

MINUTES

STATE BUILDING COMMISSION MEETING

JULY 10, 2003

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:30 a.m.	Military Department	General Gus Hargett
10:33 a.m.	Department of Human Services	Asst. Commissioner Carl Brown
10:34 a.m.	Department of Education	Asst. Commissioner Joe Fisher
10:35 a.m.	Department of Health	Dr. Wendy Long
10:37 a.m.	Department of Mental Health & Developmental Disabilities	Deputy Commissioner Joe Carobene
10:38 a.m.	Department of Correction	Commissioner Quenton White
10:45 a.m.	Tennessee Historical Commission	Commissioner Betsy Child
10:46 a.m.	Department of Environment and Conservation	Commissioner Betsy Child
10:58 a.m.	Department of General Services	Commissioner Gwendolyn Davis
11:00 a.m.	University of Tennessee	Vice President Philip Scheurer
11:10 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:34 a.m.	Department of Finance and Administration	
11:45 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
Riley Darnell, Secretary of State
Steve Adams, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
John G. Morgan, Comptroller of the Treasury

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, Department of Finance and Administration
Larry Kirk, Department of Finance and Administration
Charles Harrison, Comptroller's Office
Mark Wood, Secretary of State's Office
Connie Hardin, Legislative Budget Analysis
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Alvin Payne, University of Tennessee
Jerry Barlar, Department of Human Services
David Holmes, Department of Human Services
Jerry Preston, Tennessee Board of Regents
David Gregory, Tennessee Board of Regents
Pat Haas, Bond Finance
Nancy Blevins, Department of Finance and Administration
George Brummett, Department of Finance and Administration
Dennis Raffield, THEC
Ralph Mickle, Department of Mental Health & Developmental Disabilities
Tom Giese, Department of Correction
Linda Dodson, Department of Correction
Fred Hix, Department of Correction
C. Slaughter, Department of Correction
Gene Looney, Department of General Services
Steve Campbell, Barge Waggoner Sumner Cannon
Tom Fusco, Department of Education

Alan Mealka, Department of Education
Barbara Hinson, ESG
Ricky Frazier, Department of Health
Cliff Steger, Department of Finance and Administration
Keith Robinson, Tennessee Board of Regents
Bob Woolf, Department of Finance and Administration
Nick DePalma, Department of Finance and Administration
Greg Smith, Department of Finance and Administration
Don Graham, Department of Finance and Administration
Martha Staley, Department of Finance and Administration
Chris Koch, JCI
King Moon, JCI
Chris Jagger, CES
Earnest Walker, CES
Rob Sherrill, Department of Environment and Conservation
Jim Fyke, Department of Environment and Conservation
Judy Sullivan, SOCC
Vicky Weatherbee, Department of Finance and Administration
Dwight Hensley, Department of Environment and Conservation
Charles Welch, Hassell Foundation
Autry Gobbell, Hassell Foundation

Lieutenant Governor Wilder called the meeting to order at 10:30 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

MILITARY DEPARTMENT

General Hargett requested action on the following matters.

LINE ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **National Guard Armory Training Bldg. – Chattanooga**
(Training Building Update)
Estimated Project Cost: \$300,000.00
SBC Project No. 361/010-01-03
 - B. **National Guard Armory - Cleveland**
(Training Building Update)
Estimated Project Cost: \$290,000.00
SBC Project No. 361/012-01-03
 - C. **National Guard Armory – South Pittsburg**
(Training Building Update)
Estimated Project Cost: \$210,000.00
SBC Project No. 361/086-01-03
 - D. **National Guard Armory – Bristol**
(Training Building Update)
Estimated Project Cost: \$270,000.00
SBC Project No. 361/005-01-03
 - E. **National Guard Armory – Morristown**
(Training Building Update)
Estimated Project Cost: \$260,000.00
SBC Project No. 361/063-01-03
 - F. **National Guard Armory Training Site – Smyrna**
(Dayroom/PX Extension)
Estimated Project Cost: \$300,000.00
SBC Project No. 361/079-05-03
 - G. **National Guard Armory Training Site – Smyrna**
(Billeting Bldg. 542)
Estimated Project Cost: \$ 400,000.00
SBC Project No. 361/079-06-03

- 2) Approved a request for a revision in funding to the following project:
 - A. **Volunteer Training Site – Smyrna**
(Fire Supression System for Hangars)
Revised Estimated Project Cost: \$2,630,000.00
SBC Project No. 361/079-01-02

- 3) Approved a request to allocate funding and authorization to proceed with the following project:
 - B. **Volunteer Training Site – Smyrna**
(Visual Information Support Center Facility)
Estimated Project Cost: \$6,000,000.00
SBC Project No. 361/079-01-99

STATEWIDE

- 1) Approved a request to employ the following **Design Consultants** to assist the Military Department with professional design services from October 1, 2003 through September 30, 2004, with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **Civil/Structural**
Estimated Project Cost: \$ 30,000.00
SBC Project No. 361/000-01-03

 - B. **Mechanical/Electrical**
Estimated Project Cost: \$ 50,000.00
SBC Project No. 361/000-02-03

 - C. **Environmental**
Estimated Project Cost: \$ 30,000.00
SBC Project No. 361/000-03-03

DEPARTMENT OF HUMAN SERVICES

10:33 a.m.

Assistant Commissioner Carl Brown requested action on the following matter.

TENNESSEE REHABILITATION CENTER, SMYRNA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Campus Security Upgrade** at the Tennessee Rehabilitation Center in Smyrna, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$650,000.00
SBC Project No. 442/006-01-03

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DEPARTMENT OF EDUCATION

10:34 a.m.

Assistant Commissioner Joe Fisher requested action on the following matters.

TENNESSEE SCHOOL FOR THE DEAF, KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Old Gym Update** at the Tennessee School for the Deaf, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$4,550,000.00
SBC Project No. 168/007-01-03

STATEWIDE

- 1) Approved a request to employ the following **Architectural Consultants** to assist the Department of Education with professional design services from October 1, 2003 through September 30, 2004.
 - A. **East Tennessee**
Estimated Project Cost: \$15,000.00
SBC Project No. 162/000-01-03
Consultant: Referred to Subcommittee, with authority to act
 - B. **Middle Tennessee**
Estimated Project Cost: \$10,000.00
SBC Project No. 162/000-02-03
Consultant: Referred to Subcommittee, with authority to act

DEPARTMENT OF HEALTH

10:35 a.m.

Dr. Wendy Long requested action on the following matter.

STATEWIDE

- 1) Approved a request for a revision in funding from \$3,658,000.00 to \$2,658,000.00 (\$1,000,000.00 decrease) of a project for **Bioterrorism Prevention & Response** at facilities, statewide. When questioned, Dr. Long responded that the remaining grant funding will be redirected and utilized by the Department to enhance preparedness and response due to the threat of bioterrorism in Tennessee.

Revised Estimated Project Cost:	\$2,658,000.00
SBC Project No. 400/000-01-02	

DEPARTMENT OF MENTAL HEALTH & DEVELOPMENTAL DISABILITIES

10:37 a.m.

Deputy Commissioner Joe Carobene requested action on the following matters.

LINE ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **Moccasin Bend Mental Health Institute**
(Patient Wards 5 & 6 Renovations)
Estimated Project Cost: \$1,500,000.00
SBC Project No. 344/009-01-03
 - B. **Lakeshore Mental Health Institute**
(Emergency Repairs)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 344/005-01-03
 - C. **Memphis Mental Health Institute**
(Exterior Repairs)
Estimated Project Cost: \$900,000.00
SBC Project No. 344/013-01-03
 - D. **Western Mental Health Institute**
(Essential Maintenance)
Estimated Project Cost: \$1,467,000.00
SBC Project No. 344/015-01-03
 - E. **Western Mental Health Institute**
(Reroof Three Buildings)
Estimated Project Cost: \$400,000.00
SBC Project No. 344/015-02-03

- 2) Approved a request to employ the following **Consultants** to assist the Department of Mental Health and Developmental Disabilities with professional services from October 1, 2003 through September 30, 2004, with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **East Tennessee**
Estimated Project Cost: \$25,000.00
SBC Project No. 344/000-01-03
 - B. **Middle Tennessee**
Estimated Project Cost: \$25,000.00
SBC Project No. 344/000-02-03
 - C. **West Tennessee**
Estimated Project Cost: \$25,000.00
SBC Project No. 344/000-03-03
 - D. **Fire Protection**
Estimated Project Cost: \$25,000.00
SBC Project No. 344/000-04-03

DEPARTMENT OF CORRECTION

10:38 a.m.

Commissioner Quenton White requested action on the following matters.

LINE ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **Riverbend Maximum Security Institution**
(Video Display Control System)
Estimated Project Cost: \$600,000.00
SBC Project No. 142/020-01-03
 - B. **Riverbend Maximum Security Institution**
(Reroof Housing Units)
Estimated Project Cost: \$1,750,000.00
SBC Project No. 142/020-02-03
 - C. **West Tennessee State Penitentiary**
(Security Electronics Upgrade)
Estimated Project Cost: \$3,350,000.00
SBC Project No. 142/022-01-03
 - D. **Turney Center Industrial Prison**
(Boiler Replacement)
Estimated Project Cost: \$800,000.00
SBC Project No. 142/005-02-03
 - E. **Brushy Mountain Correctional Complex, Site 2**
(Wastewater Treatment Plant Emergency Generator)
Estimated Project Cost: \$110,000.00
SBC Project No. 142/001-02-03
 - F. **Systemwide**
(Emergency Generator Switch Gear Installation)
Estimated Project Cost: \$105,000.00
SBC Project No. 140/001-01-03

Treasurer Adams said he would like, at some time in the near future, to discuss with the Department the balance of the Sentencing Act fund.

STATEWIDE

- 1) Approved a request to employ an **Engineering Consultant** to assist the Department of Correction with professional design services from October 1, 2003 through September 30, 2004, with the selection of a consultant referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$100,000.00
SBC Project No. 140/001-02-03

TENNESSEE HISTORICAL COMMISSION

10:45 a.m.

Commissioner Betsy Child requested action on the following matter.

STATEWIDE

- 1) Approved a request to employ an **Architectural Consultant** to assist the Tennessee Historical Commission with design services from October 1, 2003 through September 30, 2004, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$15,000.00

SBC Project No. 160/000-01-03

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:46 a.m.

Commissioner Betsy Child requested action on the following matters.

LINE ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **Harrison Bay State Park**
(Sewer Plant Replacement)
Estimated Project Cost: \$1,020,000.00
SBC Project No. 126/048-01-03
 - B. **Meeman-Shelby State Park**
(Sewer Plant Replacement)
Estimated Project Cost: \$990,000.00
SBC Project No. 126/089-01-03
 - C. **Cumberland Mountain State Park**
(Sewer Plant Replacement)
Estimated Project Cost: \$1,730,000.00
SBC Project No. 126/030-01-03
 - D. **Statewide**
(Replacement of Two Bridges)
Estimated Project Cost: \$900,000.00
Project design to be approved by State Architect's Office and State Parks Facilities Management
SBC Project No. 126/000-01-03
 - E. **Big Ridge State Park**
(Water System Upgrade)
Estimated Project Cost: \$495,000.00
SBC Project No. 126/009-01-03

STATEWIDE

- 1) Approved a request to employ the following **Consultants** to assist the Department of Environment and Conservation with professional design services from October 1, 2003 through September 30, 2004, with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **Engineering**
Estimated Project Cost: \$75,000.00
SBC Project No. 126/000-02-03
 - B. **Architectural**
Estimated Project Cost: \$75,000.00
SBC Project No. 126/000-03-03

ROSS CREEK LANDING STATE PARK, CLIFTON, TENNESSEE

- 1) Commissioner Child began a discussion of Phase 1 of the Ross Creek Landing State Park, Clifton, Tennessee. She said she would like to request a 30-day extension on this review. She said that they have not had an opportunity to fully analyze the proposed and present recommendations to the Commission. Commissioner Goetz stated that he owed everyone an apology. He said he had questions and was not comfortable answering questions at that time. Lieutenant Governor Wilder said he wanted to be considerate of the Commissioner, the Governor and the Executive branch, but he had been looking at this project for a long time. He said the Foundation wanted \$5 million and had put \$11 million of their money into it. He said the Foundation would pay the State back the \$5 million unless they went broke. And, if they did, the State would have an \$11 million golf course for \$5 million.

Secretary of State Darnell asked if they delayed this request for 30 days, did they have the understanding that they would approve this project. Lieutenant Governor Wilder said the votes were there to approve. He said the Foundation has put their money into it and the State owed it to them to go through with it. He said the Commission also owes the Governor respect, but he thought 30 more days would not be that long after waiting this long. After discussion, the Commission deferred action on the project one month.

Estimated Project Cost: \$16,000,000.00
SBC Project No. 126/000-04-96

DEPARTMENT OF GENERAL SERVICES

10:58 a.m.

Commissioner Gwendolyn Davis requested action on the following matters.

LINE ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **Ellington Agriculture Center**
(Structural Repairs – Farris Museum)
Estimated Project Cost: \$160,000.00
SBC Project No. 100/000-01-03
 - B. **Tennessee Law Enforcement Training Academy**
(Fire / Life Safety Codes Upgrades)
Estimated Project Cost: \$725,000.00
SBC Project No. 502/020-01-03
 - C. **Cordell Hull State Office Building**
(Reroof)
Estimated Project Cost: \$310,000.00
SBC Project No. 460/011-01-03
 - D. **TRA 460 James Robertson Parkway Office Building**
(Reroof)
Estimated Project Cost: \$160,000.00
SBC Project No. 460/017-01-03
 - E. **Library & Archives Building**
(Elevator Upgrade)
Estimated Project Cost: \$310,000.00
SBC Project No. 529/043-01-03
 - F. **Library & Archives Building**
(Exterior Upgrade)
Estimated Project Cost: \$220,000.00
SBC Project No. 529/043-02-03
 - G. **Safety Headquarters, Warf Browning Hardison Building**
(Exterior Repairs)
Estimated Project Cost: \$190,000.00
SBC Project No. 502/021-01-03

- 2) Approved a request for a revision in funding and allocation of funding to the following project:
- A. **Executive Residence (Maintenance)**
Revised Estimated Project Cost: \$1,415,000.00
SBC Project No. 460/028-01-02

STATEWIDE

- 1) Approved a request to employ the following **Consultants** to assist the Department of General Services with design services from October 1, 2003 through September 30, 2004, with the selection of designers referred to the Subcommittee, with authority to act.
- A. **Architectural Consultant**
Estimated Project Cost: \$50,000.00
SBC Project No. 460/000-01-03
 - B. **Engineering Consultant**
Estimated Project Cost: \$100,000.00
SBC Project No. 460/000-02-03

UNIVERSITY OF TENNESSEE

Vice President Philip Scheurer requested action on the following matters.

LINE ITEM APPROPRIATIONS

- 1) Approved the following projects--unless noted otherwise—with the selection of designers referred to the Subcommittee, with authority to act.

A. University of Tennessee at Chattanooga

- 1) **Energy Plant Equipment Replacement**
Estimated Project Cost: \$1,950,000.00
SBC Project No. 540/005-03-03
- 2) **Wellness Center**
Estimated Project Cost: \$12,000,000.00
SBC Project No. 540/005-04-03

B. University of Tennessee at Knoxville

- 1) **Roof Replacement – Multiple Buildings**
Estimated Project Cost: \$2,300,000.00
SBC Project No. 540/009-05-03
- 2) **Agriculture Engineering HVAC Upgrade**
Estimated Project Cost: \$600,000.00
SBC Project No. 540/009-06-03
- 3) **Circle Park Information Booth**
Estimated Project Cost: \$125,000.00
SBC Project No. 540/009-07-03
- 4) **Baker Center**
Estimated Project Cost: \$9,000,000.00
SBC Project No. 540/009-08-03
- 5) **Melrose Hall Renovation**
Estimated Project Cost: \$300,000.00
SBC Project No. 540/009-09-03
Referred to Subcommittee, with authority to act
- 6) **Dunford Hall Renovation**
Estimated Project Cost: \$400,000.00
SBC Project No. 540/009-10-03
Referred to Subcommittee, with authority to act
- 7) **Hoskins Renovation**
Estimated Project Cost: \$350,000.00
SBC Project No. 540/009-11-03
Referred to Subcommittee, with authority to act

- 8) **Ferris Hall Renovation**
Estimated Project Cost: \$210,000.00
SBC Project No. 540/009-12-03
- 9) **Walters Life Science Building**
Estimated Project Cost: \$230,000.00
SBC Project No. 540/009-13-03
Referred to Subcommittee, with authority to act
- 10) **Kingston Apartments Renovation**
Estimated Project Cost: \$9,300,000.00
SBC Project No. 540/009-14-03
- 11) **Apartment Residence Hall Improvements**
Estimated Project Cost: \$2,950,000.00
SBC Project No. 540/009-15-03
- 12) **Clement Hall Elevator Modernization**
Estimated Project Cost: \$1,000,000.00
SBC Project No. 540/009-16-03
- 13) **Massey Hall Improvements**
Estimated Project Cost: \$2,000,000.00
SBC Project No. 540/009-17-03
- 14) **Morrill Hall Renovation, Phase 2**
Estimated Project Cost: \$3,500,000.00
SBC Project No. 540/009-18-03
- 15) **Student Services Building Renovation**
Estimated Project Cost: \$500,000.00
SBC Project No. 540/009-19-03
Referred to Subcommittee, with authority to act
- 16) **Hill Area Site Improvements**
Estimated Project Cost: \$750,000.00
SBC Project No. 540/009-20-03
Referred to Subcommittee, with authority to act
- 17) **Cumberland District Office**
Estimated Project Cost: \$660,000.00
SBC Project No. 540/009-21-03
Referred to Subcommittee, with authority to act

C. University of Tennessee at Martin

- 1) **Fire Alarm System Upgrade**
Estimated Project Cost: \$1,250,000.00
SBC Project No. 540/011-02-03
- 2) **Student Housing**
Estimated Project Cost: \$14,500,000.00
SBC Project No. 540/011-03-03

- 3) **Electrical Power Generation Plant**
Estimated Project Cost: \$4,400,000.00
SBC Project No. 540/011-04-03

D. University of Tennessee Health Science Center, Memphis

- 1) **Central Energy Plant Upgrade, Phase 3**
Estimated Project Cost: \$1,650,000.00
SBC Project No. 540/013-02-03

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding from \$700,000.00 to \$1,725,000.00 (\$1,025,000.00 increase) for **Parking Garage Repairs** at the University of Tennessee at Knoxville.

Revised Estimated Project Cost: \$1,725,000.00
SBC Project No. 540/09-09-02

- 2) Approved a request for a revision in scope and funding from \$3,500,000.00 to \$5,350,000.00 (\$1,850,000.00 increase) for **Large Animal Clinic Expansion** at the University of Tennessee Veterinary Medicine Hospital at Knoxville.

Revised Estimated Project Cost: \$5,350,000.00
SBC Project No. 540/001-02-00

- 2) Vice President Scheurer presented a request for approval to fully plan a project and acknowledgment of the source of funding for **Dairy Farm Relocation** at the University of Tennessee at Knoxville, and selection of a designer to plan the project. He explained that this project will provide planning and the relocation of the existing Cherokee Dairy to new facilities in Blount County. He said the existing dairy site will then be redeveloped in accordance with recommendations included in the University of Tennessee at Knoxville Master Plan.

Secretary of State Darnell said that this was the first time they had heard of a cost associated with the Dairy Farm relocation. Mr. Scheurer said that this project was #3 in their budget request for next year. Secretary of State Darnell responded that the General Assembly has not appropriated money for their #1 or #2 budget requests much less this #3, and he had a problem with the request. Lieutenant Governor Wilder commented that the University has quite a bit of cash flow of Athletic funds and why didn't they use some of that money to pay for professors. After discussion, the matter was referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$10,150,000.00
Estimated Planning Cost: \$ 400,000.00
SBC Project No. 540/009-22-03

STATEWIDE

1) Approved a request for a revision in funding from \$7,666,000 TO \$8,166,000 (\$500,000 increase) for a project for **Accessibility Improvements** at the following University of Tennessee campuses:

A. Chattanooga and Space Institute	
Revised Estimated Project Cost:	\$1,195,900.00
SBC Project No. 540/000-01-97	
B. Martin and Memphis	
Revised Estimated Project Cost:	\$2,035,400.00
SBC Project No. 540/000-02-97	
C. Knoxville and Agriculture	
Revised Estimated Project Cost:	\$4,934,700.00
SBC Project No. 540/000-03-97	
Total Revised Estimated Project Cost:	\$8,166,000.00

2) Approved a request to employ the following **Consultants** to provide professional services to the University of Tennessee campuses form October 1, 2003 through September 30, 2004, with the selection of designers referred to the Subcommittee, with authority to act.

A. <u>University of Tennessee (Agriculture)</u>	
Estimated Project Cost:	\$50,000.00
Architectural	\$25,000.00
Mechanical	\$25,000.00
SBC Project No. 540/001-01-03	
B. <u>University of Tennessee at Chattanooga</u>	
Estimated Project Cost:	\$160,000.00
Architectural	\$35,000.00
Electrical	\$25,000.00
Mechanical	\$25,000.00
Structural	\$25,000.00
Environmental	\$25,000.00
Landscape	\$25,000.00
SBC Project No. 540/005-05-03	
C. <u>University of Tennessee at Knoxville</u>	
Estimated Project Cost:	\$300,000.00
Architectural	\$80,000.00
Electrical	\$80,000.00
Mechanical	\$40,000.00
Structural	\$60,000.00
Environmental	\$40,000.00
SBC Project No. 540/009-23-03	

D. University of Tennessee at Martin

Estimated Project Cost:	\$50,000.00
Architectural	\$25,000.00
Electrical/Mechanical	\$25,000.00
SBC Project No. 540/011-05-03	

E. University of Tennessee at Health Science Center, Memphis

Estimated Project Cost:	\$170,000.00
Electrical	\$50,000.00
Mechanical	\$65,000.00
Structural	\$20,000.00
Environmental	\$35,000.00
SBC Project No. 540/013-03-03	

F. University of Tennessee at Tullahoma

Estimated Project Cost:	\$25,000.00
Mechanical	\$25,000.00
SBC Project No. 540/020-01-03	

TENNESSEE BOARD OF REGENTS

11:10 a.m.

Chancellor Manning requested action on the following matters.

LINE ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **East Tennessee State University**
Fire Alarm System Update
Estimated Project Cost: \$ 990,000.00
SBC Project No. 166/005-02-03
 - B. **Tennessee Technological University**
Fire Alarm System Update
Estimated Project Cost: \$ 1,100,000.00
SBC Project No. 166/011-02-03
 - C. **Chattanooga State Technical Community College**
Omniplex and Physical Plant Re-roof
Estimated Project Cost: \$ 430,000.00
SBC Project No. 166/012-01-03
 - D. **Tennessee Technology Centers at Hohenwald and McMinnville**
Roofing and HVAC Replacement
Estimated Project Cost: \$ 440,000.00
SBC Project No. 166/000-02-03
 - E. **Tennessee Technology Centers at Jackson, McKenzie, and Whiteville**
Roof and Façade Replacements
Estimated Project Cost: \$ 480,000.00
SBC Project No. 166/000-03-03
- 2) Approved a request to preplan the following projects and authorization to proceed with Phase One, with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **University of Memphis**
Drainage Corrections
Estimated Project Cost: \$ 4,390,000.00
Estimated Planning and Phase One Cost: 3,000,000.00
SBC Project No. 166/007-04-03

B. Walters State Community College
Humanities Safety Corrections

Estimated Project Cost:	\$ 2,000,000.00
Estimated Planning and Phase One Cost:	490,000.00
SBC Project No.	166/023-01-03

3) Approved a request to allocate funding to the following projects, including related requests for action as indicated:

A. Management Assistance

FY 03/04 annual appropriation:	\$ 500,000.00
SBC Project No.	166/000-02-99

B. C F C Chillers Replacements (Part 2)

including a revision in estimated project cost from \$3,575,000.00 to \$6,275,000.00

Revised Estimated Project Cost:	\$ 6,275,000.00
SBC Project No.	166/000-02-01

C. Middle Tennessee State University

Several Buildings Safety Renovations
and authorization to proceed with the next phase.

Estimated Project Cost:	\$ 4,030,000.00
SBC Project No.	166/009-02-01

D. Pellissippi State Technical Community College

Several Buildings Roof Repair / Replacement
and approval of a revision in estimated project cost from \$235,000.00 to \$455,000.

Revised Estimated Project Cost:	\$ 455,000.00
SBC Project No.	166/032-01-02

E. Southwest Tennessee Community College

Several Buildings Roof Replacements

Estimated Project Cost:	\$ 1,200,000.00
Revised Estimated Planning and Allotment:	790,000.00
SBC Project No.	166/033-01-02

SYSTEMWIDE

- 1) Approved a request for a revision funding for **Accessibility Adaptations**, at Systemwide Tennessee Board of Regents facilities, all as indicated below:

Project Number	Where	Existing	Allocate	Transfer	Revised	Designer
166/003-02-99	APSU	223,491	32,300	0	255,791	Violette Architecture
166/005-05-02	ETSU	241,658	75,729	0	317,387	Fisher + Associates
166/009-09-99	MTSU	877,813	92,547	0	970,360	Maxwell Johanson Maher
166/001-01-99	TSU	416,039	44,001	0	460,040	Pitts & Associates
166/011-05-99	TTU	833,113	86,764	0	919,877	Maffett-Stamps, PLLC
166/007-05-02	UoM	327,859	68,484	0	396,343	The Haizlip Firm
166/012-03-99	CSTCC	91,770	8,685	0	100,455	David R. Barlew Architects
166/013-01-99	CISCC	307,596	13,015	0	320,611	David R. Barlew Architects
166/015-01-99	CoSCC	76,809	12,800	0	89,609	Pitts & Associates
166/017-02-99	DSCC	16,670	4,168	0	20,838	Clark-Dixon Associates
166/019-02-99	JSCC	55,136	5,392	0	60,528	Clark-Dixon Associates
166/021-03-99	MSCC	57,816	5,647	0	63,463	Maxwell Johanson Maher
166/034-04-99	NSCC	42,094	3,783	0	45,877	Pitts & Associates
166/038-02-02	NSTCC	21,728	3,345	11,220	36,293	McGahey Associates
166/032-02-99	PSTCC	55,555	6,378	0	61,933	Community Tectonics
166/027-02-99	RSCC	26,928	6,118	0	33,046	Community Tectonics
166/033-02-02	STCC	94,880	18,395	0	113,275	Clark Dixon Associates
166/025-01-99	VSCC	43,405	5,098	0	48,503	Pitts & Associates
166/023-02-99	WSCC	61,920	7,351	0	69,271	Community Tectonics
			\$ 500,000			

- 2) Approved a project and acknowledgment of the source of funding to employ ten designers to provide professional services as **Regional Consultants** for Systemwide Tennessee Board of Regents facilities, with the selection of designers referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 650,000.00
 SBC Project No. 166/000-04-03

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding from \$970,000.00 to \$1,142,412.27 (\$172,412.27 increase), and acknowledgment of the source of funding for **Dunn Center Façade & Floor Repairs** at Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost: \$ 1,142,412.27
 SBC Project No. 166/003-03-02

- 2) Approved a project and acknowledgment of the source of funding for **Memorial Health Center Student Recreation Upgrade** at Austin Peay State University in Clarksville, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 7,500,000.00
SBC Project No. 166/003-01-03

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Parking and Transportation Planning and Phase One** at Middle Tennessee State University in Murfreesboro, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$6,250,000.00
SBC Project No. 166/009-01-03

- 2) Chancellor Manning presented a request for approval of a project and acknowledgment of the source of funding for **Student Health, Wellness, and Recreation Facilities Upgrade** at Middle Tennessee State University, and selection of a designer design and supervise the project. Treasurer Adams asked if the University looked at the fees being collected and the decided that they could build for those fees. He asked if it was the fees driving the size of the facility, and Jerry Preston responded that the program developed was the basis for the recommended scope. Chancellor Manning commented that, generally, he found that they need more than they can afford, and are usually scaling back. After discussion, the project was approved with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 17,000,000.00
SBC Project No. 166/009-02-03

- 3) Approved a request to cancel a project for **Student Health Services Refurbishment** at Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost: \$ 1,200,000.00
SBC Project No. 166/009-06-02

- 4) Approved a project and acknowledgment of the source of funding for **Murphy Center Locker Rooms Renovation** at Middle Tennessee State University in Murfreesboro, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 400,000.00
SBC Project No. 166/009-03-03

- 5) Approved a project and acknowledgment of the source of funding for **Airplane Hangar** for Middle Tennessee State University in Murfreesboro, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 300,000.00
SBC Project No. 166/009-04-03

- 6) Approved a request to master plan a project and acknowledgment of the source of funding for **Greek Row Phase 2 Development** at Middle Tennessee State University in Murfreesboro, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 6,400,000.00
Estimated Planning Cost: 35,000.00
SBC Project No. 166/009-05-03

TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding from \$9,025,000.00 to \$11,620,000.00 (\$2,595,000.00 increase) for **North Campus Improvements** at Tennessee State University in Nashville, Tennessee.

Revised Estimated Project Cost: \$ 11,620,000.00
SBC Project No. 166/001-02-97

TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Food Services Renovations** at Tennessee Technological University in Cookeville, to be provided by the newly contracted Food Services Vendor.

Estimated Project Cost: \$ 3,500,000.00
SBC Project No. 166/011-03-03

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Administration Building Fire Alarm System Upgrade** at the University of Memphis in Memphis, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 400,000.00
SBC Project No. 166/007-02-03

- 2) Approved a request to fully plan a project and acknowledgment of the source of funding for **North Central Parking Lot Expansion** at the University of Memphis in Memphis, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 1,425,000.00
Estimated Planning Cost: 75,000.00
SBC Project No. 166/007-03-03

- 3) Approved a request for a revision in scope and funding from \$3,250,000.00 to \$3,404,000.00 (\$154,000.00 increase) for **Smith Chemistry Fume Hood Duct Replacement** at the University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost: \$ 3,404,000.00
SBC Project No. 166/007-04-02

MOTLOW STATE COMMUNITY COLLEGE, LYNCHBURG, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Rutherford County Teaching Site Replacement** for Motlow State Community College in Lynchburg, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 2,000,000.00
SBC Project No. 166/021-01-03

- 2) Approved a request for a gift project of a **Baseball & Softball Practice Facility** for Motlow State Community College in Lynchburg, to be provided by the Motlow College Foundation.

Estimated Project Value: \$ 96,400.00
SBC Project No. 166/021-02-03

PELLISSIPPI STATE TECHNICAL COMMUNITY COLLEGE, KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Student Recreation Center Expansion** at Pellissippi State Technical Community College in Knoxville, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 400,000.00
SBC Project No. 166/032-01-03

VOLUNTEER STATE COMMUNITY COLLEGE, GALLATIN, TENNESSEE

- 1) Approved a request to select an additional designer for the final phase of **Former Library Renovation** at Volunteer State Community College in Gallatin, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost:

\$ 4,435,000.00

SBC Project No.

166/025-01-96

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Residential Facilities Improvements** at East Tennessee State University in Johnson City, as presented by Fisher and Associates.

Estimated Project Cost:

\$ 7,681,000.00

SBC Project No.

166/005-01-03

DISCUSSION OF BIDS

- 1) **Jackson State Community College, Jackson**
(Reroof & Weatherization)
SBC Project No. 166/019-02-02
Bid date: 06/18/03
SBC Action: Referred to Subcommittee, with authority to act
- 2) **University of Memphis, Memphis**
(Jones Hall HVAC Update)
SBC Project No. 166/007-01-03
Bid date: 06/25/03
SBC Action: No action required

DEPARTMENT OF FINANCE AND ADMINISTRATION

LINE ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act.
 - A. **Greene Valley Developmental Center**
(Reroof Six Buildings)
Estimated Project Cost: \$1,700,000.00
SBC Project No. 344/007-01-03
 - B. **Clover Bottom Developmental Center**
(Replace Condense & Heating Units)
Estimated Project Cost: \$390,000.00
SBC Project No. 344/003-01-03
 - C. **Clover Bottom Developmental Center**
(Reroof Engineering Building)
Estimated Project Cost: \$160,000.00
SBC Project No. 344/003-02-03
 - D. **Arlington Developmental Center**
(Willow & Spruce Sprinkler System)
Estimated Project Cost: \$160,000.00
SBC Project No. 344/017-01-03
 - E. **Andrew / Rachel Jackson State Office Buildings**
(Reroofs)
Estimated Project Cost: \$870,000.00
SBC Project No. 529/000-03-03
 - F. **Chattanooga State Office Building**
(Stabilization)
Estimated Project Cost: \$900,000.00
SBC Project No. 520/001-01-03
 - G. **R.S. Gass Site**
(Demolish Old Gym & Tower)
Estimated Project Cost: \$325,000.00
SBC Project No. 529/020-01-03
 - H. **Tennessee State Capitol**
(Exterior Repairs)
Estimated Project Cost: \$500,000.00
SBC Project No. 529/005-01-03
 - I. **Tennessee State Capitol**
(Emergency Electrical Repairs)
Estimated Project Cost: \$320,000.00
SBC Project No. 529/005-02-03

- J. **Motor Vehicles Management**
(Admin Building Demolition)
Estimated Project Cost: \$900,000.00
SBC Project No. 529/000-05-03

- K. **Oak Ridge National Laboratory**
(Biological Sciences Building - Planning)
Estimated Project Cost: \$8,000,000.00
Estimated Planning Cost: \$ 400,000.00
SBC Project No. 529/094-01-03

STATEWIDE

- 1) Approved a request to employ the following **Consultants** to assist the Department of Finance and Administration, Capital Projects Management, with professional design services from October 1, 2003 through September 30, 2004:

- | | |
|------------------------|------------------------|
| A. East Architect | G. Middle MPE Engineer |
| B. Middle Architect | H. Civil Engineer |
| C. Middle Architect | I. Roofing |
| D. Middle Architect | J. Structural |
| E. West Architect | K. Elevator |
| F. Middle MPE Engineer | L. MPE Energy |

Estimated Project Cost: \$300,000.00
SBC Project No. 529/000-04-03

- 2) Approved a request to allocate funding of \$500,000 to **Management Support Services**, statewide.

SBC Project No. 529/000-01-99

- 3) Referred the selection of an ESCO for the **Energy Savings Performance** project at FRF facilities statewide, to the Subcommittee with authority to act, but approved authorization to bring specific projects, costs and funding to the Subcommittee for approval with authority to act.

SBC Project No. 529/000-01-03

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on June 12, 2003.

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

1. **West TN State Prison**
(Replace/Repair Fire Alarm System)
Change Order No. 5
Change Order Amount: \$19,430.30
Change Order Percent: 9.46
Cumulative Percent 88.1
SBC Project No. 142/022-01-97

2. **Memphis Mental Health Institute**
(Replace Chillers Main Building)
Change Order No. 4
Change Order Amount: \$9,994.13
Change Order Percent: 2.81
Cumulative Percent 15.33
SBC Project No. 344/013-02-01

3. **Western Mental Health Institute**
(Bathroom Renovations Hardeman Hall)
Change Order No. 7
Change Order Amount: \$7,074.42
Change Order Percent: 4.23
Cumulative Percent 31.5
SBC Project No. 344/015-02-99

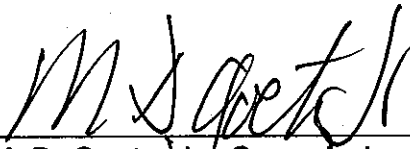
4. **John Sevier State Office Building**
(Renovation – Floors 4 & 5)
Change Order No. 4
Change Order Amount: \$5,845.33
Change Order Percent: 4.91
Cumulative Percent 31.31
SBC Project No. 529/070-01-01

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on June 23, 2003.

DESIGNER SELECTION LIST

- 1) Approved the following designer selection as recommended, and referred the remaining designer recommendations to the Subcommittee, with authority to act.
 - a) **University of Tennessee at Knoxville**
(Feasibility Study – Thompson Boling Arena)
Estimated Project Cost: \$100,000.00
SBC Project No. 540/009-04-03
Designer: **HNTB**

Approved by: 

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