

## MINUTES

### STATE BUILDING COMMISSION MEETING

DECEMBER 9, 2010

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.

11:09 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:11 a.m.	Department of Education	Commissioner Bruce Opie
11:12 a.m.	Division of Intellectual Disabilities Services	Acting State Architect Alan Robertson
11:13 a.m.	Department of Correction	Commissioner Gayle Ray
11:15 a.m.	University of Tennessee	Dr. Jan Simek
11:20 a.m.	Tennessee Board of Regents	Chancellor John Morgan
11:32 a.m.	Military Department	General Max Haston
11:40 a.m.	Department of Finance and Administration	
11:41 a.m.	State Building Commission	

#### STATE BUILDING COMMISSION MEMBERS PRESENT

Ron Ramsey, Lieutenant Governor  
Kent Williams, Speaker of the House of Representatives  
Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer  
Mike Morrow, Commissioner, Department of Finance and Administration

#### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

#### OTHERS PRESENT

Alan Robertson, Acting 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  
Bruce Davis, Legislative Budget Office  
Keith Robinson, Tennessee Board of Regents  
Diane Uhler, Tennessee Board of Regents  
John Carr, Finance and Administration

Matt Ingham, Real Property Administration  
Jim Dixey, Real Property Administration  
Tom Robinson, Department of Correction  
Stephanie Burd, Real Property Administration  
Lynelle Jensen, Department of General Services  
Greg Steck, Real Property Administration  
Bill Finney, Real Property Administration  
Cleve Salmon, Real Property Administration  
David Primeau, Department of General Services  
Nick DePalma, Real Property Administration  
Laura Waynick, QE2  
Mark Cherpach, Department of Finance and Administration  
Dottie Hagood, Real Property Administration  
Connie Wallace, AIA TN  
Cindy Liddell, State & Local Finance  
Scott Boelscher, THEC  
Cyril Stewart  
George Criss, University of Tennessee  
Charles Peccolo, University of Tennessee  
A. A. Ferrara, University of Tennessee  
Jim Cobb, Tennessee Technological University  
Claire Stinson, Tennessee Technological University  
Valerie Law, Real Property Administration  
Deborah Boshears-Davis, Department of Education  
Brad Bishop, Military Department  
Steve Rick, Street-Dixon-Rick Architects  
Carly Wansing, Street-Dixon-Rick Architects  
Jeff Hooper, Barge Cauthen Associates  
Bob Oglesby  
George Brummett, Division of Intellectual Disabilities Services  
Fred Hix, Division of Intellectual Disabilities Services  
Dianne McDerman, Barge Waggoner Sumner Cannon  
A. Douglas Johnson  
Gregory Mason  
Karengaye Johnson, Architect's International  
Rudy Johnson, Rufus Johnson Associates  
Connie Wallace, AIA TN  
Jay Hosay, Messer Construction  
Peter Heimbach  
Arthur Lidsky, Dober Lidsky Mathey  
Carl Manka, Tennessee Board of Regents  
David Gregory, Tennessee Board of Regents  
Jim Catanzaro, Chattanooga State Community College

DEPARTMENT OF TRANSPORTATION

11:09 a.m.

Commissioner Gerald Nicely requested action on the following matter.

**TDOT Quarterly Status Report**

- 1) Commissioner Nicely 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". Comptroller Wilson questioned the status of the seven bridge projects in Tipton County. Commissioner Nicely responded that they were in the right-of-way phase, awaiting the local funding match. The Commission accepted the report as presented.

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DEPARTMENT OF EDUCATION

11:11 a.m.

Commissioner Bruce Opie requested action on the following matter.

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

- 1) Approved a request for a revision in scope and funding from \$1,200,000.00 to \$3,150,000.00 (\$1,950,000.00 increase), approval to utilize an Alternative Delivery Method, and approval to allocate line-item funding for *Fire Code Rehab-Phase 4* into a project for **Fire Code Upgrade-ADA/Life Safety** at Tennessee School for the Deaf, Knoxville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$3,150,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
05/06 Current Funds-Capital Maint (A)	\$ 200,000.00	\$ 0.00	\$ 200,000.00
05 G.O. Bonds-Capital Maint (A)	1,000,000.00	0.00	1,000,000.00
10/11 Current Funds-Capital Maint (A)	<u>0.00</u>	<u>1,950,000.00</u>	<u>1,950,000.00</u>
TOTAL	\$1,200,000.00	\$1,950,000.00	\$3,150,000.00
SBC Project No.	168/007-01-2005		

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DIVISION OF INTELLECTUAL DISABILITIES SERVICES

11:12 a.m.

Acting State Architect Alan Robertson requested action on the following matters on behalf of the Division of Intellectual Disabilities Services.

**Clover Bottom Developmental Center, Nashville, Tennessee**

- 1) Approved a request for a revision in scope and funding from \$1,000,000.00 to \$2,000,000.00 (\$1,000,000.00 increase) and approval to allocate line-item funding for *Essential Maintenance* into a project for **Essential Maintenance / Roof Repairs** at Clover Bottom Developmental Center, Nashville, Tennessee, with additional scope to address repair of systems and infrastructure for buildings.

<b>Revised Estimated Project Cost:</b>	<b>\$2,000,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
09/10 Current Funds-Capital Maint (A)	\$1,000,000.00	\$ 0.00	\$1,000,000.00
10/11 Current Funds-Capital Maint (A)	0.00	1,000,000.00	1,000,000.00
TOTAL	\$1,000,000.00	\$1,000,000.00	\$2,000,000.00
SBC Project No.	344/003-01-2009		

**Intermediate Care Facilities / Mr Homes, Statewide**

- 1) Approved a request to utilize an Alternative Delivery Method on a project for **Intermediate Care Facilities / MR Homes, Statewide**.

<b>Estimated Project Cost:</b>	<b>\$56,580,000.00</b>
<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

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DEPARTMENT OF CORRECTION

11:13 a.m.

Commissioner Gayle Ray requested action on the following matters.

**DeBerry Special Needs Facility, Nashville, Davidson County, Tennessee**

- 1) Approved a request for a revision in scope of a previously approved project for **Various Reroofs** at DeBerry Special Needs Facility, Nashville, Tennessee, with work to be accomplished within the existing project budget.

<b>Estimated Project Cost:</b>	<b>\$8,600,000.00</b>
<u>Source of Funding:</u>	
09/10 Current Funds-Capital Maint Sentencing Act (A)	\$6,300,000.00
10/11 Current Funds-Capital Maint Sentencing Act (A)	\$2,300,000.00
SBC Project No.	142/011-01-2009

- 2) Approved a request for a revision in funding from \$1,100,000.00 to \$1,400,000.00 (\$300,000.00 increase) for **Hot Water Heaters Replacement** at DeBerry Special Needs Facility, Nashville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$1,400,000.00</b>		
<u>Source of Funding:</u>			
09/10 Current Funds-Sentencing Act (A)	<u>Original</u> \$1,100,000.00	<u>Increase</u> \$300,000.00	<u>Revised</u> \$1,400,000.00
SBC Project No.	142/011-01-2010		

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UNIVERSITY OF TENNESSEE

11:15 a.m.

Dr. Jan Simek requested action on the following matters.

University of Tennessee, Chattanooga, Hamilton County, Tennessee

- 1) Approved the selection of Perkins + Will, Inc. as the best evaluated proposer based on the RFP process, to develop a comprehensive **Master Plan** for the University of Tennessee at Chattanooga, Tennessee.

**Estimated Project Cost: \$600,000.00**  
Source of Funding:  
 Operating Funds (A) \$455,000.00  
 Auxiliary Funds (A) \$145,000.00  
 SBC Project No. 540/005-04-2009

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

- 1) Dr. Simek presented a request for approval of a revision in scope of a project for **Wittenborg Building Equipment Replacement** at University of Tennessee Health Science Center, Memphis, to include replacement of electrical equipment in the Hyman Building due to emergency power disruptions, with work to be accomplished within the existing project budget. Secretary Hargett questioned the actual cost of the scope change, and was told approximately \$150,000. The Commission approved the request as presented.

**Estimated Project Cost: \$2,145,000.00**  
Source of Funding: ARRA Funds (F)  
 SBC Project No. 540/013-03-2010

University of Tennessee Institute of Agriculture, Greeneville, Greene County, Tennessee

- 1) Approved a request for a revision in funding from \$2,535,000.00 to \$2,735,000.00 (\$200,000.00 increase) on a project for **Greeneville 4-H Center Improvements** at the University of Tennessee Institute of Agriculture, Greeneville, Tennessee.

**Revised Estimated Project Cost: \$2,735,000.00**

<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Gifts (O)	\$2,225,000.00	\$100,000.00	\$2,325,000.00
2011 State Funds* (A)	310,000.00	0.00	310,000.00
Operating Funds (A)	0.00	100,000.00	100,000.00
<b>TOTAL</b>	<b>\$2,535,000.00</b>	<b>\$200,000.00</b>	<b>\$2,735,000.00</b>

SBC Project No. 540/009-11-2007

**University of Tennessee, Knoxville, Knox County, Tennessee**

- 1) Approved a request for a revision in funding from \$11,040,000.00 to \$14,040,000.00 (\$3,000,000.00 increase) and approval to allocate line-item funding for *Hess Hall Renovation Phase 3* into a project for **Hess Hall Renovation Phase 2** at the University of Tennessee at Knoxville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$14,040,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
TSSBA (A)	\$ 8,940,000.00	\$ 0.00	\$ 8,940,000.00
Auxiliary Funds (A)	<u>2,100,000.00</u>	<u>3,000,000.00</u>	<u>5,100,000.00</u>
TOTAL	\$11,040,000.00	\$3,000,000.00	\$14,040,000.00
SBC Project No.	540/009-03-2004		

- 2) Approved a request for a revision in scope and funding from \$2,000,000.00 \$3,400,000.00 (\$1,400,000.00 increase) to include renovation of space on the first floor in a project for **Greve Hall Improvements** at the University of Tennessee at Knoxville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$3,400,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Institutional Funds (A)	\$2,000,000.00	\$1,400,000.00	\$3,400,000.00
SBC Project No.	540/009-38-2010		

- 3) Approved a request for a revision in scope and funding from \$15,451,000.00 to \$17,210,000.00 (\$1,759,000.00 increase) and selection of a designer for Phi Kappa Psi for **Fraternity Houses Renovations and Additions** at University of Tennessee at Knoxville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$17,210,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
Gifts (O)	\$ 3,826,000.00	\$1,914,000.00	\$ 5,740,000.00
TSSBA (A)	<u>11,625,000.00</u>	<u>(155,000.00)</u>	<u>11,470,000.00</u>
TOTAL	\$15,451,000.00	\$1,759,000.00	\$17,210,000.00
SBC Project No.	540/009-37-2004		

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Dr. Simek announced that this was his last SBC meeting, and that it had been a pleasure working with them. The Commission thanked him for his service and wished him well.



TENNESSEE BOARD OF REGENTS

11:20 a.m.

Chancellor John Morgan requested action on the following matters.

Tennessee State University, Nashville, Davidson County, Tennessee

- 1) Approved a request for acceptance of a gift-in-place construction project for **Food Court Renovation** at Tennessee State University, Nashville, with design and construction services provided by Aramark, the food vendor.

**Estimated Project Cost: \$290,000.00**  
Source of Funding: Gift-in-Place (O)  
SBC Project No. 166/001-06-2010

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

- 1) Approved a request for acceptance of a gift-in-place construction project for **Women's Basketball Offices** at Middle Tennessee State University, Murfreesboro, with design and construction services provided by the MTSU Foundation.

**Estimated Project Cost: \$500,000.00**  
Source of Funding: Gift-in-Place (O)  
SBC Project No. 166/009-18-2010

Tennessee Technological University, Cookeville, Putman County, Tennessee

- 1) Approved a request for a revision in funding from \$150,000.00 to \$250,000.00 (\$100,000.00 increase) for **Master Plan Update** at the Tennessee Technological University in Cookeville, Tennessee.

**Revised Estimated Project Cost: \$250,000.00**  
Source of Funding:

	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Campus Plant Funds (A)	\$150,000.00	\$100,000.00	\$250,000.00

  
SBC Project No. 166/011-05-2007

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

- 1) Approved the master plan update at Chattanooga State Community College in Chattanooga as presented by Art Lidsky of Dober Lidsky Mathey.

**Estimated Project Cost: \$200,000.00**  
Source of Funding: Campus Plant Funds (A)  
SBC Project No. 166/012-03-2007

**Austin Peay State University, Clarksville, Montgomery County, Tennessee**

- 1) Chancellor Morgan distributed a handout requesting approval of the selection of a Construction Manager / General Contractor on a project for **New Student Housing** at Austin Peay State University, which had been inadvertently omitted from their agenda. After discussion, the Commission referred the matter to the Subcommittee, with authority to act.

**Estimated Project Cost:           \$31,000,000.00**

**Source of Funding:**

TSSBA (rent) (O)                   \$30,943,000.00

Campus Auxiliary (housing) (O) \$   57,000.00

*SBC Project No.           166/003-17-2010*

**Discussion of Bids**

- 1) **Motlow State Community College, Motlow**  
(Library Building)  
SBC Project No. 166/021-01-1992  
Bid date: 12-08-2010  
SBC Action: Referred to Subcommittee with authority to act
- 2) **Dyersburg State Community College, Dyersburg**  
(Building Mechanical System Modernization)  
SBC Project No. 166/017-01-2010  
Bid date: 12-01-2010  
SBC Action: Referred to Subcommittee with authority to act
- 3) **Volunteer State Community College, Gallatin**  
(Betty Gibson Hall HVAC Upgrades)  
SBC Project No. 166/025-01-2010  
Bid date: 12-01-2010  
SBC Action: Referred to Subcommittee with authority to act

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MILITARY DEPARTMENT

11:32 a.m.

General Max Haston requested action on the following matters.

Statewide

1) Approved a request to cancel the following projects due to the lack of available Federal funding:

A. **Statewide**

(Field Maintenance Shop Workbays)

**Estimated Project Cost: \$1,000,000.00**

Source of Funding: Federal Funds (NGB) (F)

SBC Project No. 361/000-02-2006

B. **WETS Lavinia**

(Upgrade Electrical Supply/Network Cabling)

**Estimated Project Cost: \$1,032,000.00**

Source of Funding: Federal Funds (NGB) (F)

SBC Project No. 368/031-01-2005

Volunteer Training Site, Smyrna, Rutherford County, Tennessee

1) Approved the Early Design Phase of a project for **USPFO Offices and Warehouse** at Volunteer Training Site, Smyrna, as presented by Street-Dixon-Rick / Barge-Cauthen, a joint venture, and the approval to contract with a separate commissioning agent, as recommended.

**Estimated Project Cost: \$22,457,373.00**

**Estimated Planning Cost: \$ 1,133,373.00**

Source of Planning Funds: Federal Funds (NGB) (F)

SBC Project No. 361/079-01-2008

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:40 a.m.

The Tennessee Residence, Nashville, Davidson County, Tennessee

- 1) Approved a request for acceptance of a gift-in-place construction project for **Carriage House Renovations** at The Tennessee Residence, Nashville, Tennessee.

<b>Estimated Project Cost:</b>	<b>\$90,000.00</b>
<u>Source of Funding:</u>	Gift - The Tennessee Residence Foundation (O)
<u>SBC Project No.</u>	460/028-01-2010/

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STATE BUILDING COMMISSION

11:41 a.m.

**Minutes of Meeting of State Building Commission**

- 1) Approved the Minutes of the State Building Commission meeting held on November 10, 2010.

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

- 1) **University of Tennessee Knoxville**  
(North & South Carrick Improvements)  
Change Order No. 2  
Contract Amount: \$1,997,000.00  
Change Order Amount: \$82,996.00  
Change Order Percent: 4.2  
Cumulative Percent 11.9  
SBC Project No. 540/009-19-2005
- 2) **Tennessee Technological University**  
(Tech Village Apts Renovation)  
Change Order No. 2  
Contract Amount \$6,254,000.00  
Change Order Amount: \$216,498.65  
Change Order Percent: 3.46  
Cumulative Percent 12.29  
SBC Project No. 166/011-03-2009

The Commission acknowledged receipt of the report.

**Executive Subcommittee Report**

- 1) The Commission accepted the report of final action taken at the State Building Commission Executive Subcommittee meeting held on November 1, 2010

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Speaker Williams announced that this was his last SBC meeting. He said it had been an experience and honor and privilege to work with such distinguished gentlemen. The Commission thanked him for his services and wished him well.

There being no further business, the meeting adjourned at 11:42 a.m.

Approved by: 

Mike Morrow, Commissioner  
Department of Finance and Administration