hunters Education Facility**
(Firing Range)
Change Order No. 7
Change Order Amount: \$500.00
Change Order Percent: .17
Cumulative Percent 10.42
SBC Project No. 220/000-03-97C

3. **Greene Valley Developmental Center**
(Electrical Service Upgrade)
Change Order No. 7
Change Order Amount: \$13,542.00
Change Order Percent: 3.01
Cumulative Percent 10.78
SBC Project No. 344/007-02-00

4. **Memphis Mental Health Institute**
(Replace Chillers Main Building)
Change Order No. 2
Change Order Amount: \$7,153.64
Change Order Percent: 2.01
Cumulative Percent 11.96
SBC Project No. 344/013-02-01

5. **Western Mental Health Institute**
(Bathroom Renovations Hardeman Hall)
Change Order No. 6
Change Order Amount: \$8,447.60
Change Order Percent: 5.05
Cumulative Percent 27.26
SBC Project No. 344/015-02-99

6. **Arlington Developmental Center**
(Replace Seven Buildings Fire Alarm)
Change Order No. 2
Change Order Amount: \$33,719.76
Change Order Percent: 8.97
Cumulative Percent 10.16
SBC Project No. 344/017-02-01

7. **Arlington Developmental Center**
(Replace Seven Buildings Fire Alarm)
Change Order No. 3
Change Order Amount: \$7,430.15
Change Order Percent: 1.98
Cumulative Percent 12.13
SBC Project No. 344/017-02-01

8. **Bicentennial Mall**
(Tree Replacement)
Change Order No. 110
Change Order Amount: \$15,007.22
Change Order Percent: .10
Cumulative Percent 48.20
SBC Project No. 529/000-05-93F

9. **Library & Archives Building**
(Reroof and Parapet Renovations)
Change Order No. 3
Change Order Amount: \$81,423.80
Change Order Percent: 13.06
Cumulative Percent 13.06
SBC Project No. 529/043-01-01

10. **University of Memphis**
(Chiller, Phase 4)
Change Order No. 2
Change Order Amount: \$6,209.00
Change Order Percent: 1.77
Cumulative Percent 17.44
SBC Project No. 166/000-02-97U

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on March 24, 2003.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended.

- 1) **Statewide**
(Asbestos Management RFP)
Estimated Project Cost: \$1,500,000.00
SBC Project No. 529/000-08-97
Designer: **TERRACON**

- 2) **Tennessee Correction Academy**
(Install New Fire Alarm System)
Estimated Project Cost: \$215,000.00
SBC Project No. 140/009-01-03
Designer: **NJC, INC.**

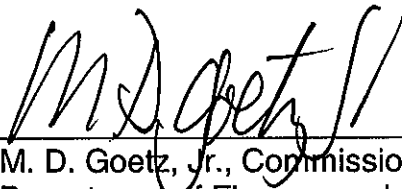
- 3) **University of Tennessee at Knoxville**
(Master Plan Supplement)
Estimated Project Cost: \$100,000.00
SBC Project No. 540/009-03-03
Designer: **BULLOCK SMITH**

- 4) **East Tennessee State University**
(Residential Facilities Improvements – *New Apts at Buc-Ridge portion*)
Estimated Project Cost: \$7,681,000.00
SBC Project No. 166/005-01-03
Designer: **FISHER AND ASSOCIATES**

- 5) **East Tennessee State University**
(Residential Facilities Improvements – *Renovate Existing Apts portion*)
Estimated Project Cost: \$7,681,000.00
SBC Project No. 166/005-01-03
Designer: **MICHAEL BRADY, INC.**

- 6) **Department of Veterans Affairs**
(East Tennessee Home)
Estimated Project Cost: \$16,400,000.00
SBC Project No. 680/000-01-03
Designer: **REFERRED TO SUBCOMMITTEE WITH AUTHORITY TO ACT**

There being no further business, the meeting adjourned at 11:40 a.m.

Approved by: 

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