

MINUTES

STATE BUILDING COMMISSION MEETING

NOVEMBER 10, 2005

The State Building Commission met this day at 10:00 a.m. in Hearing Room 12-14 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

10:08 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
10:10 a.m.	Military Department	General David Greer
10:19 a.m.	University of Tennessee	Assistant Vice President Alvin Payne
10:28 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
10:40 a.m.	Department of Finance and Administration	
10:59 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
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	Alan Robertson, Department of Finance and Administration
Georgia Martin, Dept of Finance and Administration	Mike Wess, JBHM Architects
Charles Garrett, Dept of Finance and Administration	Michael Walker, JBHM Architects
Charles Harrison, Comptroller's Office	Ken Mulvany, University of Memphis
Connie Hardin, Legislative Budget Office	Nathan Burton, Treasurer's Office
Janie Porter, Attorney General's Office	Roark Brown, Legislative Budget
Mark Wood, Secretary of State's Office	Cathy Higgins, Legislative Budget Office
Nancy Blevins, Dept of Finance and Administration	Liz Birchett, Bond Finance
Diane Uhler, Tennessee Board of Regents	Mike Morrow, Department of Finance and Administration
Jerry Preston, Tennessee Board of Regents	Belinda Bolton, TRICOR
Pat Haas, Bond Finance	George Criss, University of Tennessee
Dennis Raffield, THEC	John Sealy, University of Tennessee
Mary Margaret Collier, Comptroller's Office	Gary Rogers, University of Tennessee
Willard Finch, Military Department	

Lieutenant Governor Wilder called the meeting to order at 10:08 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:08 a.m.

Assistant Commissioner Larry Lance requested action on the following matter.

PARIS LANDING STATE PARK, HENRY COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,755,000.00 to \$1,840,000.00 (\$85,000.00 increase) of a project for **Kitchen Upgrade & Expansion** at Paris Landing State Resort Park, and authorization to award a contract to McKinney Construction, South Fulton, Tennessee, in the amount of \$1,603,000.00, based on bids received November 2, 2005.

Revised Estimated Project Cost: \$1,840,000.00
SBC Project No. 126/075-01-1999

DEPARTMENT OF CORRECTION

METRO DETENTION CENTER, NASHVILLE, TENNESSEE

- 1) At the Department's request, the Commission deferred action on a request for approval of a construction grant for the Metro Detention Center in Nashville with design services to be accomplished by Metropolitan Government of Nashville and Davidson County.

Estimated Project Cost: \$10,275,000.00
SBC Project No. 142/011-01-2005

MILITARY DEPARTMENT

10:10 a.m.

Brigadier General David Greer requested action on the following matters.

MCGHEE TYSON AFB, BLOUNT COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Army Aviation Flight Facility Addition at AASF 2** at McGhee Tyson Air Force Base, Louisville, Tennessee, and the selection of Michael Brady, Architect, to design and supervise the project.

Estimated Project Cost: \$6,478,000.00
SBC Project No. 361/102-01-2005

STATEWIDE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$20,000.00 to \$100,000.00 (\$80,00.00 increase) for in-house statewide **Master Planning Consultant**.

Revised Estimated Project Cost: \$100,000.00
SBC Project No. 361/000-07-2005

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$30,000.00 to \$80,000.00 (\$50,000.00 increase) for in-house statewide **Environmental Consultant**.

Revised Estimated Project Cost: \$80,000.00
SBC Project No. 361/000-05-2005

OAK RIDGE READINESS CENTER, OAK RIDGE, TENNESSEE

- 1) Approved a request to cancel a project for **HVAC Upgrades** at the Oak Ridge Readiness Center, Oak Ridge, Tennessee.

Estimated Project Cost: \$550,000.00
SBC Project No. 361/071-01-2005

PARIS READINESS CENTER, PARIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **HVAC Upgrades** at the Readiness Center in Paris, with work to be accomplished by in-house design staff.

Estimated Project Cost: \$550,000.00
SBC Project No. 361/000-09-2005

SOUTH PITTSBURG READINESS CENTER, SOUTH PITTSBURG, TENNESSEE

- 1) Approved a request to cancel a project for **HVAC Upgrades** at the South Pittsburg Readiness Center, South Pittsburg, Tennessee.

Estimated Project Cost: \$210,000.00
SBC Project No. 361/086-01-2003

KNOXVILLE READINESS CENTER, KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **HVAC Upgrades** at the Readiness Center in Knoxville, with work to be accomplished by in-house design staff.

Estimated Project Cost: \$187,000.00
SBC Project No. 361/047-01-2005

DISCUSSION OF BIDS

- 1) **National Guard Armory - Parsons**
(Reroof)
SBC Project No. 361/000-05-2004
Bid date: 9 November 2005
SBC Action: No action required

UNIVERSITY OF TENNESSEE

10:19 a.m.

Assistant Vice President Alvin Payne requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Forensic Academy Feasibility Study** at the University of Tennessee Knoxville, and the selection of Pilgrim Penland Cooper & Perry to perform the study.

Estimated Project Cost: \$100,000.00
SBC Project No. 540/009-27-2005

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Diagnostic Laboratory** at the University of Tennessee at Martin, and the selection of The Pickering Firm to design and supervise the project.

Estimated Project Cost: \$750,000.00
SBC Project No. 540/011-07-2005

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$15,000,000.00 to \$16,000,000.00 (\$1,000,000.00 increase) of a project for **Baker Center for Public Policy** at the University of Tennessee, Knoxville, and authorization to award a contract to Rentenbach Constructors, Inc., in the amount of \$12,674,000.00 based on bids received November 1, 2005.

Revised Estimated Project Cost: \$16,000,000.00
SBC Project No. 540/009-08-2003

TENNESSEE BOARD OF REGENTS

10:28 a.m.

Chancellor Charles Manning requested action on the following matters.

Austin Peay State University, Clarksville

- 1) Approved a project and acknowledgment of the source of funding for **Chiller Emergency Replacement for Austin Peay State University** in Clarksville, Tennessee, and the selection of Kurzynske & Associates to design and supervise the project.

Estimated Project Cost: \$ 550,000.00
SBC Project No. 166/003-08-2005

East Tennessee State University, Johnson City, Tennessee

- 1) At the Board's request, the Commission deferred action on a request for approval of a revision in estimated project cost and funding from \$6,500,000.00 to \$7,000,000.00 (a \$500,000.00 increase) and acknowledgement of source of funding of the project for **D. P. Culp University Center Systems Renovation at East Tennessee State University** in Johnson City, Tennessee.

Revised Estimated Project Cost: \$ 7,000,000.00
SBC Project No. 166/005-11-2005

- 2) Approved a request for a revision in estimated project cost and funding from \$7,600,000.00 to \$8,600,000.00 (a \$1,000,000.00 increase) and acknowledgement of source of funding of the project for **New Main Campus Apartments at East Tennessee State University** in Johnson City, Tennessee.

Revised Estimated Project Cost: \$ 8,600,000.00
SBC Project No. 166/005-15-2005

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request for a revision in funding from \$2,315,000.00 to \$2,140,000.00 (a \$175,000.00 decrease) and acknowledgement of source of funding for **Several Buildings Systems Replacements for Middle Tennessee State University** in Murfreesboro, Tennessee.

Estimated Project Cost: \$ 13,420,000.00
SBC Project No. 166/009-05-2002

- 2) Approved a request for a revision in sources of funding for **Performance Contracting** at **Middle Tennessee State University** in Murfreesboro, Tennessee.

Estimated Project Cost: \$ 10,000,000.00
SBC Project No. 166/009-03-2000

- 3) Approved a request for a revision in estimated project cost and funding from \$250,000.00 to \$325,000.00 (a \$75,000.00 increase) and acknowledgment of source of funding for **Master Plan Update** at **Middle Tennessee State University** in Murfreesboro, Tennessee.

Revised Estimated Project Cost: \$ 325,000.00
SBC Project No. 166/009-07-2005

Jackson State Community College, Jackson

- 1) Approved a request for a revision in estimated project cost and funding from \$84,000.00 to \$108,000.00 (\$24,000.00 increase), and acknowledgement of source of funding for **Campus Quadrangle Pavilion Installation** at **Jackson State Community College** in Jackson, and authorization to award a contract to Keystone Construction Services of Jackson in the amount of \$95,343.00 based upon the low base bid plus all three Alternates submitted October 26, 2005.

Revised Estimated Project Cost: \$ 108,000.00
SBC Project No. 166/019-03-2004

Nashville State Technical Community College, Nashville

- 1) Approved a project and acknowledgment of the source of funding for **Master Plan Enhancements** for **Nashville State Technical Community College** in Nashville, and the selection of Johnson Johnson Crabtree to provide planning services.

Estimated Project Cost: \$100,000.00
SBC Project No. 166/034-02-2005

Volunteer State Community College, Gallatin

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$280,000.00 to \$528,000.00 (a \$248,000.00 increase) and acknowledgement of source of funding of the project for **Detention Pond** at **Volunteer State Community College** in Gallatin, Tennessee.

Revised Estimated Project Cost: \$ 528,000.00
SBC Project No. 166/025-02-2005

Dyersburg State Community College, Dyersburg

- 1) Approved a request for a revision in estimated project cost and funding from \$115,000.00 to \$175,000.00 (a \$60,000.00 increase) and acknowledgment of source of funding for **Community Learning Center Asbestos Removal at Dyersburg State Community College** in Dyersburg, Tennessee.

Revised Estimated Project Cost: \$ 175,000.00
SBC Project No. 166/017-01-2005

University of Memphis, Memphis

- 1) Approved the Early Design Phase of the project for **Softball Park Development** at the **University of Memphis** in Memphis, Tennessee, as presented by Johnson Bailey Henderson McNeel.

Estimated Project Cost: \$ 1,675,000.00
SBC Project No. 166/007-13-2004

DEPARTMENT OF FINANCE AND ADMINISTRATION

10:40 a.m.

JAMES K. POLK OFFICE COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request to cancel a project for **Interior Renovation** and combine it with the following project at the James K. Polk Office Complex, Nashville, Tennessee.

Estimated Project Cost: \$3,700,000.00
SBC Project No. 529/075-01-2005

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$680,000.00 to \$4,380,000.00 (\$3,700,000.00 increase) of a project for **Interior Renovations** at the James K. Polk Office Complex, Nashville, Tennessee

Revised Estimated Project Cost: \$4,380,000.00
SBC Project No. 529/075-02-2004

- 3) Approved a request for a revision in scope of a project for **Phase 3 Renovation** at James K. Polk Office Complex, Nashville, Tennessee.

Estimated Project Cost: \$1,800,000.00
SBC Project No. 529/075-01-2002

DEPARTMENT OF TRANSPORTATION

- 1) The Commission acknowledged receipt of the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

SPECIAL ITEMS

- 1) The Commission referred to the Subcommittee, with authority to act, a request for approval of a grant to the **City of Spencer** for installation of a sewer line.

Estimated Project Cost: \$1,600,000.00
SBC Project No. 529/000-08-2005

- 2) State Architect Mike Fitts began a discussion of the status of the **Bear Trace Golf Course** lease. He stated that the State has been notified by Tennessee Golf LLC that they were not going to continue operations because they are losing money and, therefore, in default by not making their October 1 payment of \$73,000. He further stated that they have not renewed their \$2 million Letter of Credit that is due to expire on November 30, and that the State has given them notice of that. Mr. Fitts stated that the State is in the process of negotiating an amenable transition for the State's takeover of the four Jack Nicklaus golf courses to be operated by the State and negotiate arrangement to receive the \$2 million Letter of Credit. Speaker Naifeh asked about the fifth course at Ross Creek Landing. Comptroller Morgan responded that that course was not directly connected to this contract, but will most likely be eventually. After general discussion, the Commission accepted the report as presented.

SBC Project No. 126/000-07-1993

ANDREW JACKSON STATE OFFICE BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,435,000.00 to \$1,535,000.00 (\$100,000.00 increase) of a project for **Elevator Upgrade** at the Andrew Jackson State Office Building, Nashville, and authorization to award a contract to KONE, Inc., in the amount of \$1,264,714.00, which includes the base bid plus Alternates 1 and 2, based on bids received November 8, 2005.

Revised Estimated Project Cost: \$1,535,000.00
SBC Project No. 460/073-01-2004

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on October 13, 2005.

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

1. **Middle Tennessee State University**
(Davis Science)
Change Order No. 23
Change Order Amount: \$15,728.82
Change Order Percent: .71
Cumulative Percent 29
SBC Project No. 166/009-02-2001

2. **University of Tennessee Memphis**
(Madison Ave Bldg Improvements)
Change Order No. 3 & 4
Change Order Amount: \$134,291.00 (#3)
\$189,717.00 (#4)
Change Order Percent: 3.3 (#3)
4.7 (#4)
Cumulative Percent 27.9
SBC Project No. 540/013-03-2002

3. **University of Tennessee Memphis**
(Madison Ave Bldg Improvements)
Change Order No. 2
Change Order Amount: \$80,239.30
Change Order Percent: 8.3
Cumulative Percent 10.2
SBC Project No. 540/013-03-2002

4. **University of Tennessee Memphis**
(Central Energy Plant Upgrade, Ph III)
Change Order No. 1 & 2
Change Order Amount: \$202,073.00 (#1)
\$12,460.00 (#2)
Change Order Percent: 21.2 (#1)
1.3 (#2)
Cumulative Percent 22.5
SBC Project No. 540/013-02-2003

5. **University of Tennessee Knoxville**
(Hesler Biology Bldg Renovation)
Change Order No. 20
Change Order Amount: \$161,067.00
Change Order Percent: 1.0
Cumulative Percent 10.9
SBC Project No. 540/009-03-1996

6. **University of Tennessee Knoxville**
(Neyland Thompson Sports Center Addn)
Change Order No. 4 & 5
Change Order Amount: \$491,492.20 (#4)
\$301,670.31 (#5)
Change Order Percent: 6.3 (#4)
3.0 (#5)
Cumulative Percent 17.4
SBC Project No. 540/009-04-2001

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on October 24, 2005. Mr. Fitts also reported on action taken at the November 9 Executive Subcommittee meeting regarding the Morgan County prison. He stated that, all things considered, the Subcommittee approved the award of a contract to the apparent low bidder, Ray Bell Construction Company, in the amount of \$163,179,000, with the understanding that the State and Bell would execute a deduct change order in the amount of \$12,117,066 concurrently with the contract. The Commission offered no objection to proceeding in the manner outlined by Mr. Fitts.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended.

- 1) **Library & Archives Building**
(Initial Planning)
Estimated Planning Cost: \$450,000.00
SBC Project No. 529/043-01-2005
Designer: **TUCK HINTON ARCHITECTS / THOMAS MILLER & PARTNERS, A JOINT VENTURE**

- 2) **Library & Archives Building**
(Additional Services)
SBC Project No. 529/043-01-2005
Designer: **THE CFP GROUP**

- 3) **McGhee Tyson AFB, Blount County**
(Army Aviation Flight Facility Addition)
Estimated Project Cost: \$6,478,000.00
SBC Project No. 361/102-01-2005
Designer: **MICHAEL BRADY**

- 4) **University of Tennessee at Knoxville**
(Forensic Academy Feasibility Study)
Estimated Project Cost: \$100,000.00
SBC Project No. 540/009-27-2005
Designer: **PILGRIM PENLAND COOPER & PERRY**

- 5) **University of Tennessee at Martin**
(Diagnostic Laboratory)
Estimated Project Cost: \$750,000.00
SBC Project No. 540/011-07-2005
Designer: **THE PICKERING FIRM**

- 6) **Austin Peay State University**
(Chiller Emergency Replacement)
Estimated Project Cost: \$550,000.00
SBC Project No. 166/003-08-2005
Designer: **KURZYNSKE & ASSOCIATES**

- 7) **Nashville State Technical Community College**
(Master Plan Enhancements)
Estimated Project Cost: \$100,000.00
SBC Project No. 166/034-02-2005
Designer: **JOHNSON JOHNSON CRABTREE**

One final order of business included the presentation of plaques to each of the Commission members by Alan Robertson on behalf of the First Lady for her appreciation of their support in the renovation of The Tennessee Residence. Each plaque was shaped like the state of Tennessee and mounted with copper and a piece of slate from the original roof. The Commission members expressed their thanks as they accepted the plaques from Mr. Robertson.

Finally, Mr. Fitts presented a cake to the Commission in honor of the 50th anniversary of the creation of the State Building Commission in 1955. There being no further business, the meeting adjourned at 11:02 a.m.

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