

## MINUTES

### STATE BUILDING COMMISSION MEETING

FEBRUARY 10, 2005

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.

11:11 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:12 a.m.	Department of Environment and Conservation	Deputy Commissioner Jim Fyke
11:15 a.m.	Military Department	General David Greer
11:29 a.m.	University of Tennessee	Dr. John Petersen
11:32 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
11:45 a.m.	Department of Finance and Administration	
11:47 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  
Charles Harrison, Comptroller's Office  
Mark Wood, Secretary of State's 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  
Philip Scheurer, University of Tennessee  
Alvin Payne, University of Tennessee

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Charles Peccolo, University of Tennessee  
Jerry Adams, Department of Finance and Administration  
Jerry Lee, Department of Finance and Administration  
Dwight Hensley, Dept of Environment and Conservation  
Bob Adams, Tennessee Board of Regents  
Rilla Froggatt, Tennessee Board of Regents  
Mike Smith, Tennessee Board of Regents  
David Collins, East Tennessee State University  
Gregory Wilgocki, East Tennessee State University  
Susan Reid, FTDD  
Doug McCarty, McCarty Holsaple McCarty  
John Fisher, Fisher & Associates  
Randall Jones, Department of General Services  
Nathan Cunningham, Department of General Services  
Anne Martin, Department of Finance and Administration  
Jim Hastings, Hastings Associates Architects  
Mike Morrow, Department of Finance and Administration  
Dan Cress, Thomas Miller & Partners  
John R. Phillips, Military Department  
Brian Crump, Hart Freeland Roberts  
Rodney Wilson, Hart Freeland Roberts

Lieutenant Governor Wilder called the meeting to order at 11:10 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF TRANSPORTATION

11:11 a.m.

Commissioner Nicely requested action on the following matter.

I-26 WELCOME CENTER, UNICOI COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **New Welcome Center** at Clearbranch in Unicoi County, and the selection of Vaughn & Melton to design and supervise the project.

**Estimated Project Cost:       \$8,846,000.00**  
*SBC Project No.           241/010-01-2005*

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:12 a.m.

Deputy Commissioner Jim Fyke requested action on the following matters.

WARRIORS PATH STATE PARK, KINGSPORT, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Playground Area Site Improvements** at Warriors Path State Park in Kingsport, and the selection of Barge Waggoner Sumner Cannon to design and supervise the project.

**Estimated Project Cost:       \$625,000.00**  
*SBC Project No.           126/096-01-2005*

CUMBERLAND TRAIL STATE PARK, CROSSVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for a **Storage Building** at Cumberland Trail State Park in Crossville, Tennessee.

**Estimated Project Cost:       \$1,600.00**  
*SBC Project No.           126/031-01-2005*

ROAN MOUNTAIN STATE PARK, CARTER COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Two Restrooms** at Roan Mountain State Park in Carter County, with design assistance by Departmental consultant.

**Estimated Project Cost:       \$113,200.00**  
*SBC Project No.           126/086-01-2005*

MEEMAN SHELBY FOREST STATE PARK, MILLINGTON, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$990,000.00 to \$1,097,800.00 (\$107,800.00 increase) of a project for **Sewer Plant Replacement** at Meeman Shelby Forest State Park, Millington, and authorization to award a contract to Clifco, Inc., Dyersburg, in the amount of \$962,800.00, based on bids received January 27, 2005.

**Revised Estimated Project Cost:   \$1,097,800.00**  
*SBC Project No.           126/089-01-2003*

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MILITARY DEPARTMENT

11:15 a.m.

General Greer requested action on the following matters.

**STATE AREA COMMAND HEADQUARTERS, NASHVILLE, TENNESSEE**

- 1) General Greer presented a request for approval of a revision in estimated project cost from \$13,020,000.00 to \$27,172,000.00 (\$14,152,000.00 increase) on a project for **State Area Command Headquarters** at Nashville, approval to allocate available funding and authorization to proceed with Phase 1 (\$9,942,000), approval to fully plan Phase 2 (\$1,385,000), and approval of the Early Design Phase as presented by the joint venture firm of Hart-Freeland-Roberts/Thomas-Miller & Partners.

Rodney Wilson of the design team was recognized and presented the Early Design of Phase 1. Secretary of State Darnell stated that there was concern that the numbers had doubled. Mr. Wilson responded that the scope had increased causing the cost to increase. LTC Willard Finch stated that Phase 1 includes the parking and infrastructure and Phase 2 addresses the increased space criteria. Mr. Fitts commented that a master plan update was due. Secretary of State Darnell suggested that they go to the Subcommittee and be given a full layout where they are, and then come back to the SBC for approval. Comptroller Morgan suggested they approve the Early Design as presented for Phase 1. After discussion, the Commissioner approved the Early Design for Phase 1, and referred to the Subcommittee for review of the request and master plan for the State Area Command Headquarters at Nashville for recommendation back to the full Commission for approval.

**Revised Estimated Project Cost:       \$27,172,000.00**  
*SBC Project No.                   361/067-01-1999*

- 2) The Commission referred to the Subcommittee for review and recommendation back to the full Commission, a request for approval of a revision in scope and estimated project cost from \$3,625,000.00 to \$10,335,000.00 (\$6,710,000.00 increase) and approval of a revision in planning funds from \$415,000.00 to \$1,350,103.28 (\$935,103.28 increase) of a project to **Renovate Building 100** at Houston Barracks, Nashville, Tennessee.

**Revised Estimated Project Cost:       \$10,335,000.00**  
**Revised Estimated Planning Cost:     \$ 1,350,103.28**  
*SBC Project No.                   361/067-02-1999*

**STATEWIDE**

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$843,639.12 to \$198,535.84 (\$645,103.28 decrease) of a project for **Roof/Flashing Repairs** at Middle Tennessee Armories.

**Revised Estimated Project Cost:      \$198,535.84**  
*SBC Project No.                      361/000-04-1998*

**NATIONAL GUARD ARMORY, NEW TAZEWELL, TENNESSEE**

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$4,000,000.00 to \$3,910,000.00 (\$90,000.00 decrease) of a project for **Readiness Center** at National Guard Armory, New Tazewell, Tennessee.

**Revised Estimated Project Cost:      \$3,910,000.00**  
*SBC Project No.                      361/066-01-2000*

**VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE**

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$12,500,000.00 to \$14,077,119.00 (\$1,577,119.00 increase) of a project to **Construct Armed Forces Reserve Center** at Volunteer Training Site, Smyrna, Tennessee.

**Revised Estimated Project Cost:      \$14,077,119.00**  
*SBC Project No.                      361/079-05-1999*

- 2) Approved a project and acknowledgment of the source of funding to **Reroof Building 600** at Volunteer Training Site, Smyrna, with design by in-house staff with departmental consultants.

**Estimated Project Cost:              \$95,000.00**  
*SBC Project No.                      361/079-01-2005*

**VOLUNTEER TRAINING SITE-MILAN, LAVINIA, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Upgrade Network Cabling / Electrical Power Lines** at Volunteer Training Site-Milan, Lavinia from overhead to underground, with design by in-house staff with departmental consultants.

**Estimated Project Cost:              \$382,000.00**  
*SBC Project No.                      368/031-01-2005*

- 2) Approved a project and acknowledgment of the source of funding for **Reroof Buildings I-1 and I-2** at Volunteer Training Site-Milan, Lavinia, with design by in-house staff with departmental consultants..

**Estimated Project Cost:       \$170,000.00**  
*SBC Project No.               368/031-02-2005*

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UNIVERSITY OF TENNESSEE

11:29 a.m.

Dr. Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE, KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Neyland Stadium Improvements Phase I** at the University of Tennessee Knoxville, and the selection of McCarty-Holsaple-McCarty / Ross Bryan Associates, a joint venture, to design and supervise the project.

**Estimated Project Cost:       \$16,000,000.00**  
*SBC Project No.           540/009-02-2005*

- 2) Approved a project and acknowledgment of the source of funding for **Haslam Field / Intramural Field Artificial Turf Installation** at the University of Tennessee Knoxville, and the selection of Hodge Engineering Company to design and supervise the project.

**Estimated Project Cost:       \$1,000,000.00**  
*SBC Project No.           540/009-03-2005*

- 3) Approved a project and acknowledgment of the source of funding for **Soccer Stadium Improvements** at the University of Tennessee Knoxville, and the selection of Lockwood Greene to design and supervise the project.

**Estimated Project Cost:       \$5,400,000.00**  
*SBC Project No.           540/009-04-2005*

- 4) Approved a project and acknowledgment of the source of funding for **Softball Stadium Improvements** at the University of Tennessee Knoxville, and the selection of Bullock Smith & Partners to design and supervise the project.

**Estimated Project Cost:       \$5,000,000.00**  
*SBC Project No.           540/009-05-2005*

- 5) Approved a request for a revision in funding and acknowledgment of the source of funding from \$2,650,000.00 to \$2,500,000.00 (\$150,000.00 decrease) of a project for **Business Incubator Building** at University of Tennessee at Knoxville, Tennessee.

**Revised Estimated Project Cost:       \$2,500,000.00**  
*SBC Project No.           540/009-18-2004*

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TENNESSEE BOARD OF REGENTS

11:32 a.m.

Vice Chancellor Gregory 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 **Campus Master Plan Update** for East Tennessee State University in Johnson City, and the selection of Fisher & Associates to develop the update.

**Estimated Project Cost:** \$ 75,000.00  
SBC Project No. 166/005-02-2005

- 2) Approved a project and acknowledgment of the source of funding for **College of Medicine Clinical Education Building Renovations** for East Tennessee State University in Johnson City, and the selection of Ken Ross Architects to design and supervise the project.

**Estimated Project Cost:** \$440,000.00  
SBC Project No. 166/005-03-2005

- 3) Approved a project and acknowledgment of the source of funding for **D. P. Culp University Center Renovations** for East Tennessee State University in Johnson City, and the selection of I.C. Thomasson Associates to design and supervise the project.

**Estimated Project Cost:** \$250,000.00  
SBC Project No. 166/005-04-2005

- 4) Approved a project and acknowledgment of the source of funding for **Memorial Center Athletic Renovations** for East Tennessee State University in Johnson City, and the selection of Shaw & Shanks Architects to design and supervise the project.

**Estimated Project Cost:** \$110,000.00  
SBC Project No. 166/005-05-2005

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request for a revision in the estimated project cost and funding from \$540,000.00 to \$620,000.00 (an \$80,000.00 increase) and acknowledgment of the source of funding for **Airplane Hangar New Construction** at Middle Tennessee State University in Murfreesboro, Tennessee.

**Revised Estimated Project Cost:** \$ 620,000.00  
SBC Project No. 166/009-04-2003

**TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE**

- 1) Approved a request for a revision in estimated project cost and funding from \$18,000,000.00 to \$18,275,000.00 ( a \$275,000.00 increase), and acknowledgment of source of funding for the **Avon Williams Campus Improvements** at Tennessee State University in Nashville, Tennessee.

**Revised Estimated Project Cost:** \$ 18,275,000.00  
SBC Project No. 166/001-05-01

- 2) Approved a project and acknowledgment of source of funding for **Student Housing Fire Suppression Retrofit** for Tennessee State University in Nashville, and the selection of Smith Seckman Reid to design and supervise the project.

**Estimated Project Cost:** \$1,220,000.00  
SBC Project No. 166/001-01-2005

**JACKSON STATE COMMUNITY COLLEGE, JACKSON, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Science Building Air System Replacement** at Jackson State Community College in Jackson, and the selection of Ellers Oakley Chester Rike to design and supervise the project.

**Estimated Project Cost:** \$250,000.00  
SBC Project No. 166/019-02-2005

**PELLISSIPPI STATE TECHNICAL COMMUNITY COLLEGE, KNOXVILLE, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Educational Resource Center Testing Center Renovations** at Pellissippi State Technical Community College in Knoxville, with design services provided by the regional consultant.

**Estimated Project Cost:** \$125,000.00  
SBC Project No. 166/032-01-2005

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

- 1) Approved a request for program and concept development and acknowledgment of the source of funding by the regional consultant for a **Nursing & Bio-Tech Building** for Southwest Tennessee Community College in Memphis, Tennessee.

**Estimated Cost:** \$100,000.00  
SBC Project No. 166/033-01-2005

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

- 1) Approved a request for a revision in scope of the project for **Caudill & Warf Roof & Skylight Replacement** at Volunteer State Community College in Gallatin, to include similar work on the Fox Building.  
  

<b>Estimated Project Cost:</b>	<b>\$670,000.00</b>
SBC Project No.      166/025-04-2004	

**EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE**

- 1) Approved a request for a revision in estimated project cost and funding from \$18,200,000.00 to \$20,000,000.00 ( a \$1,800,000.00 increase) and acknowledgment of source of funding for the **Dormitory New Construction** at East Tennessee State University in Johnson City, and approved the Early Design Phase as presented by the joint venture designers from the firms of Fisher & Associates and McCarty Holsaple McCarty.  
  

<b>Revised Estimated Project Cost:</b>	<b>\$ 20,000,000.00</b>
SBC Project No.      166/005-06-2004	

**Discussion of Bids**

- 1) **Cleveland State Community College,**  
(HVAC Equipment and Controls Update)  
SBC Project No. 166/013-01-2004  
Bid date: 02/09/05  
SBC Action: Referred to Subcommittee, with authority to act
  
- 2) **Middle Tennessee State University,**  
(Housing Renovations)  
SBC Project No. 166/009-05-1998  
Bid date: 02/09/05  
SBC Action: Referred to Subcommittee, with authority to act
  
- 3) **Austin Peay State University**  
(Armory Demolition and Memorial Health Renovation)  
SBC Project No. 166/003-02-2004  
Bid date: 01/26/05  
SBC Action: Referred to Subcommittee, with authority to act

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:45 a.m.

SUPREME COURT BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **ADA Improvements** at Supreme Court Building in Nashville, and the selection of Street Dixon Rick to design and supervise the project.

**Estimated Project Cost:       \$500,000.00**  
*SBC Project No.           529/074-01-2005*

KNOXVILLE STATE OFFICE FACILITIES, KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Planning Analysis** for Knoxville State Office Facilities in Knoxville, and the selection of Barber & McMurry to provide planning services.

**Estimated Project Cost:       \$75,000.00**  
*SBC Project No.           529/000-01-2005*

450 JAMES ROBERTSON PARKWAY, NASHVILLE, TENNESSEE

- 1) At the request of the State Architect, the Commission deferred discussion of a proposed wall mural at the site of the TEA Building demolition at 450 James Robertson Parkway, Nashville, Tennessee.

*SBC Project No.           529/060-01-2002*

SPECIAL ITEM

- 1) Mr. Fitts brought up from the floor a report of a settlement proposal recommended by the Attorney General's Office and approved by the Governor and State Comptroller in the amount of \$70,000 to be paid the surety, Fidelity & Deposit Company of Maryland, with regard to default of the original contractor, CM Construction, on the I-40 Visitor Centers, Jackson, Tennessee. Mr. Fitts added that more than sufficient monies remained within the project to fund this settlement. The Commission accepted the report.

*SBC Project No. 240/050-01-1999*

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on January 13, 2005.

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on January 24, 2005.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended:

- 1) **I-26 Welcome Center – Unicoi County**  
(New Welcome Center)  
Estimated Project Cost: \$8,846,000.00  
SBC Project No. 241/010-01-2005  
Designer: **VAUGHN & MELTON**
- 2) **Warriors Path State Park**  
(Playground Area Site Improvements)  
Estimated Project Cost: \$625,000.00  
SBC Project No. 126/096-01-2005  
Designer: **BARGE WAGGONER SUMNER CANNON**
- 3) **University of Tennessee at Knoxville**  
(Neyland Stadium Improvements, Phase 1)  
Estimated Project Cost: \$16,000,000.00  
SBC Project No. 540/009-02-2005  
Designer: **MCCARTY HOLSAPLE MCCARTY / ROSS BRYAN ASSOCIATES, a joint venture**
- 4) **University of Tennessee at Knoxville**  
(Haslam Field / Intramural Field Artificial Turf Installation)  
Estimated Project Cost: \$1,000,000.00  
SBC Project No. 540/009-03-2005  
Designer: **HODGE ENGINEERING COMPANY**
- 5) **University of Tennessee at Knoxville**  
(Soccer Stadium Improvements)  
Estimated Project Cost: \$5,400,000.00  
SBC Project No. 540/009-04-2005  
Designer: **LOCKWOOD GREENE**

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- 6) **University of Tennessee at Knoxville**  
(Softball Stadium Improvements)  
Estimated Project Cost: \$5,000,000.00  
SBC Project No. 540/009-05-2005  
Designer: **BULLOCK SMITH & PARTNERS**
  
- 7) **East Tennessee State University**  
(Campus Master Plan Update)  
Estimated Project Cost: \$75,000.00  
SBC Project No. 166/005-02-2005  
Designer: **FISHER & ASSOCIATES**
  
- 8) **East Tennessee State University**  
(College of Medicine Clinical Education Building Renovations)  
Estimated Project Cost: \$440,000.00  
SBC Project No. 166/005-03-2005  
Designer: **KEN ROSS ARCHITECTS**
  
- 9) **East Tennessee State University**  
(D.P. Culp University Center Renovations)  
Estimated Project Cost: \$250,000.00  
SBC Project No. 166/005-04-2005  
Designer: **I.C. THOMASSON ASSOCIATES**
  
- 10) **East Tennessee State University**  
(Memorial Center Athletic Renovations)  
Estimated Project Cost: \$110,000.00  
SBC Project No. 166/005-05-2005  
Designer: **SHAW & SHANKS ARCHITECTS**
  
- 11) **Tennessee State University**  
(Student Housing Fire Suppression Retrofit)  
Estimated Project Cost: \$1,220,000.00  
SBC Project No. 166/001-01-2005  
Designer: **SMITH SECKMAN REID**
  
- 12) **Jackson State Community College**  
(Science Building Air System Replacement)  
Estimated Project Cost: \$250,000.00  
SBC Project No. 166/019-02-2005  
Designer: **ELLERS OAKLEY CHESTER RIKE**
  
- 13) **Supreme Court Building – Nashville**  
(ADA Improvements)  
Estimated Project Cost: \$500,000.00  
SBC Project No. 529/074-01-2005  
Designer: **STREET DIXON RICK**

- 14) **Knoxville State Office Facilities**  
(Planning Analysis)  
Estimated Project Cost: \$75,000.00  
SBC Project No. 529/000-01-2005  
Designer: **BARBER & MCMURRY**

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There being no further business, the meeting adjourned at 11:48 a.m.

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