

MINUTES

STATE BUILDING COMMISSION MEETING

DECEMBER 8, 2005

The State Building Commission met this day at 10:00 a.m. in Hearing Room 12-14 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

10:15 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
10:18 a.m.	University of Tennessee	Dr. John Petersen
10:22 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
10:26 a.m.	Department of Finance and Administration	
10:55 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
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Dave Goetz, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Mike Fitts, State Architect	Gary Rogers, University of Tennessee
Georgia Martin, Dept of Finance and Administration	Alvin Payne, University of Tennessee
Charles Garrett, Dept of Finance and Administration	Kem Hinton, Tuck-Hinton Architects
Charles Harrison, Comptroller's Office	Blake Rutland, Tuck-Hinton Architects
Annette Crutchfield, Legislative Budget Office	Joe Edgens, Metro Schools
Mark Wood, Secretary of State's Office	Dwight Hensley, Department of Environment and Conservation
Janie Porter, Attorney General's Office	Ken Scalf, Department of Finance and Administration
Genie Whitesell, Attorney General's Office	Mark Cherpach, Department of Finance and Administration
Nancy Blevins, Dept of Finance and Administration	
David Gregory, Tennessee Board of Regents	
Diane Uhler, Tennessee Board of Regents	Libby Sykes, Administrative Office of the Courts
Carl Manka, Tennessee Board of Regents	Tim Townsend, Administrative Office of the Courts
Pat Haas, Bond Finance	Connie Clark, Supreme Court
Dennis Raffield, THEC	George Brummett, Department of Finance and Administration
Alan Robertson, Department of Finance and Administration	Claire Drowota, SOCC
George Criss, University of Tennessee	

Lieutenant Governor Wilder called the meeting to order at 10:15 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:15 a.m.

Assistant Commissioner Larry Lance requested action on the following matters.

CUMBERLAND MOUNTAIN STATE PARK, CUMBERLAND COUNTY, TENNESSEE

- 1) Approved a request to execute a grant contract with the City of Crossville, in an amount not-to-exceed \$946,850.00, to provide project design and construction for **Sewer Plant Replacement** at Cumberland Mountain State Park, Cumberland County, Tennessee.

Estimated Project Cost: \$1,730,000.00
SBC Project No. 126/030-01-2003

HIWASSEE AND OCOEE RIVERS STATE PARK, POLK COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Replacement of Toilets** at rafting put-in at Hiwassee and Ocoee Rivers State Park in Polk County, with design assistance by departmental consultant.

Estimated Project Cost: \$90,000.00
SBC Project No. 126/110-01-2005

INDIAN MOUNTAIN STATE PARK, CAMPBELL COUNTY, TENNESSEE

- 1) Approved a project and right-of-entry and acknowledgment of the source of funding for **Repairs to Lake, Berm and Spillway** at Indian Mountain State Park in Campbell County, subject to the availability of funding, and with project design and construction provided by the City of Jellico Electric and Water System, with approval of plans and specifications by the State Architect's Office.

Estimated Project Cost: \$215,999.00
SBC Project No. 126/052-01-2005

UNIVERSITY OF TENNESSEE

10:18 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 **Master Plan Update** at the University of Tennessee, Knoxville, and the selection of Bullock-Smith & Parnters to design and supervise the project.

Estimated Project Cost: \$250,000.00
SBC Project No. 540/009-28-2005

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$5,400,000.00 to \$6,500,000.00 (\$1,100,000.00 increase) of a project for **Soccer Stadium Improvements** at University of Tennessee Knoxville, and authorization to award a contract to Rouse Construction Company, in the amount of \$5,600,000.00 based on bids received November 22, 2005.

Revised Estimated Project Cost: \$6,500,000.00
SBC Project No. 540/009-04-2005

- 3) Dr. Petersen presented a request for approval of a revision in funding and acknowledgment of the source of funding from \$16,000,000.00 to \$24,000,000.00 (\$8,000,000.00 increase) of a project for **Neyland Stadium Improvements Phase 1** at the University of Tennessee, Knoxville, and authorization to award a contract to Johnson & Galyon, Inc. in the amount of \$20,220,000.00, based on bids received November 29, 2005. Lieutenant Governor Wilder asked what the total estimated cost was and when they planned to finish the total project. Dr. Petersen stated that the current estimates were about \$110 million and that it could take 10-15 years to complete, depending on how fast and how much money they raised. After discussion, the Commission approved the request as presented.

Revised Estimated Project Cost: \$24,000,000.00
SBC Project No. 540/009-02-2005

TENNESSEE BOARD OF REGENTS

10:22 a.m.

Chancellor Charles Manning requested action on the following matters.

East Tennessee State University, Johnson City

- 1) Approved a request for a revision in funding from \$1,728,000.00 to \$1,738,000.00 (a \$10,000.00 increase), and acknowledgment of the source of funding for the **Innovation Center Expansion** for East Tennessee State University in Johnson City, and authorization to award a construction contract to Armstrong Construction Company, Inc. of Kingsport in the amount \$1,618,500.00 based upon the low base bid submitted November 23, 2005.

Revised Estimated Project Cost: \$ 1,738,000.00
SBC Project No. 166/005-09-2004

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request to change subcontractors for **Airplane Hangar New Construction** for Middle Tennessee State University in Murfreesboro, Tennessee.

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

- 2) Approved a project and acknowledgment of the source of funding for **Athletics Video Display/Scoreboard** for Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost: \$1,500,000.00
SBC Project No. 166/009-09-2005

- 3) Approved a project and acknowledgment of the source of funding for **Stadium Field Turf** for Middle Tennessee State University in Murfreesboro, and the selection of Hart-Freeland-Roberts, Inc. to design and supervise the project.

Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/009-10-2005

- 4) Approved a project and acknowledgment of the source of funding, contingent on availability of funding, for **Baseball Stadium Upgrade** for Middle Tennessee State University in Murfreesboro, and the selection of Moody-Nolan to design and supervise the project.

Estimated Project Cost: \$5,000,000.00
SBC Project No. 166/009-11-2005

Tennessee State University, Nashville

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$1,760,000.00 to \$2,100,000.00 (a \$340,000.00 increase), and acknowledgement of source of funding for **Agriculture Information & Telecom Center** for Tennessee State University in Nashville, Tennessee.

Revised Estimated Project Cost: \$2,100,000.00
SBC Project No. 166/001-03-2000

University of Memphis, Memphis

- 1) Approved a request for a revision in estimated project cost from \$5,175,000.00 to \$5,525,000.00 (\$400,000 increase), allocation of funding, acknowledgment of the source of funding and authorization to proceed for **Millington Center Facility Upgrades** at the University of Memphis in Memphis, Tennessee

Revised Estimated Project Cost: \$5,525,000.00
SBC Project No. 166/007-05-2003

Columbia State Community College, Columbia

- 1) Approved a project and acknowledgment of the source of funding for **Sidewalk Replacements** at **Columbia State Community College** in Columbia, and the selection of Bernard Weinstein & Associates to design and supervise the project.

Estimated Project Cost: \$410,000.00
SBC Project No. 166/015-01-2005

Dyersburg State Community College

- 1) Approved a request to reallocate funding for **LRC Additions & Renovations** at Dyersburg State Community College in Dyersburg, and authorization to award a construction contract to RFW Construction Group in the amount of \$5,237,212.00, based upon bids received November 16, 2005.

Estimated Project Cost: \$10,116,700.00
SBC Project No. 166/017-01-1992

Southwest Tennessee Community College, Memphis

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$17,010,000.00 to \$17,825,000.00 (an \$815,000.00 increase), and acknowledgment of the source of funding for **Macon Cove New Library Building** at Southwest Tennessee Community College in Memphis, Tennessee.

Revised Estimated Project Cost:	\$17,825,000.00
SBC Project No.	166/033-03-2005

Discussion of Bids

- 1) **Middle Tennessee State University**
(1403 East Main Demolition)
SBC Project No. 166/009-07-2003
Bid date: 30-Nov-05
SBC Action: Referred to Subcommittee, with authority to act

DEPARTMENT OF FINANCE AND ADMINISTRATION

FOSTER AVENUE COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved the **Master Plan** for the Foster Avenue Complex in Nashville as presented by Tuck-Hinton Architects.

Estimated Project Cost: \$150,000.00
SBC Project No. 529/021-02-2004

THE TENNESSEE RESIDENCE, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and estimated project cost from \$650,000.00 to \$1,300,000.00 (\$650,000.00 increase) and a revision in planning funds from \$50,000.00 to \$85,000.00 (\$35,000.00 increase) of a project for **Security Facility** at The Tennessee Residence in Nashville to include a maintenance facility as part of the project.

Revised Estimated Project Cost: \$1,300,000.00
Revised Estimated Planning Cost: \$ 85,000.00
SBC Project No. 460/028-01-2005

TENNESSEE SUPREME COURT, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval to preplan a project for **Renovation and Addition** to the Tennessee Supreme Court Building, Nashville, and selection of a designer to plan the project. The Speakers brought up the issue of preplanning projects before they are funded. Speaker Naifeh asked Mr. Fitts why this project needed to be on this agenda. Mr. Fitts responded that the request was by the Courts to begin preplanning. He said that the planning for this expansion could take longer than normal due to the complexity of the project which includes expansion and renovation and a complicated integration of two buildings. Secretary of State Darnell said the Library & Archives project and this project have been going on for ten or more years and this is a continuing study project identifying the sequence of things that have to happen. He said he thought this was the way to do it and he understands the Commission's concern about preplanning before funding. He said he thought that the Legislature would fund the Library & Archives, and possibly the Museum, before this project. He added that, if it gets to the point that the State Architect recommends funding, he will be ready to do that. Mr. Fitts said he thought monies could be requested for full planning in next year's budget request, and then full funding the following year. Secretary of State Darnell said they don't need to wait too long because it will impact the next step. Lieutenant Governor Wilder said he would like to know how many projects have been preplanned in the last ten years that did not get funded. He said he was ready to preplan any project that was ready to be built.

Justice Clark was recognized. She said she had listened to the questions and concerns and understands the funding limitations. She said the Court and judicial system understand that their desire to occupy this

building has to fall behind the Library & Archives' move, and that everybody in the judicial system certainly understands the approval of the preplanning dollars does not commit the Commission to full funding. She said their planning will take longer since they are now in three separate locations, and the Supreme Court, the Court of Appeals, the Court of Criminal Appeals, the Administrative Offices of the Courts, and the Bureau of Professional Responsibility will all have to be involved in the planning process. Lieutenant Governor Wilder said if she would tell him what the cost is to build these two buildings, that he would sponsor an amendment to fund them.

Speaker Naifeh asked about the \$500,000 of Supreme Court funds for planning. Justice Clark responded that there was not just a big pot of money that was sitting around unused. She said that they haven't totally identified where all the funds are coming from, but it would be coming from several different operating savings or from belt-tightening. Speaker Naifeh asked Mr. Fitts if he anticipated the \$500,000 to be enough to preplan the project. Mr. Fitts responded that the \$500,000 was not enough to preplan, but should be sufficient to develop a program and design concepts. Lieutenant Governor Wilder said he was ready to fund the \$50 million, but was just against spending \$500,000 and then not doing it.

After discussion, the request was approved along with the selection of the joint venture design team of Everton Oglesby Architects / Hastings Architecture Associates, to develop a program and design concepts for the project.

Estimated Project Cost:	\$50,000,000.00
Estimated Planning Cost:	\$ 500,000.00
SBC Project No.	529/074-02-2005

SPECIAL ITEMS

- 1) Mr. Fitts presented the Commission with a plaque from the **Tennessee Preservation Trust** for the work performed in the recent Tennessee State Capitol Restoration project.

- 2) The Commission approved a request for the erection of a **Memorial to Tennessee's Firefighters** in Bedford County, with funding for the design, construction and maintenance to be provided by the Tennessee Fire Chiefs' Association and the Tennessee Fireman's Association, with design approval by the Commissioner of Commerce and Insurance in consultation with the State Architect.

SBC Project No. 529/000-11-2005

- 3) The Commission approved the recommended revisions to the *SBC By-Laws, Policy and Procedures* to include **Alternative Delivery Methods**.

- 4) Charles Garrett informed the Commission that they were in the process of developing an RFQ to get a **Correction Consultant** on board to review the Bledsoe County project and should have more information for them at the January meeting. The Commission thanked Mr. Garrett for the information.

SBC Project No. 142/013-02-2004

DISCUSSION OF BIDS

- 1) **Houston Barracks Armory**
(TEMA Renovation/Addition)
SBC Project No. 361/067-01-2005
Bid date: December 8, 2005
SBC Action: Referred to Subcommittee, with authority to act

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on November 10, 2005.

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

1. **Ellington Agricultural Center**
(Reroof Moss Building)
Change Order No. 8
Change Order Amount: \$40,803.00
Change Order Percent: 8.29
Cumulative Percent 20.50
SBC Project No. 100/000-02-2002

2. **John W. Wilder Youth Center**
(Transformer Replacement)
Change Order No. 1
Change Order Amount: \$72,755.00
Change Order Percent: 30.68
Cumulative Percent 30.68
SBC Project No. 144/011-01-2004

3. **Roane State Community College**
(Parking Expansion)
Change Order No. 1
Change Order Amount: \$30,016.10
Change Order Percent: 11.42
Cumulative Percent 11.42
SBC Project No. 166/027-02-2004

4. **Tennessee School for the Deaf**
(Roof Repair & Replacement)
Change Order No. 2
Change Order Amount: \$32,142.08
Change Order Percent: 11.2
Cumulative Percent 16.9
SBC Project No. 168/007-03-2004

5. **Capitol Complex**
(Legislative Plaza Committee Rooms 16)
Change Order No. 13
Change Order Amount: \$69,243.00
Change Order Percent: 20.79
Cumulative Percent 209.66
SBC Project No. 529/045-03-2000

6. **Capitol Complex**
(Legislative Plaza Committee Rooms 29-31)
Change Order No. 1
Change Order Amount: \$72,562.00
Change Order Percent: 11.45
Cumulative Percent 11.45
SBC Project No. 529/045-03-2000


SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on November 21, 2005.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended.

- 1) **University of Tennessee Knoxville**
(Master Plan Update)
Estimated Project Cost: \$250,000.00
SBC Project No. 540/009-28-2005
Designer: BULLOCK SMITH & PARTNERS
- 2) **Middle Tennessee State University**
(Stadium Field Turf)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/009-10-2005
Designer: HART FREELAND ROBERTS
- 3) **Middle Tennessee State University**
(Baseball Stadium Upgrade)
Estimated Project Cost: \$5,000,000.00
SBC Project No. 166/009-11-2005
Designer: MOODY NOLAN, INC.
- 4) **Columbia State Community College**
(Sidewalk Replacements)
Estimated Project Cost: \$410,000.00
SBC Project No. 166/015-01-2005
Designer: BERNARD WEINSTEIN & ASSOCIATES
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- 5) **Tennessee Supreme Court Building**
(Preplanning - Renovation & Addition)
Estimated Project Cost: \$50,000,000.00
Estimated Planning Cost: \$ 500,000.00
SBC Project No. 529/074-02-2005
Designer: EVERTON OGLESBY ARCHITECTS / HASTINGS ARCHITECTURE ASSOCIATES, a joint venture

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