

## MINUTES

### STATE BUILDING COMMISSION MEETING

AUGUST 11, 2005

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:12 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
10:13 a.m.	Department of Human Services	Commissioner Virginia Lodge
10:14 a.m.	University of Tennessee	Dr. John Petersen
10:16 a.m.	Department of Children's Services	Commissioner Viola Miller
10:18 a.m.	Department of Mental Health & Developmental Disabilities	Deputy Commissioner Joe Carobene
10:19 a.m.	Department of Health	Assistant Commissioner Trent Ridley
10:20 a.m.	Military Department	Colonel Willard Finch
10:27 a.m.	Department of Veterans Affairs	Executive Director Rod Wolfe
10:29 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
10:59 a.m.	Department of Finance and Administration	
11:00 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  
John G. Morgan, Comptroller of the Treasury  
Riley Darnell, Secretary of State  
Dale Sims, State Treasurer

#### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

#### OTHERS PRESENT

Mike Fitts, State Architect  
Georgia Martin, Dept of Finance and Administration  
Charles Garrett, Dept of Finance and Administration  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
Connie Hardin, Legislative Budget Office  
Nancy Blevins, Dept of Finance and Administration  
George Brummett, Dept of Finance & Administration  
Keith Robinson, Tennessee Board of Regents  
Jerry Preston, Tennessee Board of Regents  
Pat Haas, Bond Finance  
Dennis Raffield, THEC

Mike Morrow, Department of Finance and Administration  
Alvin Payne, University of Tennessee  
Philip Scheurer, University of Tennessee  
Jerry Barlar, Department of Human Services  
Andrea Cooper, Department of Human Services  
Terry Smith, Department of Human Services  
Everett Woods, Department of Human Services  
Dwight Hensley, Department of Environment and Conservation  
Ralph Mickle, Department of Mental Health & Developmental Disabilities  
Cindy Tyler, Department of Mental Health & Developmental Disabilities  
Ken Scalf, Department of Finance and Administration  
Lillian Rubin, Adams Craft Herz Walker  
Mary Margaret Collier, Comptroller's Office  
Jim Gordon, Department of Children's Services  
Al Raby, RM Plan Group  
Joe Poe, Motlow State Community College  
Russell Skrabut, TLC Engineering  
Fred Martin, Pellissippi State Technical Community College  
Don Shell, Community Tectonics  
Rice Williams, Artech Design Group  
Carl Manka, Tennessee Board of Regents  
Charles Hurley, Cleveland State Community College  
John Germ, Campbell & Associates  
Peggy Wilson, Department of Health  
Warren Nichols, Volunteer State Community College  
Gregory Wilgocki, East Tennessee State University  
David Collins, East Tennessee State University  
Ronald Franks, East Tennessee State University  
John Phillips, Military Department

Lieutenant Governor Wilder called the meeting to order at 10:12 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:12 a.m.

Assistant Commissioner Larry Lance requested action on the following matters.

FORT LOUDOUN STATE HISTORIC PARK, VONORE, TENNESSEE

- 1) Approved a request to execute a grant contract with Tellico Area Service System (TASS) in a not-to-exceed amount of \$77,878.00 and acknowledgement of the source of funding for **Water System Improvements** at Fort Loudoun State Historic Park in Vonore, Tennessee, with project design and construction provided by TASS.

**Estimated Project Cost:       \$77,878.00**  
*SBC Project No.               126/117-01-2005*

HENRY HORTON STATE RESORT PARK, MARSHALL COUNTY, TENNESSEE

- 1) Mr. Fitts recommended that the Commission approve a request to waive an informality on a project for **Upgrades to Skeet & Trap Range** at Henry Horton State Resort Park, Marshall County, Tennessee. He said this request will allow award to the low bidder on the base bid for which the bidder provided a 5% cashiers check in lieu of a bid bond. He added that his bid bond was not enough to cover the alternates, but the budget was insufficient to award on the basis of including alternates. After discussion, the Commission approved Mr. Fitts' recommendation.

*SBC Project No.               126/051-01-2004*

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DEPARTMENT OF HUMAN SERVICES

10:13 a.m.

Commissioner Virginia Lodge requested action on the following matter.

**JAMES K. POLK BUILDING, NASHVILLE, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding to **Renovate Deli Vending Stand** at the James K. Polk Building in Nashville, and the selection of Hastings Architecture Associates to design and supervise the project.

**Estimated Project Cost:       \$102,000.00**  
*SBC Project No.               442/000-01-2005*

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UNIVERSITY OF TENNESSEE

10:14 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Laurel Apartments Renovation** at the University of Tennessee in Knoxville, and the selection of Lockwood-Greene / Adams Craft Herz Walker, a joint venture, to design and supervise the project.

**Estimated Project Cost:       \$9,900,000.00**  
*SBC Project No.           540/009-25-2005*

- 2) Approved a project and acknowledgment of the source of funding for **Glazer Building Improvements** in Oak Ridge, Tennessee.

**Estimated Project Cost:       \$425,000.00**  
*SBC Project No.           540/009-26-2005*

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$150,000.00 to \$175,000.00 (\$25,000.00 increase) of a project for **Cadek Hall Renovation** at the University of Tennessee at Chattanooga, Tennessee.

**Revised Estimated Project Cost:   \$175,000.00**  
*SBC Project No.           540/005-02-2005*

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DEPARTMENT OF CHILDREN'S SERVICES

10:16 a.m.

Commissioner Viola Miller requested action on the following matters.

JOHN S. WILDER YOUTH DEVELOPMENT CENTER, SOMERVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$135,000.00 to \$140,000.00 (\$5,000.00 increase) of a project for **Indigent Phone System** at the John S. Wilder Youth Development Center, Somerville, Tennessee.

**Revised Estimated Project Cost: \$140,000.00**  
*SBC Project No. 144/011-01-2005*

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$225,000.00 to \$265,000.00 (\$40,000.00 increase) of a project for **Fire Alarm System Replacement** at John S. Wilder Youth Development Center, and authorization to award a contract to B&G Electrical Contractors, Memphis, in the amount of \$220,000.00, based on bids received July 28, 2005.

**Revised Estimated Project Cost: \$265,000.00**  
*SBC Project No. 144/011-02-2003*

DISCUSSION OF BIDS

- 1) **John S. Wilder YDC**  
(Replace Transformers)  
SBC Project No. 144/011-01-2004  
Bid date: 11 August 2005  
SBC Action: No action required

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DEPARTMENT OF MENTAL HEALTH & DEVELOPMENTAL DISABILITIES

10:18 a.m.

Deputy Commissioner Joe Carobene requested action on the following matters.

WESTERN MENTAL HEALTH INSTITUTE, BOLIVAR, TENNESSEE

- 1) Approved a request to secure full commissioning services on a project for **New Facility** at Western Mental Health Institute campus in Bolivar, Tennessee.

**Estimated Project Cost:           \$58,500,000.00**  
*SBC Project No.                   344/015-02-2004*

LAKESHORE MENTAL HEALTH INSTITUTE, KNOXVILLE, TENNESSEE

- 1) Approved a request to secure commissioning services through Design Development Phase on a project for **New Facility** at Lakeshore Mental Health Institute campus in Knoxville, Tennessee.

**Estimated Project Cost:           \$58,500,000.00**  
**Estimated Preplanning Cost:       \$ 2,000,000.00**  
*SBC Project No.                   344/005-01-2004*

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Comptroller Morgan questioned State Architect Mike Fitts regarding the high cost of commissioning services on these projects. Mr. Fitts explained that one project request was for the total project through design and construction, and that the other was just for the design phase.

DEPARTMENT OF HEALTH

10:19 a.m.

Assistant Commissioner Trent Ridley requested action on the following matters.

TENNESSEE STATE LABORATORY, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$132,000.00 to \$146,000.00 (\$14,000.00 increase) of a project for **Upgrades** at the Tennessee State Laboratory, Nashville, and authorization to award a contract to Baron Dowdle Construction, LLC, in the amount of \$107,470.00, based on bids received July 14, 2005.

**Revised Estimated Project Cost:      \$146,000.00**  
*SBC Project No.                      406/003-01-2005*

UPPER CUMBERLAND REGIONAL HEALTH FACILITY, COOKEVILLE, TENNESSEE

- 1) Approved a request to secure full commissioning services on a project for **Upper Cumberland Regional Health Facility** in Cookeville, Tennessee.

**Estimated Project Cost:              \$10,100,000.00**  
*SBC Project No.                      408/009-01-2004*

DISCUSSION OF BIDS

- 1) **Upper East TN Regional Health Facility**  
(Tele-Conference Center Renovation)  
SBC Project No. 408/011-02-2004  
Bid date: 9 August 2005  
SBC Action:      No action required

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DEPARTMENT OF GENERAL SERVICES

Mr. Fitts stated that the Department had requested their items be deferred. The Commission approved the request.

SHELBY COUNTY FACILITIES

- 1) The Commission deferred a request for approval of a project and acknowledgment of the source of funding for **Security Improvements** at various State facilities within Memphis/Shelby County, and selection of a designer to design and supervise the project.

**Estimated Project Cost:       \$370,000.00**  
*SBC Project No.               460/000-04-2005*

DAVIDSON COUNTY FACILITIES

- 1) The Commission deferred a request for approval of a project and acknowledgment of the source of funding for **Security Improvements** at various State facilities within Nashville/Davidson County, and selection of a designer to design and supervise the project.

**Estimated Project Cost:       \$450,000.00**  
*SBC Project No.               460/000-05-2005*

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MILITARY DEPARTMENT

10:20 a.m.

Colonel Willard Finch requested action on the following matters.

TENNESSEE EMERGENCY MANAGEMENT AGENCY

- 1) Approved a project and acknowledgment of the source of funding for **Emergency Power Installation** at TEMA/Foster Avenue, Nashville, with design services to be accomplished by in-house design staff with departmental consultants.

**Estimated Project Cost:       \$250,000.00**  
*SBC Project No.           361/067-03-2005*

- 2) Approved a project and acknowledgment of the source of funding for **TEMA Emergency Power and Security Systems** at Jackson, with design services to be accomplished by in-house design staff with departmental consultants.

**Estimated Project Cost:       \$225,000.00**  
*SBC Project No.           361/042-01-2005*

- 3) Mr. Fitts began a discussion of projects that involved installation of **Microwave Communications Systems** on TEMA associated antenna towers in Nashville and Memphis, Tennessee. He stated that he had discussed the issue with the Attorney General's Office and said it falls in a gray area whether or not microwave communication equipment constituted real property or personal property, which would determine if the projects required SBC action. Treasurer Sims asked if these used third parties to install, and Mr. Fitts said that, no, TEMA was installing the equipment. Lieutenant Governor Wilder stated that he did not have the knowledge to rule on the matter. Mr. Fitts said he believed it was discretionary for the SBC to consider whether the equipment is real or personal property, and he would recommend they consider it personal property. Lieutenant Governor Wilder stated that he was going to rule that they don't have to act on this project.

After discussion, the Commission approved the concept of considering microwave equipment that is attached to towers as personal property rather than real property for SBC purposes, thereby not requiring their approval of the proposed improvements project of \$450,000 by TEMA.

**Estimated Project Cost:       \$450,000.00**  
*SBC Project No.           361/000-08-2005*

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DEPARTMENT OF VETERANS AFFAIRS

10:27 a.m.

Executive Director Rod Wolfe apologized for Commissioner Keys absence. Speaker Naifeh responded that since Commissioner Keys was attending a funeral for someone killed in Iraq, and had intended to be at the meeting, when numerous letters had been received from Commissioners, his request would be waived. Mr. Wolfe then requested action on the following matter.

VETERANS NURSING HOME, MURFREESBORO, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Renovation and Repairs** at the Veterans Nursing Home in Murfreesboro, and the selection of Johnson & Bailey Architects to design and supervise the project.

**Estimated Project Cost:       \$1,150,000.00**  
*SBC Project No.           680/000-01-2005*

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TENNESSEE BOARD OF REGENTS

10:29 a.m.

Vice Chancellor David Gregory requested action on the following matters.

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved a request for a revision in estimated project cost from \$714,600.00 to \$939,600.00 (a \$225,000.00 increase) and acknowledgment of the source of funding for **College of Medicine Building #2 3<sup>rd</sup> Floor Renovation** at East Tennessee State University in Johnson City, Tennessee.  

<b>Revised Estimated Project Cost:</b>	<b>\$ 939,600.00</b>
SBC Project No. 166/005-01-2004	
  
- 2) Approved a project and acknowledgment of the source of funding for **Building #7 Pharmacy College Renovation** at East Tennessee State University in Johnson City, and the selection of Fisher & Associates to design and supervise the project, and consent to the use of commissioning services.  

<b>Estimated Project Cost:</b>	<b>\$ 7,500,000.00</b>
SBC Project No. 166/005-14-2005	
  
- 3) Approved a project and acknowledgment of the source of funding for **New Main Campus Apartments** at East Tennessee State University in Johnson City, and the selection of McCarty Holsaple McCarty to design and supervise the project.  

<b>Estimated Project Cost:</b>	<b>\$ 7,600,000.00</b>
SBC Project No. 166/005-15-2005	

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) David Gregory presented a request for approval of a change in subcontractor on a project for **Airplane Hangar New Construction** for Middle Tennessee State University in Murfreesboro, Tennessee. He stated that, in addition to the request to replace the HVAC subcontractor Interstate AC Services with Hobbs Service, the plumbing subcontractor also needed to be changed from Blalock Plumbing to Hobbs Service. Treasurer Sims commented that he assumed there was no sub-shopping involved, and Mr. Gregory assured him that due diligence was being taken. The Commission approved Mr. Gregory's request.  

<b>Estimated Project Cost:</b>	<b>\$ 880,000.00</b>
SBC Project No. 166/009-04-2003	

**TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Clement Hall Allied Health Renovations** at Tennessee State University in Nashville, and the selection of Melvin Gill & Associates to design and supervise the project.

**Estimated Project Cost:** \$ 1,400,000.00  
SBC Project No. 166/001-05-2005

**TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Johnson Hall Renovations** at Tennessee Technological University in Cookeville, and the selection of Bauer Askew Architects to design and supervise the project.

**Estimated Project Cost:** \$ 350,000.00  
SBC Project No. 166/011-02-2005

**UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE**

- 1) Approved a request for a revision in estimated project cost and funding from \$3,000,000.00 to \$3,550,000.00 (a \$550,000.00 increase) and acknowledgement of source of funding for **Richardson and Rawls Halls Fire Safety Updates** at the University of Memphis in Memphis, and authorization to award a construction contract to Omega General Contractors of Memphis for \$2,087,000.00 based upon the low base bid submitted 20 July 2005.

**Revised Estimated Project Cost:** \$ 3,550,000.00  
SBC Project No. 166/007-10-2004

- 2) Approved a project and acknowledgment of the source of funding for **Manning Hall Major Maintenance** at the University of Memphis in Memphis, with design services by regional consultants and campus staff.

**Estimated Project Cost:** \$ 186,000.00  
SBC Project No. 166/007-15-2005

**NASHVILLE STATE TECHNICAL COMMUNITY COLLEGE, NASHVILLE, TENNESSEE**

- 1) Approved a request for a revision in estimated project cost and funding from \$2,373,600.00 to \$2,712,655.00 (a \$339,055.00 increase) and acknowledgment of source of funding for **Building A Lab Update** for Nashville State Technical Community College in Nashville, Tennessee.

**Revised Estimated Project Cost:** \$ 2,712,655.00  
SBC Project No. 166/034-02-2004

**NORTHEAST STATE TECHNICAL COMMUNITY COLLEGE, BLOUNTVILLE, TENNESSEE**

- 1) Approved a request for a revision in estimated project cost and funding from \$120,000.00 to \$131,000.00 (\$11,000.00 increase) for **Pierce Building Roof Replacement** for Northeast State Technical Community College in Blountville, Tennessee.

**Revised Estimated Project Cost:** \$ 131,000.00  
SBC Project No. 166/038-01-2005

**SOUTHWEST TENNESSEE COMMUNITY COLLEGE, MEMPHIS, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Vertie Sails Racquetball Court Renovation** at Southwest Tennessee Community College in Memphis, with design services by the regional consultant.

**Estimated Project Cost:** \$ 135,000.00  
SBC Project No. 166/033-06-2005

- 2) Approved a project and acknowledgment of the source of funding for **Union Campus Entranceways Improvements** at Southwest Tennessee Community College in Memphis, and the selection of Jackson Person & Associates to design and supervise the project.

**Estimated Project Cost:** \$ 300,000.00  
SBC Project No. 166/033-07-2005

**STATEWIDE**

- 1) Approved a request for a revision in estimated project cost and funding from \$75,000.00 to \$140,000.00 (a \$65,000.00 increase) of the project for **Miscellaneous Expenditures**.

**Revised Estimated Project Cost:** \$ 140,000.00  
SBC Project No. 166/000-02-1998

- 2) Approved a request for a revision in estimated project cost and funding from \$3,300,000.00 to \$2,910,000.00 (a \$390,000.00 decrease) of the project for **Lease Purchases and Replacements**.

**Revised Estimated Project Cost:** \$ 2,910,000.00  
SBC Project No. 166/000-01-2004

**VOLUNTEER STATE COMMUNITY COLLEGE, GALLATIN, TENNESSEE**

- 1) Approved a request for a revision in estimated project cost from \$4,750,000.00 to \$5,140,000.00 (a \$390,000.00 increase), and a revision in funding from \$2,576,000.00 to \$2,966,000.00 (a \$390,000.00 increase) and acknowledgement of source of funding for **Livingston Center Addition and Renovation** of Volunteer State Community College in Gallatin, and authorization to award a construction contract to Mid-State Construction Company for \$1,899,000.00 based upon the low base bid plus alternate #1 submitted 20 July 2005.

<b>Revised Estimated Project Cost:</b>	<b>\$ 5,140,000.00</b>
Un-funded Phase Two:	2,174,000.00
Revised Estimated Phase One Cost to proceed:	2,966,000.00
SBC Project No.            166/025-05-2004	

**MASTER PLAN PRESENTATIONS**

- 1) Approved the **Master Plan Update** for Cleveland State Community College in Cleveland, as presented by the joint venture designers from Campbell Associates and ArTech.

<b>Estimated Project Cost:</b>	<b>\$ 50,000.00</b>
SBC Project No.            166/013-01-2001	

- 2) Approved the **Master Plan Update** for Motlow State Community College in Lynchburg, Tennessee, as presented by the R M Plan Group.

<b>Estimated Project Cost:</b>	<b>\$ 35,000.00</b>
SBC Project No.            166/021-04-1999	

- 3) Approved the **Master Plan Update** for Blount County Facilities of Pellissippi State Technical Community College in Knoxville, as presented by Community Tectonics.

<b>Estimated Project Cost:</b>	<b>\$ 20,000.00</b>
SBC Project No.            166/032-02-2003	

**DISCUSSION OF BIDS**

- 1) **Middle Tennessee State University**  
(Nursing Building Addition)  
SBC Project No. 166/009-02-2004  
Bid date: 3-Aug-05  
SBC Action: Referred to Subcommittee with authority to act
- 2) **Cleveland State Community College**  
(Library and Classroom Buildings Re-roof)  
SBC Project No. 166/013-02-2000  
Bid date: 3-Aug-05  
SBC Action: Referred to Subcommittee with authority to act
- 3) **Middle Tennessee State University**  
(Softball Complex Improvements)  
SBC Project No. 166/009-03-2004  
Bid date: 3-Aug-05  
SBC Action: Referred to Subcommittee with authority to act
- 4) **Austin Peay State University**  
(New Student Recreation Center)  
SBC Project No. 166/003-01-2003  
Bid date: 10-Aug-05  
SBC Action: No action required
- 5) **University of Memphis**  
(Steam Line Replacement)  
SBC Project No. 166/007-07-2005  
Bid date: 10-Aug-05  
SBC Action: Referred to Subcommittee with authority to act

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Treasurer Sims brought up that there has been discussion of projects being disclosed. He said he believed they would like to discuss with the Tennessee Board of Regents and University of Tennessee and staff to better understand the disclose process.



DEPARTMENT OF FINANCE AND ADMINISTRATION

FORMER TENNESSEE STATE PRISON SITE, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$500,000.00 to \$1,000,000.00 (\$500,000.00 increase) of a project for **Site Demolition & Stabilization** at the former Tennessee State Prison, Nashville, Tennessee.

**Revised Estimated Project Cost:      \$1,000,000.00**  
*SBC Project No.                      529/000-04-2004*

QUARTERLY STATUS REPORT – DEPARTMENT OF TRANSPORTATION

- 1) The Commission approved the Quarterly Report on Road Projects for the Department of Transportation that was distributed to the SBC members on July 25, 2005.

DISCUSSION OF BIDS

- 1) **Labor & Workforce Development**  
(Murfreesboro Career Center)  
SBC Project No. 300/000-01-2004  
Bid date: 11 August 2005  
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 July 14, 2005.

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

1. **Lakeshore Mental Health Institute**  
(Essential Maintenance)

Change Order No.	2
Change Order Amount:	\$52,329.00
Change Order Percent:	8.13
Cumulative Percent	27.38
SBC Project No.	344/005-01-2003
  
2. **James K. Polk Building**  
(Interior Modifications)

Change Order No.	13
Change Order Amount:	\$7,011.02
Change Order Percent:	.59
Cumulative Percent	13.24
SBC Project No.	529/075-03-2002
  
3. **Jackson State Community College**  
(Moisture Interdiction)

Change Order No.	2
Change Order Amount:	\$15,189.58
Change Order Percent:	19.54
Cumulative Percent	24.06
SBC Project No.	166/019-02-2004
  
4. **Capitol Complex**  
(Legislative Plaza Interior Renovations)

Change Order No.	1
Change Order Amount:	\$210,905.00
Change Order Percent:	36.58
Cumulative Percent	36.58
SBC Project No.	529/045-03-2000
  
5. **Northeast State Community College**  
(Central Energy Plant)

Change Order No.	1
Change Order Amount:	\$13,480.00
Change Order Percent:	27.85
Cumulative Percent	27.85
SBC Project No.	166/038-01-2002

**SPECIAL ITEM**

- 1) Mr. Fitts brought up from the floor a request for approval to employ contractors on an emergency purchase basis for completion of up to 14 unfinished small construction projects by Annie Mechanical Maintenance Company, the current **Direct Order Contracting** contractor. He explained that Annie Mechanical is in default under their contract due to non-payment of subcontractor and material lien under the contract. He explained that negotiations are underway with the surety to provide a takeover contractor to finish the work. He added that, if negotiations aren't successful, or take an extended length of time, the State needs the ability to react quickly to complete critical projects that had been undertaken by Annie Mechanical. Mr. Fitts said he was requesting two things of the Commission: 1) approval to expedite the bid process on an emergency purpose basis to complete the current work, if required, and 2) approval to refer to the Subcommittee approval of the surety takeover agreement between the State and Annie Mechanical's surety company. The Commission approved Mr. Fitts' request as presented.

**Estimated Project Cost:           \$260,000.00**  
**SBC Project No.                    529/000-04-2000**

**DESIGNER SELECTION LIST**

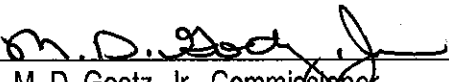
The Commission approved the following designer selections as recommended.

- 1) **Shelby County Regional Forensic Facility**  
(Program Consultant)  
Estimated Project Cost: \$250,000.00  
SBC Project No.            400/000-01-2005  
Designer:           **MCCLAREN WILSON & LAWRIE**
  
- 2) **James K. Polk Building**  
(Vending Stand Renovations)  
Estimated Project Cost: \$102,000.00  
SBC Project No.            442/000-01-2005  
Designer:           **HASTINGS ARCHITECTURE ASSOCIATES**
  
- 3) **Tennessee State University**  
(Clement Hall Allied Health Renovations)  
Estimated Project Cost: \$1,400,000.00  
SBC Project No.            166/001-05-2005  
Designer:           **MELVIN GILL & ASSOCIATES**
  
- 4) **Tennessee Technological University**  
(Johnson Hall Renovations)  
Estimated Project Cost: \$650,000.00  
SBC Project No.            166/011-02-2005  
Designer:           **BAUER ASKEW ARCHITECTS**

- 5) **Southwest Tennessee Community College**  
(Union Campus Entranceways Improvements)  
Estimated Project Cost: \$300,000.00  
SBC Project No. 166/033-07-2005  
Designer: **JACKSON PERSON & ASSOCIATES**
  
- 6) **Veterans Nursing Home - Murfreesboro**  
(Renovation & Repairs)  
Estimated Project Cost: \$1,150,000.00  
SBC Project No. 680/000-01-2005  
Designer: **JOHNSON & BAILEY**
  
- 7) **East Tennessee State University**  
(Building #7 Pharmacy College Renovation)  
Estimated Project Cost: \$7,500,000.00  
SBC Project No. 166/005-14-2005  
Designer: **FISHER & ASSOCIATES**
  
- 8) **East Tennessee State University**  
(New Main Campus Apartments)  
Estimated Project Cost: \$7,600,000.00  
SBC Project No. 166/005-15-2005  
Designer: **MCCARTY HOLSAPLE MCCARTY**
  
- 9) **University of Tennessee**  
(Laurel Apartments Renovation)  
Estimated Project Cost: \$9,900,000.00  
SBC Project No. 540/009-25-2005  
Designer: **LOCKWOOD-GREENE / ADAMS CRAFT HERZ WALKER, a joint venture**
  
- 10) **Southwest Tennessee Community College**  
(Elevator Accessibility Corrections)  
Estimated Project Cost: \$450,000.00 funded of \$890,000 project  
SBC Project No. 166/033-05-2005  
Designer: **Change designer name from "PDR ENGINEERS" to "TETRA TECH"**

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There being no further business, the meeting adjourned at 11:01 a.m.

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