

## MINUTES

### STATE BUILDING COMMISSION MEETING

JANUARY 9, 2003

The State Building Commission met this day at 1:30 p.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

1:48 p.m.	State Supreme Court	
2:00 p.m.	Military Department	Colonel Greg Phelps
2:01 p.m.	University of Tennessee	Vice President Philip Scheurer
2:03 p.m.	Tennessee Board of Regents	Chancellor Charles Manning
2:04 p.m.	Department of Finance and Administration	
2:12 p.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  
C. Warren Neel, Commissioner, Department of Finance and Administration  
Steve Adams, State Treasurer  
Riley Darnell, Secretary of State  
John G. Morgan, Comptroller of the Treasury

#### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Don Sundquist

Lieutenant Governor Wilder called the meeting to order at 1:48 p.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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## STATE SUPREME COURT

### SPECIAL ITEM

DISCUSSION regarding a proposed LEASE AGREEMENT for the Administrative Office of the Courts, Knoxville, Tennessee. The proposed lease agreement is for 46,000 rentable square feet with a term of twenty (20) years and four (4) separate options to renew and extend in successive periods of five (5) years each.

SC Action: 12-16-02. Charles Garrett presented the transaction and an Executive Summary prepared by the Agency. He introduced Ms. Cornelia Clark, Director, Administrative Office of the Courts, for a summary of the request. Ms. Clark introduced members of the Court and Administrative Office staff. She then presented a summary of the transaction. Discussion ensued and Sub-committee raised issues and concerns such as State appropriations to the Court, the rent adjustments affect on the Facilities Revolving Fund (FRF); long-range plans for the Courts, and timeliness of the request. Sub-committee stated it would like the opportunity to review and analyze the project and referred to transaction to the January 9, 2003 State Building Commission meeting.

SBC Action: 01-09-03. Larry Kirk passed out a listing of the conceptual terms for a proposed lease agreement for the Administrative Office of the Courts in Knoxville, Tennessee. He said this had been brought to the Executive Subcommittee in December and that negotiations have continued since that time. Lieutenant Governor Wilder recognized Chief Justice Drowota, former Chief Justice Riley Anderson, Judge Houston Goddard, Cornelia Clark, Director of the Administrative Office of the Courts, and Attorney General Summers. General Summers stated that his office had looked over the lease and worked extensively with the Chief Justices regarding the matter. He said there was a question whether the Building Commission was suppose to review such leases since they have their own statute. He said they decided it would be prudent to bring it before the Commission. Speaker Naifeh asked if the State had the opportunity to buy the building and Mr. Kirk responded that he thought they had. He said they have an option to purchase at the end of the term of 20 years. Lieutenant Governor Wilder stated that they could condemn it today to get it at fair market value. Treasurer Adams said he was glad they had run it though this process and that before the 10 year lease was up, he wished someone would look into the State building its own facility. He added that he was glad they got it worked out because it was wonderful space. Larry Kirk stated they were asking for approval of the conceptual terms of the lease with the understanding that Staff would review and approve the details of the final lease. After discussion, the request was approved.

MILITARY DEPARTMENT

2:00 p.m.

Colonel Greg Phelps requested action on the following matter.

NATIONAL GUARD ARMORY, PIGEON FORGE/SEVIERVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Repair Structural Damage to Drill Hall** at the National Guard Armory, Pigeon Forge/Sevierville, and the selection of Michael Brady Associates to design and supervise the project.

**Estimated Project Cost:           \$175,000.00**  
*SBC Project No.           361/080-01-03*

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UNIVERSITY OF TENNESSEE

2:01 p.m.

Vice President Philip Scheurer requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Development of Landscape Guidelines** for improvements of campus grounds at the University of Tennessee at Knoxville, and the selection of Ross Fowler to develop the guidelines.

**Estimated Project Cost:                   \$60,000.00**  
*SBC Project No.                   540/009-01-03*

- 2) Approved a project and acknowledgment of the source of funding to **Conduct a Feasibility Study** for a track and soccer stadium at the University of Tennessee at Knoxville, and the selection of Bullock-Smith Partners prepare the study.

**Estimated Project Cost:                   \$50,000.00**  
*SBC Project No.                   540/009-02-03*

DISCUSSION OF BIDS

- 1) **University of Tennessee at Knoxville**  
(Neyland Thompson Sports Center Addition)  
SBC Project No.    540/009-04-01  
Bid date:        07 January 2003  
SBC Action: No action required

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TENNESSEE BOARD OF REGENTS

2:03 p.m.

Chancellor Manning requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Chancellor Manning stated that they have yet to resolve the issues pertaining to a project for the **New Residential Apartment Complex at Austin Peay State University** in Clarksville, Tennessee. The Commission referred the matter to the Executive Subcommittee, with authority to act.

**Estimated Project Cost:** \$ 10,447,000.00  
SBC Project No. 166/003-02-01

TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Elliott Hall Preservation** for Tennessee State University in Nashville, Tennessee, with design services to be provided by the regional consultant.

**Estimated Project Cost:** \$ 508,060.00  
SBC Project No. 166/001-01-03

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Jones Hall HVAC Update** at the University of Memphis in Memphis, Tennessee, with design services to be provided by the regional consultant.

**Estimated Project Cost:** \$ 250,000.00  
SBC Project No. 166/007-01-03

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DEPARTMENT OF FINANCE AND ADMINISTRATION

2:04 p.m.

STATEWIDE

- 1) Approved a request to issue a Request for Proposals for the services of Energy Service Companies (ESCO) for a project of **Energy Savings Performance Contracting** at FRF facilities, statewide.

SBC Project No. 529/000-01-03

- 2) Approved a request to issue a Request for Proposals for the services of Energy Service Companies (ESCO) for a project of **Energy Savings Performance Contracting** at general government facilities, statewide.

SBC Project No. 529/000-02-03

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **Interior Renovations, Phase 1**, at the Legislative Plaza to include interior modifications to the State Capitol Complex, and approval to allocate funding and authorization to proceed with the project.

**Estimated Project Cost: \$5,000,000.00**

SBC Project No. 529/045-03-00

- 2) Approved a request for a revision in funding from \$1,095,000.00 to \$1,175,000.00 (\$80,000.00 increase) of a project for **Security Improvements, Phase 2**, at the Tennessee State Capitol and authorization to award a contract to Access Control Technologies, Nashville, in the amount of \$361,595.00 which includes the base bid and Alternate #1, based on bids received December 31, 2002.

**Revised Estimated Project Cost: \$1,175,000.00**

SBC Project No. 529/005-01-99

**JAMES K. POLK STATE OFFICE COMPLEX, NASHVILLE, TENNESSEE**

- 1) Mr. Fitts began a discussion of proposed gifts for the **ADA Upgrade and Improvements** project at the Tennessee Performing Arts Center, Nashville, Tennessee. He stated that TPAC was considering giving the marquee for the Performing Arts Center as a gift, but the details had not been worked out and this matter would be brought back to the Commission at a later date.

SBC Project No. 529/075-05-00

**DISCUSSION OF BIDS**

- 1) **Ghost River State Natural Area**  
(Construction of Boardwalk)  
SBC Project No. 126/044-01-02  
SBC Action: Mr. Fitts informed the members that bids had come in over the budget but that the project had been bid on a linear foot basis. He said he recommended awarding a contract to the extent of the available funds as Phase I of the project. The Commission discussed the length of the boardwalk that would be constructed, the construction type, and the Ghost River area. After further discussion, the Commission approved Mr. Fitts' request.
- 2) **New Jackson State Office Building**  
SBC Project No. 523/061-01-00  
Bid date: 08 January 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 December 12, 2002.

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

1. **John Sevier State Office Building**  
(4<sup>th</sup> & 5<sup>th</sup> Floor Renovation)  
Change Order No. 2  
Change Order Amount: \$11,143.49  
Change Order Percent: 9.37  
Cumulative Percent 10.10  
SBC Project No. 529/070-01-01  
**Approved adjusting the base amount.**
2. **Tennessee Technology Center @ Nashville**  
(Reroof Buildings 1 & 3)  
Change Order No. 3  
Change Order Amount: \$44,480.00  
Change Order Percent: 18.45  
Cumulative Percent 31.92  
SBC Project No. 166/000-04-01
3. **Tennessee Technology Center @ Nashville**  
(Reroof Buildings 1 & 3)  
Change Order No. 4  
Change Order Amount: \$61,802.75  
Change Order Percent: 25.64  
Cumulative Percent 84.3  
SBC Project No. 166/000-04-01
4. **Tennessee State University**  
(New Performing Arts Reno)  
Change Order No. 45  
Change Order Amount: \$2,745.16  
Change Order Percent: .04  
Cumulative Percent 10.08  
SBC Project No. 166/001-04-96



5. **Lakeshore Mental Health Institute**  
(Replace Chiller at Baker Building)  
Change Order No. 3  
Change Order Amount: \$594.44  
Change Order Percent: .7  
Cumulative Percent 12.82  
SBC Project No. 344/005-01-01
  
6. **Lakeshore Mental Health Institute**  
(Replace Chiller at Baker Building)  
Change Order No. 4  
Change Order Amount: \$12,987.98  
Change Order Percent: 15.35  
Cumulative Percent 28.18  
SBC Project No. 344/005-01-01
  
7. **Western Mental Health Institute**  
(Bathroom Renovations -- Hardeman Hall)  
Change Order No. 4  
Change Order Amount: \$7,063.90  
Change Order Percent: 4.23  
Cumulative Percent 13.88  
SBC Project No. 344/015-02-99

### **SUB-COMMITTEE REPORT**

- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on December 16, 2002.

### **DESIGNER SELECTION LIST**

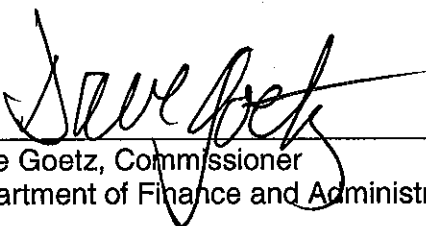
- 1) Approved the following designer selections as recommended.
  - 1) **University of Tennessee Knoxville**  
(Development of Landscape Guidelines)  
Estimated Project Cost: \$60,000.00  
SBC Project No. 540/009-01-03  
Designer: **ROSS FOWLER**
  
  - 2) **University of Tennessee Knoxville**  
(Feasibility Study for Track & Soccer Stadium)  
Estimated Project Cost: \$50,000.00  
SBC Project No. 540/009-02-03  
Designer: **BULLOCK SMITH & PARTNERS**

- 3) **National Guard Armory – Pigeon Forge/Sevierville**  
(Repair Structural Damage to Drill Hall)  
Estimated Project Cost: \$175,000.00  
SBC Project No. 361/080-01-03  
Designer: **MICHAEL BRADY & ASSOCIATES**
  
- 4) **National Guard Armory - Athens**  
(HVAC Replacement & Repairs)  
Estimated Project Cost: \$200,000.00  
SBC Project No. 361/002-01-01  
Designer: **LOCKWOOD GREENE**

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There being no further business, the meeting adjourned at 2:15 p.m.

APPROVED BY:

  
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Dave Goetz, Commissioner  
Department of Finance and Administration