

# MINUTES

## STATE BUILDING COMMISSION MEETING

MAY 8, 2008

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:05 a.m.	Department of Safety	Col. Mike Walker
11:06 a.m.	Military Department	General Gus Hargett
11:07 a.m.	University of Tennessee	Dr. John Petersen
11:08 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:18 a.m.	Department of Finance and Administration	
11:29 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  
Georgia Martin, State Architect's Office  
Charles Garrett, Real Property Administration  
Alan Robertson, State Architect's Office  
Nathan Burton, Treasurer's Office  
Annette Crutchfield, Legislative Budget Office  
Mark Wood, Secretary of State's Office  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
Jerry Preston, Tennessee Board of Regents  
Diane Uhler, Tennessee Board of Regents  
Russ Deaton, THEC  
John Carr, Finance and Administration  
Gary Rogers, University of Tennessee  
Alvin Payne, University of Tennessee  
Cindy Liddell, Bond Finance

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Sandi Thompson, Bond Finance  
Nancy Blevins, Department of Finance and Administration  
Bill Hedge, Department of Safety  
Capt. Robert Brown, Department of Safety  
Stephen Philyaw, Department of Safety  
Col. Robert Johnson, Military Department  
Col. Max Haston, Military Department  
Penny Stafford, Department of Finance and Administration  
Steve Westerman, Department of Finance and Administration  
James Bogguss, MNB Architects  
Bob Winn, University of Memphis  
Tony Poteet, University of Memphis  
Andy Watson, University of Memphis  
Stephanie Steele, THEC  
Guy Matthew, IBM  
John Bergacs, IBM  
Scott Hiatt, OIR

Speaker Naifeh called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF SAFETY

11:05 a.m.

Colonel Mike Walker requested action on the following matter.

TEMA TOWER SITE, ARLINGTON, SHELBY COUNTY, TENNESSEE

- 1) Approved a project and a request to utilize emergency contractors, designers and consultants, as necessary, for **Emergency Repairs & Reconstruction** of a temporary tower site in Arlington, Shelby County, that was destroyed during the February 5 tornadoes, with acknowledgement that the estimated project cost will be updated with additional development.

**Estimated Project Cost:       \$250,000.00**  
*SBC Project No.       502/001-02-2008*

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MILITARY DEPARTMENT

11:06 a.m.

General Gus Hargett requested action on the following matters.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$600,000.00 to \$233,000.00 (\$367,000.00 decrease) of a project for **Indoor Firing Range Remediation / Renovation**, statewide.

**Revised Estimated Project Cost:       \$233,000.00**  
*SBC Project No.           361/000-07-2007*

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding from \$10,815,103.28 to \$9,743,143.28 (\$1,071,960.00 decrease) of a project for **State Area Command Headquarters, Phase 2B**, at Houston Barracks, Nashville, and authorization to award a contract to Cardinal Construction Services, Hendersonville, in the amount of \$8,517,700.00, which includes Alternate 1, based on bids received March 4, 2008.

**Estimated Project Cost:       \$9,743,143.28**  
*SBC Project No.           361/067-02-1999*

READINESS CENTER, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **TEMA Building 0003A Codes Renovation** at Readiness Center at Knoxville to include work on the Communication Building (00004) for codes upgrade and the Storage Building (00024) for electrical upgrade.

**Estimated Project Cost:       \$550,000.00**  
*SBC Project No.           361/047-02-2007*

READINESS CENTERS, DYERSBURG & JACKSON, TENNESSEE

- 1) Approved a request for a revision in scope of a project for **Reroof** at Dyersburg and Jackson, to include all interior building repairs that have resulted in previous water damage and roof leaks.

**Estimated Project Cost:       \$1,120,000.00**  
*SBC Project No.           361/000-05-2007*

UNIVERSITY OF TENNESSEE

11:07 a.m.

Dr. John Petersen requested action on the following matter.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$10,740,000.00 to \$11,040,000.00 (\$300,000.00 increase) of a project for **Hess Hall Renovations, Phase 2**, at University of Tennessee Knoxville, and authorization to award a contract to Southern Constructors, in the amount of \$2,540,000.00, based on bids received April 15, 2008.

**Revised Estimated Project Cost:      \$11,040,000.00**  
*SBC Project No.                      540/009-03-2004*

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TENNESSEE BOARD OF REGENTS

11:08 a.m.

Chancellor Charles Manning requested action on the following matters.

East Tennessee State University, Johnson City, Tennessee

- 1) Chancellor Manning presented a request for approval of a project, acceptance of a gift-in-place construction, and acknowledgment of source of funding for **Baseball Facility** at East Tennessee State University in Johnson City, and selection of Ken Ross Architects to design and supervise the project. Lieutenant Governor Ramsey made a motion to approve the request, which was properly seconded, and passed without objection.

**Estimated Project Cost:** \$1,850,000.00  
**SBC Project No.** 166/005-01-2008

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved the selection of Brasfield-Gorrie as Construction Manager/General Contractor for **College of Education and Behavioral Science Facility** at Middle Tennessee State University in Murfreesboro, Tennessee, based upon proposals received April 24, 2008.

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

Tennessee Technological University, Cookeville, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost, and funding from \$2,310,000.00 to \$766,000.00 (a \$1,544,000.00 decrease) and acknowledgement of source of funding for **Health & P.E. Building Electrical Replacement** at Tennessee Technological University in Cookeville, Tennessee.

**Revised Estimated Project Cost:** \$766,000.00  
**SBC Project No.** 166/011-02-2007

- 2) Approved a request for a revision in estimated project cost, and funding from \$500,000.00 to \$1,120,000.00 (a \$620,000.00 increase) and acknowledgement of source of funding for **Campus-wide Elevator Update** at Tennessee Technological University in Cookeville, Tennessee.

**Revised Estimated Project Cost:** \$1,120,000.00  
**SBC Project No.** 166/011-01-2007

## Statewide

- 1) Approved a request for a revision in source of funding and acknowledgement of source of funding for **Performance Contracting** at Tennessee Technological University in Cookeville, Tennessee.

**Estimated Project Cost:** \$ 60,000,000.00  
**SBC Project No.** 166/000-01-2002

## University of Memphis, Memphis, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$2,400,000.00 to \$2,781,062.58 (a \$381,062.58 increase) and acknowledgement of source of funding for **Wilder Tower Brick Façade Restoration** at University of Memphis in Memphis, Tennessee.

**Revised Estimated Project Cost:** \$2,781,062.58  
**SBC Project No.** 166/007-04-2006

## Walters State Community College, Morristown, Tennessee

- 1) Approved a request to cancel a project for **Greenville/Greene County Center Repairs** at Walters State Community College in Morristown, Tennessee.

**Estimated Project Cost:** \$245,000.00  
**SBC Project No.** 166/023-01-2007

- 2) Approved a project and acknowledgment of source of funding for **Greenville/Greene County Center Fire Alarm Replacement** at Walters State Community College in Morristown, Tennessee, and selection of Facility Systems Consultants to design and supervise the project.

**Estimated Project Cost:** \$275,000.00  
**SBC Project No.** 166/023-01-2008

## University of Memphis, Memphis, Tennessee

- 1) Approved the Early Design Phase for **Athletics Golf Center** at University of Memphis in Memphis, Tennessee, as presented by the joint venture of McGehee Nicholson & Burke Architects, P.C.

**Estimated Project Cost:** \$1,100,000.00  
**SBC Project No.** 166/007-12-2007

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:18 a.m.

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) State Architect Mike Fitts presented a request for approval of a revision in planning funds from \$500,000.00 to \$975,000.00 (\$475,000.00 increase), acknowledgment of the source of funding and authorization to proceed with Phase 1 of a project for **Mechanical and Electrical Upgrade** at the Tennessee State Capitol, with work to be accomplished utilizing Direct Order Contract. He stated that this request is to authorize Phase 1 construction which involves a replacement of the mechanical equipment and air distribution system in the House Chambers only, and that the work would be completed before the next Legislative session. Secretary of State Darnell asked if the plan was still to do the major renovation work between Governors, and was told "yes". The Commission approved the request without objection.

<b>Estimated Project Cost:</b>	<b>\$16,500,000.00</b>
<b>Revised Planning &amp; Phase 1 Cost:</b>	<b>\$ 975,000.00</b>
<i>SBC Project No.</i>	<i>529/005-01-2005</i>

NEW DATA CENTERS, NASHVILLE & SMYRNA, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a revision in scope of a project for **New Data Centers** at Nashville and Smyrna, Tennessee. He introduced Charles Garrett who introduced Mark Bengel, CIO, Office of Information Resources. Mr. Bengel stated that there had been a significant escalation in cost requiring them to build a single data center instead of two. He said that their current estimate indicates \$35 million is needed for one facility. Comptroller Morgan stated that the plan to build twin centers had appeal, and asked what they were going to do now. Mr. Bengel responded that they would be required to keep the existing data center up and running for 4-5 years until funding could be made available. Comptroller Morgan stated that the current site is not desirable and is in a flood zone, and that the future Museum was proposed for that site. He asked if the State had purchased property in Smyrna for this project, and Mr. Garrett responded "yes--15 acres for \$1.3 million".

Treasurer Sims asked when did IBM furnish the program, and that he would like to understand what had happened in the following months to cause such a budget impact. John Bergacs of IBM was recognized. He said there was no doubt their original estimates were definitely low. He added that the price of copper and steel has increased, and that the building of data centers has become more complex and, across the nation, costs have doubled. Treasurer Sims asked if there is more competition for building data centers. Guy Matthew of IBM, responded that IT technology has changed significantly, the ability to sufficiently cool is more difficult, larger generators are required for backup, bigger A/C units are required and the cost of the building itself has increased. He said that, in 2006, the Tennessee architect they employed came up with lower figures than now estimated. He said the structure cost was about \$10 million out of the \$30 million estimate, and that mechanical and electricals are about  $\frac{3}{4}$  of the cost of the project. Secretary of State Darnell asked if it was necessary



to have two separate facilities and could they not just postpone. He asked what was the pressure to go to redundancy immediately. Mr. Bengel explained that the majority of systems in the State have no recovery backup systems. He said business just cannot operate without redundancy and that, in the past, they did not have the impact that they have today. After further discussion, the Commission approved the request to revise the scope to include only one facility at this time.

**Estimated Project Cost: \$44,000,000.00**  
*SBC Project No. 529/031-01-2007*

### **STATEWIDE**

- 1) Approved a request to extend the contract for **Statewide Environmental Consultant Services** to September 30, 2008, within existing funds.

*SBC Project No. 529/000-03-2002*

- 2) Approved a request to extend the contract one additional year for **OSHA Asbestos Compliance Services**, within existing funds.

*SBC Project No. 529/000-08-1997*

- 3) Approved a request to issue Request for Proposals for selection of a consultant to provide **Statewide Environmental Services**.

*SBC Project No. 529/000-03-2008*

### **DISCUSSION OF BIDS**

- 1) **Montgomery Bell State Park**  
(Replacement of Cabins)  
SBC Project No. 126/054-01-2005  
*Bid date: 04/24/08*  
SBC Action: Referred to 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 April 10, 2008.

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

- 1) **Charles Bass Correctional Complex**  
(Reroof Site #1 & #2)  
Change Order No. 4  
Change Order Amount: (\$6,404.00)  
Change Order Percent: -0.85  
Cumulative Percent 13.35  
SBC Project No. 140/020-01-2005
- 2) **East Tennessee State University**  
(Fire Alarm System Update)  
Change Order No. 7  
Change Order Amount: \$12,831.50  
Change Order Percent: 7.25  
Cumulative Percent 14.72  
SBC Project No. 166/005-02-2003
- 3) **Middle Tennessee State University**  
(Family Housing Renovations)  
Change Order No. 20  
Change Order Amount: \$105,190.98  
Change Order Percent: 3.76  
Cumulative Percent 22.77  
SBC Project No. 166/009-07-2004
- 4) **Walters State Community College**  
(Public Safety Center)  
Change Order No. 7  
Change Order Amount: \$33,928.25  
Change Order Percent: 1.18  
Cumulative Percent 11.02  
SBC Project No. 166/023-01-1997
- 5) **Nashville State Technical Community College**  
(New Academic/Student Services Building)  
Change Order No. 6  
Change Order Amount: \$66,319.85  
Change Order Percent: 3.98  
Cumulative Percent 10.60  
SBC Project No. 166/034-01-2006

**APPROVAL TO ADJUST THE BASE**

- 6) **TNARNG – Knoxville**  
(Building 300 Exterior Renovation)  
Change Order No. 4  
Change Order Amount: \$7,209.00  
Change Order Percent: 8.7  
Cumulative Percent 57.8  
SBC Project No. 361/000-06-2004
  
- 7) **Former Tennessee State Prison**  
(Site Demolition & Stabilization)  
Change Order No. 4  
Change Order Amount: (\$27,647.17)  
Change Order Percent: -11.44  
Cumulative Percent 28.6  
SBC Project No. 529/000-04-2004
  
- 8) **Walters State Community College**  
(Public Safety Center Development)  
Change Order No. 8  
Change Order Amount: \$8,569.41  
Change Order Percent: 0.30  
Cumulative Percent 11.32  
SBC Project No. 166/023-01-1997

### **SUB-COMMITTEE REPORT**

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


### **DESIGNER SELECTION LIST**

- 1) Approved the following designer selections as recommended:

- 1) **East Tennessee State University**  
(Baseball Facility)  
Estimated Project Cost: \$1,850,000.00  
SBC Project No. 166/005-01-2008  
Designer: **KEN ROSS ARCHITECTS**
  
- 2) **Walters State Community College**  
(Greeneville/Greene County Center Fire Alarm Replacement)  
Estimated Project Cost: \$275,000.00  
SBC Project No. 166/023-01-2008  
Designer: **FACILITY SYSTEMS CONSULTANTS**

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There being no further action, the meeting adjourned at 11:30 a.m.

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