

# MINUTES

## STATE BUILDING COMMISSION MEETING

JANUARY 8, 2009

The State Building Commission met this day at 9:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

9:15 a.m.	Military Department	Colonel Bill Wenzler
9:16 a.m.	University of Tennessee	Dr. John Petersen
9:20 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
9:40 a.m.	Department of Finance and Administration	
9:48 a.m.	State Building Commission	

### STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives  
Ron Ramsey, Lieutenant Governor  
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	Fred Hix, Mental Retardation Services
Georgia Martin, State Architect's Office	Steve Norris, Mental Retardation Services
Alan Robertson, State Architect's Office	LTC Barry Buntin, Military Department
Charles Harrison, Comptroller's Office	Andrew Roth, Derthick Henley Wilkerson
Dave Thurman, Legislative Budget Office	Bob Franklin, Franklin Architects
Jerry Preston, Tennessee Board of Regents	Valerie Law, Real Property Administration
Diane Uhler, Tennessee Board of Regents	Mark Cherpack, Finance and Administration
George Criss, University of Tennessee	John Cothorn, Middle Tennessee State University
Gary Rogers, University of Tennessee	Sidney McFee, Middle Tennessee State University
Alvin Payne, University of Tennessee	Patti Miller, Middle Tennessee State University
Stephanie Steele, THEC	Joey Coker, Centric Architecture
Russ Deaton, THEC	Kevin Atwood, Earl Swensson Associates
John Carr, Finance and Administration	Adam Gravley, Earl Swensson Associates
Terry Mason, Finance and Administration	
Andrea Dennis, Finance and Administration	
Sandra Thompson, Bond Finance	
Wendell Brown, Earl Swensson Associates	
Marion Fowlkes, Centric Architecture	
John Tettleton, Centric Architecture	
Tom Robinson, Department of Correction	
Doug Freeman, Real Property Administration	

Speaker Naifeh called the meeting to order at 9:15 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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MILITARY DEPARTMENT

9:15 a.m.

Colonel Bill Wenzler requested action on the following matters.

ARMED FORCES RESERVE CENTER, KINGSPORT, HAWKINS COUNTY, TENNESSEE

- 1) Approved a request to utilize commissioning services on a LEED designed project for **Armed Forces Reserve Center and Field Maintenance Shop** located in Mount Carmel, Hawkins County, Tennessee.

**Estimated Project Cost:       \$20,534,000.00**  
*SBC Project No.       361/046-01-2006*

NATIONAL GUARD ARMORY, DRESDEN, WEAKLEY COUNTY, TENNESSEE

- 1) Approved the selection of Hart-Freeland-Roberts as designer on a project for **Drainage Improvements** at National Guard Armory, Dresden, Tennessee.

**Estimated Project Cost:       \$265,906.28**  
*SBC Project No.       361/022-01-2007*

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UNIVERSITY OF TENNESSEE

9:16 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$400,000.00 to \$510,000.00 (\$110,000.00 increase) for **Andy Holt Improvements** at the University of Tennessee at Knoxville, Tennessee.

**Revised Estimated Project Cost:      \$510,000.00**  
*SBC Project No.                      540/009-20-2007*

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Wellness Facility (Swimming Pool Addition)** at the University of Tennessee at Chattanooga as presented by the joint venture firm of Derthick-Henley-Wilkerson / Franklin Associates.

**Estimated Project Cost:              \$23,800,000.00**  
*SBC Project No.                      540/005-04-2003*

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TENNESSEE BOARD OF REGENTS

9:20 a.m.

Chancellor Charles Manning requested action on the following matters.

**Middle Tennessee State University, Murfreesboro, Tennessee**

- 1) Approved a request for a revision in scope for **Several Buildings Safety & Code Corrections** at Middle Tennessee State University in Murfreesboro, Tennessee.

**Estimated Project Cost:** \$ 575,000.00  
**SBC Project No.** 166/009-06-2004

- 2) Approved a request for a revision in estimated project cost and funding from \$989,000.00 to \$1,217,808.00 ( \$228,808.00 increase) and acknowledgement of source of funding for **Sewer System and Steam Manhole Updates** at Middle Tennessee State University in Murfreesboro, Tennessee.

**Revised Estimated Project Cost:** \$1,217,808.00  
**SBC Project No.** 166/009-02-2005

**University of Memphis, Memphis, Tennessee**

- 1) Chancellor Manning presented a request for approval to preplan a project and acknowledgment of the source of funding for **Tennis Court Facility** at the University of Memphis in Memphis, Tennessee. He stated that the project would be fully funded with private funds, and any Campus Plant funds used for preplanning would ultimately be reimbursed by Gift funds. After discussion, the Commission approved the request and the selection of Allen & Hoshall to design and supervise the project.

**Estimated Project Cost:** \$ 1,700,000.00  
**Estimated Planning Cost** \$ 115,000.00  
**SBC Project No.** 166/007-01-2009

**Middle Tennessee State University, Murfreesboro, Tennessee**

- 1) Chancellor Manning presented a request for approval of the Early Design Phase for **College of Education and Behavioral Science Facility** at Middle Tennessee State University in Murfreesboro, Tennessee as presented by the joint venture Earl Swenson Associates/Centric Architecture. Following the presentation, architect Marion Fowlkes discussed and demonstrated the advantages of utilizing BIM (Building Information Modeling) techniques, which reduce change orders and minimize risks. Mike Fitts stated that this technology is advantageous to owners in that it allows user agencies to review and make decisions earlier in the process, involves all of the design team earlier in the project and reduces budget risks. He said that the State would probably need to revisit the payment of fees schedule to allow more of the fee monies to be paid earlier in the project. After further discussion, the Early Design Phase was approved by the Commission.

**Estimated Project Cost:** **\$29,880,000.00**  
**SBC Project No.**      **166/009-04-2007**

**DISCUSSION OF BIDS**

- 1) **Southwest Tennessee Community College, Memphis**  
(Macon Cove Mechanical & Electrical Upgrade)  
SBC Project No. 166/033-01-2007  
Bid Date 01-14-2009  
SBC Action: Referred to Subcommittee with authority to act

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DEPARTMENT OF FINANCE AND ADMINISTRATION

STATEWIDE

- 1) Approved a request to issue an RFP for identification and selection of a contractor to provide **Emergency Restoration Services**, statewide.

*SBC Project No. 529/000-01-2009*

CITIZENS PLAZA STATE OFFICE BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Interior Modification** of Citizen Plaza State Office Building, and the selection of Moody Nolan to design and supervise the project, with work to be accomplished under the Direct Order contract.

**Estimated Project Cost: \$190,000.00**  
*SBC Project No. 529/076-01-2009*

INTERMEDIATE CARE FACILITIES / MENTAL RETARDATION HOMES - STATEWIDE

- 1) Mr. Fitts presented a request for approval of a revision in scope and funding and acknowledgment of the source of funding from \$19,520,000.00 to \$56,580,000.00 (\$37,060,000.00 increase) for **Intermediate Care Facilities / Mental Retardation Homes**, statewide, and selection of designers to enter into a joint venture with the contracted designer with regard to the additional projects in West, Middle and East Tennessee.

Speaker Naifeh mentioned that these are extraordinarily expensive homes. Commissioner Goetz answered that these people have mental disabilities and medical problems. He said that the State will own these homes, and they will be assets, although someone will be paid to operate them. Commissioner Steve Norris was recognized and spoke to the number of homes planned for each location. He said that it is an expensive capital project, but recurring savings will be substantial. Lieutenant Governor Ramsey asked Commissioner Norris what criteria they were looking for to locate the homes near Greeneville, and if the homes will be clustered or will be scattered on various tracts of land. Commissioner Norris responded that they were looking for flat land, but the homes will not necessarily be clustered. Speaker Naifeh asked if they intended to use the existing campus at Arlington to build homes. Commissioner Norris responded that they intend to build three on property across the street, but none on the campus proper. He added that long term plans are to preserve the Baker Building and move the administrative offices in there. Ultimately, they will sell the property and put the proceeds in a trust fund for people with developmental disabilities, and Greene Valley will become the main facility for DMRS. Lieutenant Governor Ramsey asked how many have been built to date. Commissioner Norris responded that three are ready to occupy in March; five have just bid; and five more have just purchased land which were approved by the SBC Executive Subcommittee.

Speaker Naifeh asked if they planned to move anyone from Arlington to Greene Valley. Commissioner Norris answered that most don't want to move that far from home and family, but one family may want to relocate their child to Middle Tennessee. Representative Shaw was recognized and asked what the law says regarding how far the new facilities can be from Arlington. Commissioner Norris responded that, beyond the 12, they can be located as far out as they want. After further discussion, the request to revise scope and funding was approved as well as the selection of the following designers to design and supervise the additional projects in West, Middle and East Tennessee:

East Tennessee – Clark-Dixon / Mark Honeycutt, a joint venture  
Middle Tennessee – Clark-Dixon / Kline Swinney, a joint venture  
West Tennessee – Clark-Dixon / Barge Waggoner Sumner Cannon, a joint venture

**Revised Estimated Project Cost:      \$56,580,000.00**  
*SBC Project No.                      346/000-05-2005*

**DISCUSSION OF BIDS**

- 1) **Cumberland Mountain State Park**  
(Sewer Plant Replacement)  
SBC Project No. 126/030-01-2003  
Bid date: January 7, 2009  
SBC Action: Bids within target; no action required

**REELFOOT LAKE STATE PARK, OBION COUNTY, TENNESSEE**

- 1) Mr. Fitts brought up from the floor a request to increase the project cost on a project for **Demolition / Cleanup** of buildings destroyed by fire at Reelfoot Lake State Park, Obion County, to an amount as approved by Risk Management. He stated that the original estimate of \$50,000 was low, and that \$100,000 is a closer estimate of the actual cost. The Commission approved Mr. Fitts' request without objection.

**Revised Estimated Project Cost:      \$100,000.00**  
*SBC Project No.                      126/084-01-2008*

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Mr. Fitts asked the Commission if he could read a letter addressed to him from the First Lady. He said she was writing to thank the Building Commission for its foresight to correct the many ADA deficiencies that once existed at the Tennessee Residence. She commented that, for the first time, people with disabilities are able to access the Residence and have enthusiastically expressed their thanks to the State for Tennessee for making this possible. She said she wanted to thank the Building Commission for recognizing the need for substantial improvements to the Tennessee Residence property and for their steadfast support and commitment. The Commission acknowledged the First Lady's letter.

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on December 11, 2008.

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

- 1) **East Tennessee State University**  
(Brown Hall Structural Repairs)  
Change Order No. 8  
Change Order Amount: \$23,936.67  
Change Order Percent: 4.03  
Cumulative Percent 22.27  
SBC Project No. 166/005-01-2006
- 2) **Nashville State Technical Community College**  
(Roof Repairs)  
Change Order No. 1  
Change Order Amount: \$45,869.33  
Change Order Percent: 15.50  
Cumulative Percent 15.50  
SBC Project No. 166/034-01-2007
- 3) **Tennessee School for the Deaf**  
(Old Gym Update)  
Change Order No. 7  
Change Order Amount: \$14,814.02  
Change Order Percent: .38  
Cumulative Percent 22.51  
SBC Project No. 168/007-01-2003

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on November 24, 2008.



**DESIGNER SELECTION LIST**

Approved the following designer selections as recommended:

- 1) **Citizens Plaza State Office Building**  
(Interior Modifications)  
Estimated Project Cost: \$190,000.00  
SBC Project No. 529/076-01-2009  
Designer: **MOODY NOLAN**
  
- 2) **Mental Retardation Services**  
(ICF/MR Group Homes – East Tennessee)  
SBC Project No. 346/000-05-2005  
Designer: **CLARK-DIXON / MARK HONEYCUTT,  
A JOINT VENTURE**
  
- 3) **Mental Retardation Services**  
(ICF/MR Group Homes – Middle Tennessee)  
SBC Project No. 346/000-05-2005  
Designer: **CLARK-DIXON / KLINE SWINNEY,  
A JOINT VENTURE**
  
- 4) **Mental Retardation Services**  
(ICF/MR Group Homes – West Tennessee)  
SBC Project No. 346/000-05-2005  
Designer: **CLARK-DIXON / BARGE WAGGONER  
SUMNER CANNON, A JOINT VENTURE**
  
- 5) **National Guard Armory - Dresden**  
(Drainage Improvements)  
Estimated Project Cost: \$265,906.28  
SBC Project No. 361/022-01-2007  
Designer: **HART FREELAND ROBERTS**
  
- 6) **University of Memphis**  
(Tennis Court Facility - Preplan)  
Estimated Project Cost: \$1,700,000.00  
Estimate Planning Cost: \$ 115,000.00  
SBC Project No. 166/007-01-2009  
Designer: **ALLEN & HOSHALL**

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There being no further business, the meeting adjourned at 9:50 a.m.

Approved by:

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