

MINUTES

STATE BUILDING COMMISSION MEETING

JANUARY 13, 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.

11:24 a.m.	Department of Agriculture	Commissioner Ken Givens
11:25 a.m.	Department of General Services	Commissioner Gwendolyn Davis
11:26 a.m.	Military Department	Major General Jim Bassham
11:27 a.m.	Department of Children's Services	Deputy Commissioner Tom Riche
11:28 a.m.	University of Tennessee	Dr. John Petersen
11:30 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:41 a.m.	Department of Finance and Administration	
11:49 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	Larry Lively, Department of Children's Services
Georgia Martin, Dept of Finance and Administration	David Lose, Lose & Associates
Charles Garrett, Dept of Finance and Administration	Edd Brashear, Lose & Associates
Janie Porter, Attorney General's Office	Buck Buchanan, Department of General Services
Genie Whitesell, Attorney General's Office	John Cothorn, Middle Tennessee State University
Charles Harrison, Comptroller's Office	Patti Miller, Middle Tennessee State University
Connie Hardin, Legislative Budget Office	Diane Turnham, Middle Tennessee State University
Nancy Blevins, Dept of Finance and Administration	Jamie Fohl, Treasury Department
George Brummett, Dept of Finance & Administration	Rep. John Hood, House of Representatives
Keith Robinson, Tennessee Board of Regents	Todd Staley, House of Representatives
Jerry Preston, Tennessee Board of Regents	Joshua Johns, Intern
Pat Haas, Bond Finance	Ann Butterworth, Comptroller's Office
Ken Scalf, Department of Finance and Administration	Mark Schwartz, MFS3 Designs, P.C.
Dennis Raffield, THEC	Mike Morrow, Department of Finance and Administration
Phillip Scheurer, University of Tennessee	Jerry Lee, Department of Finance and Administration
Alvin Payne, University of Tennessee	Nathan Burton, Treasury Department
Charles Peccolo, University of Tennessee	Larry Maxwell, Department of Agriculture
Jim Gordon, Department of Children's Services	

Lieutenant Governor Wilder called the meeting to order at 11:24 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

DEPARTMENT OF AGRICULTURE

11:24 a.m.

Commissioner Givens requested action on the following matter.

BLEDSOE STATE FOREST, PIKEVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$360,000.00 to \$430,350.00 (\$70,350.00 increase) of a project for **Bridge Construction** at Bledsoe State Forest, Pikeville, and authorization to award a contract to Putnam Contracting Services, Cookeville, in the amount of \$367,000.00, based on bids received December 16, 2004.

Revised Estimated Project Cost: \$430,350.00
SBC Project No. 100/010-02-2003

DEPARTMENT OF GENERAL SERVICES

11:25 a.m.

Commissioner Davis requested action on the following matter.

ELLINGTON AGRICULTURAL CENTER, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$355,000.00 to \$594,700.00 (\$239,700.00 increase) of a project for **Roof Replacement and Waterproofing** at Moss Building, Ellington Agricultural Center, and authorization to award a contract to J.F. Collier Roofing, Nashville, in the amount of \$492,370.00, based on bids received December 9, 2004.

Revised Estimated Project Cost: \$594,700.00
SBC Project No. 100/000-02-2002

MILITARY DEPARTMENT

11:26 a.m.

General Bassham requested action on the following matter.

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Renovation / Addition to TEMA** at Houston Barracks in Nashville, and the selection of Hart-Freeland-Roberts, Inc. to design and supervise the project.

Estimated Project Cost: \$1,750,000.00

SBC Project No. 361/067-01-2005

DEPARTMENT OF CHILDREN'S SERVICES

11:27 a.m.

Deputy Commissioner Riche requested action on the following matters.

TAFT YOUTH DEVELOPMENT CENTER, PIKEVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$750,000.00 to \$950,000.00 (\$200,000.00 increase) of a project for **Boiler Replacement** at Taft Youth Development Center, and authorization to award a contract to Interstate Mechanical Contractors, Knoxville, in the amount of \$779,600.00, which includes Alternates #1 and #2, based on bids received December 9, 2004.

Revised Estimated Project Cost: \$950,000.00

SBC Project No. 144/005-02-2003

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$3,400,000.00 to \$3,900,000.00 (\$500,000.00 increase) of a project for **New Multi-Purpose Building** at Taft Youth Development Center, Pikeville, and authorization to award a contract to Mid-State Construction, Cookeville, in the amount of \$3,323,000.00, which includes Alternates #1 and #2, based on bids received December 16, 2004.

Revised Estimated Project Cost: \$3,900,000.00

SBC Project No. 144/005-03-2003

DEPARTMENT OF CORRECTION

MORGAN COUNTY CORRECTIONAL COMPLEX, WARTBURG, TENNESSEE

- 1) The Commission referred to the Subcommittee, with authority to act, a request for approval of a grant to the Plateau Utility District to construct a water service line to serve the expanded prison in Morgan County.

Estimated Project Cost: \$131,400,000.00

SBC Project No. 142/028-01-2003

UNIVERSITY OF TENNESSEE

11:28 a.m.

Dr. Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$12,000,000.00 to \$14,000,000.00 (\$2,000,000.00 increase) of a project for **Wellness Center** at the University of Tennessee at Chattanooga, Tennessee.

Revised Estimated Project Cost: \$14,000,000.00
SBC Project No. 540/005-04-2003

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Hess Hall Dining / Bookstore Improvements** at the University of Tennessee in Knoxville, Tennessee.

Estimated Project Cost: \$275,000.00
SBC Project No. 540/009-01-2005

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **TV / Radio Transmission Tower** at the University of Tennessee at Martin, Tennessee.

Estimated Project Cost: \$300,000.00
SBC Project No. 540/011-01-2005

DISCUSSION OF BIDS

- 1) **University of Tennessee at Martin**
(Electrical Generating Facility)
SBC Project No. 540/011-04-2003
Bid date: January 12, 2005.
SBC Action: Referred to the Subcommittee, with authority to act

TENNESSEE BOARD OF REGENTS

11:30 a.m.

Chancellor Manning requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Ellington Hall Repairs and Drainage Corrections** at Austin Peay State University in Clarksville, with design services to be provided by the regional consultant.

Estimated Project Cost: \$277,000.00
SBC Project No. 166/003-01-2005

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved a request to cancel a project for **College of Medicine Building #2 Electrical Repairs** at East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost: \$ 590,000.00
SBC Project No. 166/005-03-2004

- 2) Approved a project for **College of Medicine Building #2 HVAC Replacement** at East Tennessee State University in Johnson City, and the selection of I.C. Thomasson Associates to design and supervise the project.

Estimated Project Cost: \$ 590,000.00
SBC Project No. 166/005-01-2005

TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$8,050,000.00 to \$9,000,000.00 (a \$950,000.00 increase) and acknowledgment of source of funding of the project for **Research and Sponsored Programs Building New Construction** at Tennessee State University in Nashville, Tennessee.

Revised Estimated Project Cost: \$ 9,000,000.00
SBC Project No. 166/001-02-2003

TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$1,270,000.00 to \$1,000,000.00 (a \$270,000.00 decrease) of the project for **Multi-Building Mechanical System Upgrade** at Tennessee Technological University in Cookeville, Tennessee.

Revised Estimated Project Cost: \$ 1,000,000.00
SBC Project No. 166/011-01-2002

- 2) Approved a request for a revision in estimated project cost from \$2,450,000.00 to \$2,720,000.00 (a \$270,000.00 increase) and revision in funding from \$750,000.00 to \$1,020,000.00 (a \$270,000.00 increase) of the project for **Central Cooling Deficiency Corrections** at Tennessee Technological University in Cookeville, Tennessee.

Revised Estimated Project Cost: \$ 2,720,000.00
SBC Project No. 166/011-02-2004

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in scope to include other eligible campus buildings and reallocation of funding of the project for **Mitchell Hall Asbestos Abatement** at the University of Memphis in Memphis, Tennessee.

Estimated Project Cost: \$710,000.00
SBC Project No. 166/007-02-2001

- 2) Approved a project and acknowledgment of the source of funding for **DeLoach Parking Garage Repairs** at the University of Memphis in Memphis, Tennessee, with design services provided by the regional consultant.

Estimated Project Cost: \$160,000.00
SBC Project No. 166/007-01-2005

JACKSON STATE COMMUNITY COLLEGE, JACKSON, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Gymnasium Repairs and Replacements** at Jackson State Community College in Jackson, Tennessee, with design services provided by the regional consultant.

Estimated Project Cost: \$150,000.00
SBC Project No. 166/019-01-2005

SOUTHWEST TENNESSEE COMMUNITY COLLEGE, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding from \$186,488.00 to \$286,488.00 (a \$100,000.00 increase) for **Accessibility Adaptations** at Southwest Tennessee Community College in Memphis, Tennessee.

Revised Estimated Project Cost: \$ 286,488.00
SBC Project No. 166/033-02-2002

- 2) Chancellor Manning presented a request for approval of a project and acknowledgment of the source of funding for **Nursing & Bio-Tech Building Grant Development** for Southwest Tennessee Community College in Memphis, Tennessee, with design services provided by the regional consultant. Comptroller Morgan asked where the project was on the Board of Regents' priority list. Chancellor Manning responded that it was not currently on their list, and that it was a grant to do planning. Comptroller Morgan asked if it was the intent of the project to be fully funded by private donations. Chancellor Manning stated that, if it comes back for final State funding, it will have to come back through the budget process. He said that this will not change the projects on the Board's priority list. The Commission deferred the request for one month pending further discussion.

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

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request for a revision in funding from \$530,000.00 to \$630,000.00 (a \$100,000.00 increase) for **Softball Complex Improvements** at Middle Tennessee State University in Murfreesboro, Tennessee, and approved the Early Design Phase as presented by the designers from the firm of Lose & Associates.

Revised Estimated Project Cost: \$ 630,000.00
SBC Project No. 166/009-03-2004

DISCUSSION OF BIDS

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| <p>1) <u>Middle Tennessee State University</u>
(Art Barn Complex Demolition)
SBC Project No. 166/009-10-2004
Bid date: 01/12/05
SBC Action: Referred to Subcommittee, with authority to act</p> | <p>3) <u>Tennessee Tech Center at Chattanooga</u>
(Sequatchie Valley HVAC Replacement)
SBC Project No. 166/012-05-2004
Bid date: 01/12/05
SBC Action: Referred to Subcommittee, with authority to act</p> |
| <p>2) <u>East Tennessee State University</u>
(Sherrod Renovation)
SBC Project No. 166/005-02-1998
Bid date: 01/12/05
SBC Action: Referred to Subcommittee, with authority to act</p> | <p>4) <u>Chattanooga State Tech Comm College</u>
(Boiler Replacement)
SBC Project No. 166/012-01-2004
Bid date: 01/12/05
SBC Action: Referred to Subcommittee, with authority to act</p> |

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:41 a.m.

DAVY CROCKETT STATE OFFICE BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Moisture Infiltration Remediation** at Davy Crockett State Office Building in Nashville, and the selection of Richard C. Rinks Associates to design and supervise the project.

Estimated Project Cost: \$1,600,000.00
SBC Project No. 529/077-01-2005

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) The Commission referred to the Subcommittee, with authority to act, a request for approval of Amendment No. 1 to the service agreement dated April 1, 2002 between the State of Tennessee and Metropolitan Government of Nashville/Davidson County for services provided by the District Energy System, Nashville, Tennessee.

Estimated Project Cost: \$1,200,000.00
SBC Project No. 529/079-01-2005

SPECIAL ITEM

- 1) Following a discussion involving the Capitol tunnel doors and heating problems on the first floor of the Capitol, the Commission approved a request by State Architect Mike Fitts to design and build security improvements as recommended by Homeland Security and the Department of Safety to provide a security station at the entrance to the tunnel to the State Capitol, thereby allowing the tunnel doors to be opened for access. The estimated cost for this work would be approximately \$100,000. The Commission referred to the Subcommittee, with authority to act, the selection of a designer, if needed, to design and supervise the work.

Mr. Fitts informed the Commission that the work involving waterproofing would preclude access to the exterior tunnel doors during the Legislative session unless the work was postponed. He recommended that they continue with the waterproofing work and build temporary stairs for pedestrian access to the Capitol from Charlotte Avenue. The Commission concurred in Mr. Fitts' recommendation.

Estimated Project Cost: \$100,000.00
SBC Project No. 529/045-03-2000

- 2) Mr. Fitts brought up from the floor that the Department of Transportation had submitted their Quarterly Status Report to the Building Commission members, but were not present because they did not have any other items for this agenda. Comptroller Morgan recommended acceptance of the report, and the Commission concurred.

DISCUSSION OF BIDS

- 1) **Fire Services and Codes Enforcement Academy**
(Additions)
SBC Project No. 529/036-01-1996
Bid date: 13 January 2005
SBC Action: Referred to the Subcommittee, with authority to act

- 2) **State Capitol**
(Vending Stand)
SBC Project No. 442/000-01-2004
Bid date: 13 January 2005
SBC Action: Referred to the 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 December 9, 2004.

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

1. **University of Memphis**
(Skylight Replacement)
Change Order No. 1
Change Order Amount: \$15,023.12
Change Order Percent: 12.95
Cumulative Percent 12.95
SBC Project No. 166/007-03-2002

2. **University of Memphis**
(Fire alarm System Upgrade)
Change Order No. 1
Change Order Amount: \$28,081.22
Change Order Percent: 17.85
Cumulative Percent 17.85
SBC Project No. 166/007-02-2003

3. **Middle Tennessee State University**
(Davis Science)
Change Order No. 14
Change Order Amount: \$16,222.30
Change Order Percent: 0.73
Cumulative Percent 14.87
SBC Project No. 166/009-02-2001

4. **Middle Tennessee State University**
(Davis Science)
Change Order No. 15
Change Order Amount: \$1,104.01
Change Order Percent: .05
Cumulative Percent 14.92
SBC Project No. 166/009-02-2001

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on December 20, 2004.

DESIGNER SELECTION LIST

Approved the designer selections as recommended.

- 1) **Houston Barracks, Nashville**
(Renovation / Addition to TEMA)
Estimated Project Cost: \$1,750,000.00
SBC Project No. 361/067-01-2005
Designer: **HART FREELAND ROBERTS**

- 2) **East Tennessee State University**
(College of Medicine Bldg #2 HVAC Replacement)
Estimated Project Cost: \$590,000.00
SBC Project No. 166/005-01-2005
Designer: **I.C. THOMASSON ASSOCIATES**


- 3) **Davy Crockett State Office Building**
(Moisture Infiltration Remediation)
Estimated Project Cost: \$1,600,000.00
SBC Project No. 529/077-01-2005
Designer: **RICHARD C. RINKS**

For recording and/or recommended by the Subcommittee on December 20, 2004:

- 4) **University of Tennessee Health Science Center, Memphis**
(Regional Biocontainment Laboratory)
Estimated Project Cost: \$21,948,000.00
SBC Project No. 540/013-09-2004
Designer: **THE HORRELL GROUP**

- 5) **Statewide**
(Disaster Recovery Contractor)
SBC Project No. 529/000-08-2004
Designer: **SERVPRO INDUSTRIES**

There being no further action, the meeting adjourned at 11:50 a.m.

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