

MINUTES
STATE BUILDING COMMISSION
March 30, 2016

The State Building Commission met this day at 8:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor Ron Ramsey called the meeting to order at 8:02 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

MEMBERS ABSENT

Chairman Bill Haslam, Governor
Larry Martin, Commissioner, Department of Finance and Administration

ORGANIZATION

- Department of General Services

PRESENTER

Commissioner Bob Oglesby

OTHER PARTICIPANTS

John Hull, Department of General Services
Gary Everton, EOA Architects
Sheila Dial-Barton, EOA Architects
Patrick Gallagher, Gallagher & Associates
Steve Curtis, Compass Partners
Representative Steve McDaniel

DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by EOA Architects and Gallagher & Associates

Project Title: New State Museum

Project Description: Complete design and construction of new State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

SBC Number: 529/050-01-2015

Total Project Budget: \$160,000,000.00

Current Project Funding: \$121,610,000.00
(if not fully funded)

Source of Funding: \$121,610,000.00 15/16 FRF CurrFunds-CapImprov (A)

Comment: The new Museum will be approximately 130,000 square feet. Groundbreaking is scheduled in April.

Previous Action: 05/13/2015 SBC Referred to the ESC, with authority to act
05/26/2015 ESC Approved budget, scope & issue RFQ
07/09/2015 SBC Referred to ESC with authority to act
07/20/2015 ESC Revised funding, using CMGC; award to Compass Partners PMaA
08/24/2015 ESC Approved issuing RFQ for Exhibit Designer
08/24/2015 ESC Selected designer (EOA Architects)
10/13/2015 SBC Referred CMGC contract award to ESC
10/22/2015 ESC Approved award of contract to Turner Construction as CM/GC
10/22/2015 ESC Approved award of contract to Gallagher & Assoc as Exhibit Designer
11/12/2015 SBC Approved issuing RFP for Exhibit Fabricator Services; referred award of contract to ESC

03/10/2016 SBC Discussion regarding design approval; approved award to Design and Production Inc for Exhibit Fabricator Services

Minutes: 03/30/2016 SBC Commissioner Oglesby presented the request before turning it over to Deputy Commissioner John Hull who introduced the three teams making the presentation. Gary Everton and Sheila Dial-Barton of EOA Architects, the building designer, discussed the exterior of the building and the interior spaces. Patrick Gallagher of Gallagher & Associates, the Exhibit Designer, detailed the exhibit spaces. Steve Curtis of Compass Partners provided the cost information stating that it was currently in budget.

Speaker Harwell asked whether the size of the new gallery space is sufficient, noting reports that the new area is reported to be 11,000 less than that of the current facility and the lack of sufficient storage space in the new building requires continued use of the existing location as storage. Mr. Gallagher responded that the efficiency of laying out exhibits in a new museum facility specifically designed for this purpose will allow for making the building a much better museum experience with less square footage while accommodating more exhibits that are bigger and more dynamic. Commissioner Oglesby added that renovation of the existing space for storage is not part of the project, but it is being investigated.

Speaker Harwell then asked about parking, security and long term maintenance costs. Mr. Everton responded that they believe the 160 spaces in the front parking lot and the school bus lane will provide sufficient parking. Mr. Hull responded that on the security issue, there is a team of people working to determine how best to provide security for the building. As to the maintenance costs, Mr. Hull stated that museums, in general, are costly and they are looking at ways to make it as efficient as possible. Secretary Hargett stated if you don't have adequate parking, it is hard to make it accessible to Tennesseans. Mr. Everton said it was meant to be a pedestrian experience, and being in an urban area, there are multiple ways of arriving at the facility. He said that people will come sporadically, with a large percentage of people already in town for another event. Mr. Everton correlated that there's no need to build a church parking lot to accommodate larger attendances for just twice a year at Christmas and Easter.

Treasurer Lillard stated he would like for the entire team to work with the Division of Risk Management to keep the situation in hand with respect to risk assessment, and was told they would. He asked if the museum was being built so it can be expanded, and Mr. Everton stated that the northern end is intended to be the expansion space.

Representative Steve McDaniel was recognized and asked how people from across the State will be able to access the museum from such a great distance. Mr. Gallagher responded that virtual connections all across the State are available through the digital learning center and anything can be accessed online as part of their curriculum. Representative McDaniel stated there was interest in exposing the Red Grooms carousel and asked if there were plans for displaying it. Mr. Gallagher replied that there was a plan for a pavilion, but it would involve separate funding.

The Commission approved the Early Design Phase as presented.

Other Business

There being no other business, the meeting adjourned at 8:37 a.m.

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Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State