

## MINUTES

### STATE BUILDING COMMISSION MEETING

MAY 12, 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.

|            |  |                                    |
|------------|--|------------------------------------|
| 12:40 p.m. | Department of General Services             | Commissioner Gwendolyn Davis       |
| 12:41 p.m. | Tennessee Board of Regents                 | Chancellor Charles Manning         |
| 12:42 p.m. | Department of Correction                   | Commissioner Quenton White         |
| 12:45 p.m. | Department of Environment and Conservation | Assistant Commissioner Larry Lance |
| 12:48 p.m. | Military Department                        | General David Greer                |
| 12:55 p.m. | Department of Finance and Administration   |                                    |
| 12:56 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  
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                           | Leroy Richmond, Department of General Services             |
| Georgia Martin, Dept of Finance and Administration    | Tom Giese, Department of Correction                        |
| Janie Porter, Attorney General's Office               | July Perrey, TRICOR  |
| Genie Whitesell, Attorney General's Office            | Burgess Oliver, TRICOR                                     |
| Charles Harrison, Comptroller's Office                | Jim Thompson, Fowlkes Associates Architects                |
| Connie Hardin, Legislative Budget Office              | Don Miller, Thomas Miller & Partners                       |
| Nancy Blevins, Dept of Finance and Administration     | Gayle Ray, Department of Correction                        |
| George Brummett, Dept of Finance & Administration     | Roger Coffelt, Department of Correction                    |
| Keith Robinson, Tennessee Board of Regents            | Jesse Griggs, Department of Correction                     |
| Jerry Preston, Tennessee Board of Regents             | Dwight Hensley, Department of Environment and Conservation |
| Pat Haas, Bond Finance                                | Bill Odle-Kemp, Hastings Architecture Associates           |
| Dennis Raffield, THEC                                 | Greg Steck, Department of Finance and Administration       |
| Randall Jones, Department of General Services         | Nathan Burton, Treasury Department                         |
| Cleveland Salmon, Department of General Services      | Anthony Haynes, University of Tennessee                    |
| Mike Morrow, Department of Finance and Administration |  |
| Jim Hastings, Hastings Architecture Associates        |  |
| David Gregory, Tennessee Board of Regents             |  |

Lieutenant Governor Wilder called the meeting to order at 12:40 p.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF GENERAL SERVICES

12:40 p.m.

Commissioner Gwendolyn Davis requested action on the following matter.

STATEWIDE

- 1) Approved a request for acknowledgment and endorsement of the RFP for **Elevator Maintenance** at facilities, statewide, with the understanding that maintenance contracts for individual building elevators may exceed \$100,000 for required repair and renovations.

*SBC Project No. 460/000-01-2005*

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TENNESSEE BOARD OF REGENTS

12:41 p.m.

Chancellor Charles Manning requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Approved a request for a revision in estimated project cost and funding from \$290,200.00 to \$315,200.00 (a \$25,000.00 increase), and acknowledgment of the source of funding for the **Soccer Field Construction** at Austin Peay State University in Clarksville, Tennessee.

**Revised Estimated Project Cost:** \$ 315,200.00  
SBC Project No. 166/003-06-2004

SOUTHWEST TENNESSEE COMMUNITY COLLEGE, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in scope and funding from \$200,000.00 to \$295,000.00 (a \$95,000 increase) and acknowledgment of source of funding for **Vertie Sails Gymnasium Improvements** at Southwest Tennessee Community College in Memphis, with design services by the Regional Consultants.

**Revised Estimated Project Cost:** \$ 295,000.00  
SBC Project No. 166/033-02-2005

Walters State Community College, Morristown, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$2,816,000.00 to \$2,865,000.00 (a \$49,000.00 increase) and acknowledgment of sources of funding for **College Center Safety Corrections** at Walters State Community College in Morristown, and authorization to award a construction contract to Comer Electric Company of Morristown, in the amount of \$156,600.00 based upon the low base bid received April 13, 2005.

**Revised Estimated Project Cost:** \$ 2,865,000.00  
SBC Project No. 166/023-01-1999

DISCUSSION OF BIDS

- 1) Austin Peay State University, Clarksville  
(Dunn Center Facade & Floor Repairs)  
SBC Project No. 166/003-03-2002  
Bid date: 05/11/05  
SBC Action: Referred to Subcommittee with authority to act

- 2) **East Tennessee State University, Johnson City**  
(VA#6 Forensic Pathology Renovation)  
SBC Project No. 166/005-11-2002  
Bid date: 05/11/05  
SBC Action: Referred to Subcommittee with authority to act
  
- 3) **Tennessee State University, Nashville**  
(Strange Music Bldg Renovation & Performing Arts Addition)  
SBC Project No. 166/001-04-1996  
Bid date: 05/11/05  
SBC Action: Referred to Subcommittee with authority to act
  
- 4) **University of Memphis, Memphis**  
(Carpenter Student Housing Additions)  
SBC Project No. 166/007-01-2002  
Bid date: 05/11/05  
SBC Action: Referred to Subcommittee with authority to act

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DEPARTMENT OF CORRECTION

12:42 p.m.

Commissioner Quenton White requested action on the following matters.

TURNERY CENTER INDUSTRIAL PRISON, ONLY, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$620,000.00 to \$407,000.00 (\$213,000.00 decrease) of a project for **Install New Water Storage Tank** at Turney Center Industrial Prison, Only, Tennessee.

**Revised Estimated Project Cost: \$407,000.00**  
*SBC Project No. 142/005-02-2004*

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,960,000.00 to \$1,673,000.00 (\$287,000.00 decrease) of a project for **Electrical Service Renovation** at Turney Center Industrial Prison, Only, Tennessee.

**Revised Estimated Project Cost: \$1,673,000.00**  
*SBC Project No. 142/005-01-2003*

- 3) Approved a request for a revision in the source of funding of a project to **Upgrade Sewage Treatment Plant** at Turney Center Industrial Prison, Only, Tennessee.

**Estimated Project Cost: \$2,485,000.00**  
*SBC Project No. 142/005-02-2002*

NORTHEAST CORRECTIONAL COMPLEX, MOUNTAIN CITY, TENNESSEE

- 1) Commissioner White presented a request for approval of a project and acknowledgment of the source of funding to **Upgrade Radio Communication System** at Northeast Correctional Complex in Mountain City, with design services to be provided by State authorized radio communications equipment vendor. Secretary of State Darnell commented that he thought it was an unusual use of Sentencing Act funds. The Department stated that it was an appropriate use of the funds. The Commission referred the matter to the Subcommittee, with authority to act.

**Estimated Project Cost: \$1,800,000.00**  
*SBC Project No. 142/024-01-2005*

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

12:45 p.m.

Assistant Commissioner Larry Lance requested action on the following matters.

TIMS FORD STATE PARK, FRANKLIN COUNTY, TENNESSEE

- 1) Approved a request to execute a grant contract with Tennessee Wastewater Systems in an amount not to exceed \$1,200,000.00, to provide project design and construction for **Sewer Plant Replacement** at Tims Ford State Park, Franklin County, Tennessee.

**Estimated Project Cost: \$1,268,244.00**  
*SBC Project No. 126/092-02-2002*

HARRISON BAY STATE PARK, HAMILTON COUNTY, TENNESSEE

- 1) Approved a request to preplan a project for **Marina Anchorage System Upgrade** at Harrison Bay State Park in Hamilton County, and the selection of CTI, Inc. to preplan the project.

**Estimated Project Cost: \$800,000.00**  
**Estimated Planning Cost: \$ 49,000.00**  
*SBC Project No. 126/048-01-2005*

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$75,000.00 to \$95,000.00 (\$20,000.00 increase) of a project for **Engineering Consultant**, statewide.

**Revised Estimated Project Cost: \$95,000.00**  
*SBC Project No. 126/000-01-2004*

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$75,000.00 to \$85,000.00 (\$10,000.00 increase) of a project for **Architectural Consultant**, statewide.

**Revised Estimated Project Cost: \$85,000.00**  
*SBC Project No. 126/000-02-2004*

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MILITARY DEPARTMENT

12:48 p.m.

General David Greer requested action on the following matters.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$80,000.00 to \$380,000.00 (\$300,000.00 increase) of a project for **Environmental Consultant** to assist the Military Department.

**Revised Estimated Project Cost: \$380,000.00**  
*SBC Project No. 361/000-03-2004*

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$50,000.00 to \$100,000.00 (\$50,000.00 increase) of a project for **MP & E Consultant** to assist the Military Department.

**Revised Estimated Project Cost: \$100,000.00**  
*SBC Project No. 361/000-02-2004*

NATIONAL GUARD ARMORY, CAMDEN, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **HVAC Replacement** to include lighting, codes and plumbing upgrades at the National Guard Armory in Camden, Tennessee.

**Estimated Project Cost: \$140,000.00**  
*SBC Project No. 361/008-01-2004*

NATIONAL GUARD ARMORY, CLEVELAND, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$340,000.00 to \$350,000.00 (\$10,000.00 increase) of a project for **HVAC & Electrical/Plumbing Upgrades** at National Guard Armory, Cleveland, Tennessee.

**Revised Estimated Project Cost: \$350,000.00**  
*SBC Project No. 361/012-01-2003*

**VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE**

- 1) General Greer and Colonel Finch presented the **Master Plan** for the Volunteer Training Site in Smyrna, Tennessee. After general discussion, the Commission approved the master plan as presented.
  
- 2) Approved a request to fully plan a project for **Central Dining Facility** at Volunteer Training Site, Smyrna, with design services accomplished in house.

**Estimated Project Cost:        \$1,300,000.00**  
**Estimated Planning Cost:     \$ 100,000.00**  
*SBC Project No.                361/079-02-2005*

- 3) Approved the Early Design Phase, including the demolition of several buildings, of a project for **Armed Forces Reserve Center** at the Volunteer Training Site, Smyrna, as presented by Hastings Associates Architects.

**Estimated Project Cost:        \$12,500,000.00**  
*SBC Project No.                361/079-05-1999*

**DISCUSSION OF BIDS**

- 1) **TEMA**  
(EOC Access Flooring Replacement)  
SBC Project No. 361/067-03-2002  
Bid date: 5 May 2005  
SBC Action: No action required

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DEPARTMENT OF FINANCE AND ADMINISTRATION

12:55 p.m.

SPECIAL ITEM

- 1) Mr. Fitts stated that he had sent to the Commission members an updated status report dated May 10, 2005 on his Quality in Construction (QIC) initiative. He said the schedule that was presented in his first status report had slipped and been revised in this report. He said the Task Force has been making progress and they had last met as a group on May 11, 2005. The Commission accepted Mr. Fitts' report.

TRICOR

- 1) Approved a project and acknowledgment of the source of funding for **Programming a New TRICOR Facility**, and the selection of Street Dixon Rick Architects to develop the facility program.

**Estimated Project Cost:       \$60,000.00**  
*SBC Project No.           529/000-03-2005*

TENNESSEE STATE MUSEUM, NASHVILLE, TENNESSEE

- 1) Approved a request to pre-qualify contractors for purposes of evaluating bids on a project for **Interior Damage Repair** at the Tennessee State Museum for work relating to exhibit design and fabrication.

**Estimated Project Cost:       \$1,300,000.00**  
*SBC Project No.           529/075-01-2004*

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Deferred a request for approval of the Motlow Tunnel design on a project for **Modifications and Improvements** at the Capitol Complex as presented by Fowlkes & Associates Architects.

**Estimated Project Cost:       \$6,650,000.00**  
*SBC Project No.           529/045-03-2000*

- 2) Deferred a request for approval of the bollard design on a project for **Exterior Upgrades** at the Legislative / War Memorial Plaza as presented by Thomas-Miller & Partners.

**Estimated Project Cost:       \$9,140,000.00**  
*SBC Project No.           529/045-01-2002*

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on April 14, 2005.

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

1. **James K. Polk Building**  
(Interior Modification, Floors 1 & 2)  
Change Order No. 11  
Change Order Amount: \$23,931.89  
Change Order Percent: 2.2  
Cumulative Percent 12.02  
SBC Project No. 529/075-03-2002
2. **Lakeshore Mental Health Institute**  
(Essential Maintenance)  
Change Order No. 1  
Change Order Amount: \$124,000.00  
Change Order Percent: 19.25  
Cumulative Percent 19.25  
SBC Project No. 344/005-01-2003

SUB-COMMITTEE REPORT


- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on April 25, 2005.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended.

- 1) **Harrison Bay State Park**  
(Preplan Marina Anchorage System Upgrade)  
Estimated Project Cost: \$800,000.00  
Estimated Planning Cost: \$ 49,000.00  
SBC Project No. 126/048-01-2005  
Designer: **CTI, Inc.**
- 2) **TRICOR**  
(Programming New Facility)  
Estimated Project Cost: \$60,000.00  
SBC Project No. 529/000-03-2005  
Designer: **STREET DIXON RICK**

There being no further action, the meeting adjourned at 12:56 p.m.

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