

MINUTES

STATE BUILDING COMMISSION MEETING

NOVEMBER 10, 2010

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.

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| 11:10 a.m. | Department of Education Tennessee Wildlife Resources Agency | Commissioner Bruce Opie (deferred) |
| 11:11 a.m. | Division of Intellectual Disabilities Services | |
| 11:12 a.m. | Department of Mental Health and Developmental Disabilities | Deputy Commissioner Bob Grunow |
| 11:13 a.m. | University of Tennessee | Dr. Jan Simek |
| 11:14 a.m. | Department of Tourist Development | Commissioner Susan Whitaker |
| 11:17 a.m. | Tennessee Board of Regents | Chancellor John Morgan |
| 11:25 a.m. | Department of Correction | Commissioner Gayle Ray |
| 11:33 a.m. | Department of Finance and Administration | |
| 11:37 a.m. | State Building Commission | |

STATE BUILDING COMMISSION MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer
Tre Hargett, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Ron Ramsey, Lieutenant Governor
Kent Williams, Speaker of the House of Representatives

OTHERS PRESENT

Alan Robertson, Acting State Architect
Georgia Martin, State Architect's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Joy Harris, Treasurer's Office
Jonathan Rummel, Secretary of State's Office
Melinda Parton, Comptroller's Office
David Thurman, Legislative Budget Office
Dick Tracy, Tennessee Board of Regents

Diane Uhler, Tennessee Board of Regents
John Carr, Finance and Administration
Felenceo Hill, Department of Finance and Administration
Matt Ingham, Real Property Administration
Tom Robinson, Department of Correction
Mike Morrow, Department of Finance and Administration
Stephanie Burd, Real Property Administration
Lynelle Jensen, Department of General Services
Greg Steck, Real Property Administration
Bill Finney, Real Property Administration
Cleve Salmon, Real Property Administration
David Primeau, Department of General Services
Nick DePalma, Real Property Administration
Laura Waynick, QE2
Mark Cherpack, Department of Finance and Administration
Charles Peccolo, University of Tennessee
Tom Lightsey, Department of Tourist Development
John Cheney, Cope Associates
Steve Gillette, Tennessee State University
S. Keith Hargrove, Tennessee State University
Dottie Hagood, Department of Finance and Administration
Suanne Bone, Department of Tourist Development
Barry Young, Department of Tourist Development
Connie Wallace, AIA TN
Candy Toler, ACEC of TN
Cindy Liddell, State & Local Finance
Howard Kittell, The Hermitage
Grant Tharp, Cope Associates
Steve Campbell, Wilbur Smith Associates
Diane Dixon, Clark Dixon Associates
Larry Clark, Clark Dixon Associates
Keith King, Tennessee Board of Regents
Scott Boelscher, THEC
Bruce Davis, Legislative Budget Office
Bob McKee, SOCC

Commissioner Goetz called the meeting to order at 11:10 a.m. and requested action on the following matters as presented by Acting State Architect Alan Robertson.

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DEPARTMENT OF EDUCATION

11:10 a.m.

Commissioner Bruce Opie requested action on the following matter.

Tennessee School for the Blind, Nashville, Davidson County, Tennessee

- 1) Approved a project to **Resurface Parking Areas** at Tennessee School for the Blind, Nashville, with the selection of a designer referred to the Subcommittee with authority to act.

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|--------------------------------|---------------------------------------|
| Estimated Project Cost: | \$300,000.00 |
| <u>Source of Funding:</u> | 10/11 Current Funds-Capital Maint (A) |
| <i>SBC Project No.</i> | 168/005-02-2010 |

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TENNESSEE WILDLIFE RESOURCES AGENCY

Region 2 – Rutherford County, Tennessee

- 1) At the Agency's request, the Commission deferred action on approval of a project for **Storage Building Replacement / Waterline Installation**, contingent upon approval by Corps of Engineers, at Percy Priest Wildlife Management Area, Rutherford County, and selection of a designer to design and supervise the project.

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|--------------------------------|------------------------|
| Estimated Project Cost: | \$226,000.00 |
| <u>Source of Funding:</u> | |
| Federal Funds (F) | \$169,500.00 |
| TWRA Operating Funds (A) | \$ 56,500.00 |
| <i>SBC Project No.</i> | <i>220/018-01-2010</i> |

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DIVISION OF INTELLECTUAL DISABILITIES SERVICES

11:11 a.m.

Acting State Architect Alan Robertson requested action on the following matter.

Greene Valley Developmental Center, Greeneville, Tennessee

- 1) Approved a project for **Essential Maintenance** at Greene Valley Developmental Center, Greeneville, with the selection of a designer referred to the Subcommittee with authority to act.

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|---------------------------------------|------------------------|
| Estimated Project Cost: | \$800,000.00 |
| <u>Source of Funding:</u> | |
| 09/10 Current Funds-Capital Maint (A) | \$200,000.00 |
| 09 G.O. Bonds-Capital Maint (A) | \$600,000.00 |
| <i>SBC Project No.</i> | <i>344/007-03-2010</i> |

DEPARTMENT OF MENTAL HEALTH AND
DEVELOPMENTAL DISABILITIES

11:12 a.m.

Deputy Commissioner Bob Grunow requested action on the following matter.

Moccasin Bend Mental Health Institute, Chattanooga, Hamilton County, Tennessee

- 1) Approved a project to **Replace Air Handlers** at Moccasin Bend Mental Health Institute, Chattanooga, with the selection of a designer referred to the Subcommittee with authority to act.

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|--------------------------------|---------------------------------------|
| Estimated Project Cost: | \$180,000.00 |
| <u>Source of Funding:</u> | 10/11 Current Funds-Capital Maint (A) |
| <i>SBC Project No.</i> | <i>344/009-01-2010</i> |

UNIVERSITY OF TENNESSEE

11:13 a.m.

Dr. Jan Simek requested action on the following matters.

University of Tennessee Health Science Center, Memphis, Tennessee

- 1) Approved the selection of W. G. Yates & Sons Construction Company as Construction Manager/General Contractor for the **Pharmacy Building (6th Floor Completion)** at the University of Tennessee Health Science Center, Memphis, Tennessee.

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|--|------------------------|
| Estimated Project Cost: | \$59,113,000.00 |
| <u>Source of Funding:</u> | |
| 04 G.O. Bonds-Capital Outlay (A) | \$40,800,000.00 |
| 04/05 Current Funds-Capital Outlay (A) | \$ 2,000,000.00 |
| 06 G.O. Bonds-Capital Outlay (A) | \$ 6,800,000.00 |
| Grant Funds (Plough Foundation (O) | \$ 4,500,000.00 |
| Reserve Funds (R) | \$ 3,000,000.00 |
| Insurance Proceeds (A) | \$ 2,013,000.00 |
| <i>SBC Project No.</i> | <i>540/013-03-2004</i> |

University of Tennessee, Knoxville, Tennessee

- 1) Approved a request to issue an RFP for a Construction Manager/General Contractor for a previously approved project to plan a new **University Center** at the University of Tennessee at Knoxville, Tennessee.

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|----------------------------------|-------------------------|
| Estimated Project Cost: | \$114,000,000.00 |
| Estimated Planning Cost: | \$ 2,600,000.00 |
| <u>Source of Planning Funds:</u> | Auxiliary Funds (A) |
| <i>SBC Project No.</i> | <i>540/009-22-2008</i> |

- 2) Referred to the Subcommittee, with authority to act, the discussion of bids received on 11/9/10 for **Alumni Memorial & HPER Roof Replacement** at University of Tennessee at Knoxville.

SBC Project No. 540/009-06-2010

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DEPARTMENT OF TOURIST DEVELOPMENT

11:14 a.m.

Commissioner Susan Whitaker requested action on the following matter.

Statewide

- 1) Commissioner Whitaker presented a request for approval of a project and to utilize an Alternative Delivery Method on a project for **Civil War Interpretive Exhibits** at various Welcome Centers statewide, and selection of a designer to design and supervise the project. She said that this project will construct Civil War Exhibits to commemorate Tennessee's Civil War Sesquicentennial at various Welcome Center locations to provide educational information and encourage travelers to visit sites across Tennessee. She said the displays will be permanent and located in the Centers' primary exhibit area.

Treasurer Lillard noted that the General Assembly approved the project in 2006 and questioned the delay in bringing it forward. Commissioner Whitaker responded that the dollars were appropriated to Finance & Administration, and they had just recently been requested to become the lead agency. Treasurer Lillard asked what the timeline was for finishing the exhibits, and was told "about 18 months". Assistant Commissioner Tom Lightsey stated that they should have the first four centers completed in the first year. He said that, based on the concepts and costs, they would expand that and keep going. Treasurer Lillard asked for a letter detailing their plans and anticipated time lines. Comptroller Wilson noted that the Tennessee Legislature met in December of 1860, and agreed they need to move on this quickly as time draws near. The Commission approved the request as presented, with the selection of a designer referred to the Subcommittee, with authority to act.

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| Estimated Project Cost: | \$1,000,000.00 |
| <u>Source of Funding:</u> | 2006 G.O. Bonds - Capital Outlay (A) |
| <i>SBC Project No.</i> | 660/000-01-2010 |

TENNESSEE BOARD OF REGENTS

11:17 a.m.

Chancellor John Morgan requested action on the following matters.

Tennessee State University, Nashville, Davidson County, Tennessee

- 1) Chancellor Morgan presented a request for approval of a project for **RaSP Facility Buildout** at Tennessee State University, and selection of a designer to design and supervise the project. Secretary Hargett began a discussion regarding campus plant funds and requesting additional information from the Board in order to have a better understanding of the history and how the funds are being accumulated. Chancellor Morgan responded that his concerns were legitimate. He stated that it is significantly different from institution to institution because things happen in different ways, but it was a conversation they were willing to have. Secretary Hargett said he wanted to make sure everyone was dealt with fairly, and suggested there might need to be a policy to help everyone understand what the expectation is. Comptroller Wilson stated that if the updated report was not received in plenty of time for the next meeting, he would be disinclined to go forward with any project involving campus plant funds. The Commission then approved the project, with the selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: \$1,469,148.00
Source of Funding:
ARRA Funds (NSF Grant) (F) \$1,287,206.00
Campus Plant Funds (A) \$ 181,942.00
SBC Project No. 166/001-05-2010

Austin Peay State University, Clarksville, Montgomery County, Tennessee

- 1) Approved a request for a revision in funding from \$320,000.00 to \$525,000.00 (\$205,000.00 increase) for **Parking Expansion**, Austin Peay State University, Clarksville, Tennessee.

Revised Estimated Project Cost: \$525,000.00
Source of Funding:
Campus Plant Funds (A)

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|-----------------|-----------------|----------------|
| <u>Original</u> | <u>Increase</u> | <u>Revised</u> |
| \$320,000.00 | \$205,000.00 | \$525,000.00 |

SBC Project No. 166/003-03-2010

East Tennessee State University, Johnson City, Washington County, Tennessee

- 1) Approved a request to utilize an alternative delivery method and approval to include commissioning for **Brown Hall Infrastructure Replacement** at East Tennessee State University, Johnson City.

Estimated Project Cost: \$1,999,364.00
Source of Funding: ARRA Funds (NSF Grant) (F)
SBC Project No. 166/005-06-2010

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

- 1) Approved a project for **Several Buildings Envelope Repair** at Middle Tennessee State University, Murfreesboro, with the selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: \$1,100,000.00
Source of Funding: 2011 State Funds (A) *
 SBC Project No. 166/009-17-2010

Tennessee Technological University, Cookeville, Putnam County, Tennessee

- 1) Approved a request for a revision in scope for **Central Cooling Deficiency Corrections** at Tennessee Technological University in Cookeville, with work to be accomplished within existing project funding.

Estimated Project Cost: \$9,640,000.00
Source of Funding:
 2002 G. O. Bonds - Capital Maintenance (R) 235,000.00
 2004 G. O. Bonds - Capital Maintenance (R) 1,232,000.00
 02/03 Current Funds - Capital Maintenance (R) 35,000.00
 04/05 Current Funds - Capital Maintenance (A/R) 68,000.00
 05/06 Current Funds - Capital Maintenance (A) 90,000.00
 2005 G. O. Bonds - Capital Maintenance (A) 2,200,000.00
 2006 G. O. Bonds - Capital Maintenance (A) 830,000.00
 09/10 Current Funds - Capital Maintenance (A) 200,000.00
 2009 G. O. Bonds - Capital Maintenance (A) 1,500,000.00
 Campus Plant Funds (A) 1,625,000.00
 ARRA Funds (F) 125,000.00
 10/11 Current Funds- Capital Maintenance (A) 1,500,000.00
 SBC Project No. 166/011-02-2004

University of Memphis, Memphis, Shelby County, Tennessee

- 1) Approved a request for a revision in funding from \$750,000.00 to \$1,100,000.00 (\$350,000.00 increase) for **Women's Fieldhouse Renovations** at the University of Memphis, Memphis, Tennessee.

Revised Estimated Project Cost: \$1,100,000.00
Source of Funding:

| | <u>Original</u> | <u>Increase</u> | <u>Revised</u> |
|-------------------|-----------------|-----------------|----------------|
| Gift-in-Place (O) | \$750,000.00 | \$350,000.00 | \$1,100,000.00 |

 SBC Project No. 166/007-14-2009

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

- 1) Approved a project for **CBIH Parking Lot** at Chattanooga State Community College, Chattanooga, with the selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: \$700,000.00
Source of Funding: 2011 State Funds (A) *
 SBC Project No. 166/012-05-2010

- 2) Approved a project for **Chemistry Lab Updates** at Chattanooga State Community College, Chattanooga, with the selection of a designer referred to the Subcommittee with authority to act.

Estimated Project Cost: \$740,000.00
Source of Funding: 2011 State funds (A) *
 SBC Project No. 166/012-06-2010

Dyersburg State Community College, Dyersburg, Tennessee

- 1) Approved a revision in funding from \$550,000.00 to \$830,000.00 (\$280,000.00 increase) for **Building Mechanical System Modernization** at Dyersburg State Community College, Dyersburg, Tennessee.

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| Revised Estimated Project Cost: | \$830,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Increase</u> | <u>Revised</u> |
| ARRA Funds (F) | \$ 7,016.00 | \$ 0.00 | \$ 7,016.00 |
| 2011 State Funds* (A) | 542,984.00 | .00 | 542,984.00 |
| Campus Plant Funds (A) | 0 | 280,000.00 | 280,000.00 |
| TOTAL | \$550,000.00 | \$280,000.00 | \$830,000.00 |
| SBC Project No. | 166/017-01-2010 | | |

Jackson State Community College, Jackson, Madison County, Tennessee

- 1) Chancellor Morgan presented a request for approval of a revision in funding from \$760,000.00 to \$1,780,000.00 (\$1,020,000.00 increase) for **Student Center Repairs and HVAC Updates**, Jackson State Community College, Jackson, Tennessee. Treasurer Lillard questioned the reason for the substantial increase. Chancellor Morgan replied that there have been a series of capital maintenance repairs for which they have been incrementally achieving over the years, and a determination was made that it was more cost effective and less disruptive for the campus to go ahead and finish the project out. After discussion, the Commission approved the request as presented.

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| Revised Estimated Project Cost: | \$1,780,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Increase</u> | <u>Revised</u> |
| 09/10 Current Funds-Capital Maint (A) | \$ 50,000.00 | \$ 0.00 | \$ 50,000.00 |
| 09 G.O. Bonds-Capital Maint (A) | 450,000.00 | 0.00 | 450,000.00 |
| 10/11 Current Funds-Capital Maint (A) | 260,000.00 | 0.00 | 260,000.00 |
| Campus Plant Funds (A) | 0.00 | 1,020,000.00 | 1,020,000.00 |
| TOTAL | \$760,000.00 | \$1,020,000.00 | \$1,780,000.00 |
| SBC Project No. | 166/019-01-2009 | | |

Discussion of Bids

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| 1) <u>Dyersburg State Community College,</u> <u>Dyersburg</u> (Campus Site Updates) SBC Project No. 166/017-01-2009 Bid date: 11-03-2010 SBC Action: Referred to Subcommittee with authority to act | 5) <u>Tennessee Technological University,</u> <u>Cookeville</u> (Several Buildings Roof Replacements) SBC Project No. 166/011-01-2009 Bid date: 11-10-2010 SBC Action: Referred to Subcommittee with authority to act |
| 2) <u>Motlow State Community College, Motlow</u> (Bldg Systems Equipment Replacement) SBC Project No. 166/021-02-1999 Bid date: 11-03-2010 SBC Action: Referred to Subcommittee with authority to act | 6) <u>Pellissippi State Community College,</u> <u>Knoxville</u> (McWherter HVAC and Fire System Upgrades) SBC Project No. 166/032-04-2010 Bid date: 11-10-2010 SBC Action: Referred to Subcommittee with authority to act |
| 3) <u>Middle Tennessee State University,</u> <u>Murfreesboro</u> (Parking and Transportation Improvements) SBC Project No. 166/009-01-2003 Bid date: 11-04-2010 SBC Action: Referred to Subcommittee with authority to act | 7) <u>Tennessee Technological University,</u> <u>Cookeville</u> (IT Infrastructure Upgrade) SBC Project No. 166/011-04-2009 Bid date: 11-10-2010 SBC Action: Referred to Subcommittee with authority to act |
| 4) <u>Pellissippi State Community College,</u> <u>Knoxville</u> (McWherter Lab Renovations) SBC Project No. 166/032-05-2010 Bid date: 11-10-2010 SBC Action: Referred to Subcommittee with authority to act | |

* 2011 State Fund is the non-recurring state funds that replaced the campus ARRA allocation for FY 2011.

Chancellor Morgan said to Commissioner Goetz that it had been a pleasure working with him over the years in many different capacities, and wished him well.

DEPARTMENT OF CORRECTION

11:25 a.m.

Commissioner Gayle Ray requested action on the following matters.

Turney Center Industrial Complex, Only, Hickman County, Tennessee

- 1) Approved a request for a revision in funding from \$1,400,000.00 to \$1,725,000.00 (\$325,000.00 increase) for **Water Treatment Plant Upgrade** at Turney Center Industrial Complex, Only, Tennessee.

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| Revised Estimated Project Cost: | \$1,725,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Increase</u> | <u>Revised</u> |
| 09/10 Current Funds-Sentencing Act (A) | \$1,400,000.00 | \$ 0.00 | \$1,400,000.00 |
| 09/10 Current Funds-Sentencing Act (R) | <u>0.00</u> | <u>325,000.00</u> | <u>325,000.00</u> |
| TOTAL | \$1,400,000.00 | \$325,000.00 | \$1,725,000.00 |
| <i>SBC Project No.</i> | <i>142/005-01-2009</i> | | |

West Tennessee State Penitentiary, Henning, Lauderdale County, Tennessee

- 1) Approved the Early Design Phase of a project for **Minimum Housing Expansion** at West Tennessee State Penitentiary, Henning, as presented by Clark Dixon Associates/ SSR Ellers, a joint venture.

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| Estimated Project Cost: | \$10,500,000.00 |
| <u>Source of Funding:</u> | |
| 06/07 Current Funds-Capital Outlay (A) | \$ 1,000,000.00 |
| 06 G.O. Bonds-Capital Outlay (A) | \$ 9,500,000.00 |
| <i>SBC Project No.</i> | <i>142/022-01-2007</i> |

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:33 a.m.

Acting State Architect Alan Robertson requested action on the following matters.

Capitol Complex, Nashville, Davidson County, Tennessee

- 1) Approved a project for **Manhole Renovation** at the Capitol Complex, Nashville, and approval of an agreement with Metropolitan Nashville-Davidson County Government to do the repairs, with the State reimbursing for design and construction services.

Estimated Project Cost: \$105,000.00
Source of Funding: FRF Operating Funds (A)
 SBC Project No. 529/000-13-2010

TBI Consolidated Facility, Nashville, Davidson County, Tennessee

- 1) Approved a request for a revision in funding from \$270,000.00 to \$295,000.00 (\$25,000.00 increase) for **Air Compressor Replacement** at the TBI Consolidated Facility, Nashville, Tennessee.

Revised Estimated Project Cost: \$295,000.00

| <u>Source of Funding:</u> | <u>Original</u> | <u>Incr/Decrease</u> | <u>Revised</u> |
|---------------------------|---------------------|----------------------|---------------------|
| Federal Byrne Grant (F) | \$270,000.00 | (\$270,000.00) | \$ 0.00 |
| Coverdell Grant (F) | 0.00 | 260,000.00 | 260,000.00 |
| TBI Operating Funds (A) | 0.00 | 35,000.00 | 35,000.00 |
| TOTAL | \$270,000.00 | \$ 25,000.00 | \$295,000.00 |

SBC Project No. 500/001-02-2009

Cordell Hull Building, Nashville, Davidson County, Tennessee

- 1) Approved a request for a revision in funding from \$138,000.00 to \$175,000.00 (\$37,000.00 increase) for **Interior Modification** at Cordell Hull Building, Nashville, Tennessee.

Revised Estimated Project Cost: \$175,000.00

| <u>Source of Funding:</u> | <u>Original</u> | <u>Increase</u> | <u>Revised</u> |
|---------------------------|-----------------|-----------------|----------------|
| FRF Operating Funds (A) | \$138,000.00 | \$ 37,000.00 | \$175,000.00 |

SBC Project No. 529/011-01-2010

Statewide

- 1) Mr. Robertson presented a request for approval to increase the contract maximum liability from \$12,000,000.00 to \$14,000,000.00 (\$2,000,000.00 increase) for the **Direct Order Contract**. Treasurer Lillard asked if this contract was used for maintenance projects. Mr. Robertson responded that the contract is used for small projects that are on a tight time-frame or emergency type projects that need attention to without going through the longer process for design/bid/build. Treasurer Lillard asked if there was a written policy that states a limit on how much each project should cost. Mr. Robertson replied that any project exceeding the \$100,000 threshold is required to come to the SBC for review and approval. The Commission then approved the request as presented.

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| Revised Estimated Project Cost: | \$14,000,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Increase</u> | <u>Revised</u> |
| Various Departmental Funds (A/O) | \$ 9,516,000.00 | \$1,584,000.00 | \$11,100,000.00 |
| Facilities Revolving Fund (A) | <u>2,484,000.00</u> | <u>416,000.00</u> | <u>2,900,000.00</u> |
| TOTAL | \$12,000,000.00 | \$2,000,000.00 | \$14,000,000.00 |
| <i>SBC Project No.</i> | <i>529/000-02-2005</i> | | |

National Civil Rights Museum, Memphis, Tennessee

- 1) Approved a grant to the Lorraine Civil Rights Museum Foundation for **Capital Improvements** to the National Civil Rights Museum, Memphis, Tennessee. Secretary Hargett noted that Representative Shaw was present in support of the project.

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| Estimated Project Cost: | \$2,500,000.00 |
| <u>Source of Funding:</u> | |
| 92/93 Current Funds-Capital Outlay (R) | 514,656.44 |
| 98/99 Current Funds-Capital Outlay (R) | 28,084.69 |
| 99/00 Current Funds-Capital Outlay (R) | 11,430.80 |
| 00/01 Current Funds-Capital Outlay (R) | 285,452.06 |
| 03/04 Current Funds-Capital Outlay (R) | 101,679.77 |
| 04/05 Current Funds-Capital Outlay (R) | 745,991.07 |
| 05/06 Current Funds-Capital Outlay (R) | 30,120.66 |
| 06/07 Current Funds-Capital Outlay (R) | 181,417.78 |
| 07/08 Current Funds-Capital Outlay (R) | 38,015.07 |
| 08/09 Current Funds-Capital Outlay (R) | 563,151.66 |
| <i>SBC Project No.</i> | <i>160/020-01-2010</i> |

The Hermitage, Nashville, Davidson County, Tennessee

- 1) Approved a grant to The Ladies Hermitage Association for **Repairs & Renovations** to The Hermitage, Nashville, Tennessee.

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| Estimated Project Cost: | \$400,000.00 |
| <u>Source of Funding:</u> | |
| 02/03 Current Funds-Capital Maint (R) | \$200,000.00 |
| 07/08 Current Funds-Capital Outlay (R) | \$200,000.00 |
| <i>SBC Project No.</i> | <i>529/000-11-2010</i> |

Comptroller Wilson stated that he was in support of both grants, and while they are approved by the Commission, he questioned whether, in the future, they should be done by the Legislature. He said he thought they should look at these things and be cautious when acting on them.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on October 14, 2010.

Report of Change Orders Resulting in Cumulative Change Order Costs to Exceed 10% of Base Contract Amount

Treasurer Lillard made a motion to request that all of these items be discussed at staff level and brought to the Subcommittee for approval, and that the Commission be furnished a list of the cumulative change orders that make up these various cumulative percents so they know where the monies are coming from. His motion was seconded and passed without objection.

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| 1) | Cumberland Mountain State Park (Site/Building Upgrades) Change Order No. 8 Contract Amount: \$314,530.00 Change Order Amount: \$11,484.00 Change Order Percent: 3.65 Cumulative Percent 20.59 SBC Project No. 126/030-01-2006-01 | Install concrete curb, additional parking bumpers and flume from road to storm water pipe. |
| 2) | Piedmont Gass Building (Interior Renovation) Change Order No. 4 Contract Amount: \$628,230.00 Change Order Amount: \$65,713.00 Change Order Percent: 10.46 Cumulative Percent 18.95 SBC Project No. 529/012-01-2009 | To meet code upgrade requirements and to begin the investigation and upgrade for malfunctioning and outdated mechanical equipment from pneumatic to digital controls to provide automated heating and cooling. Additional dedicated electrical circuits were installed for copiers. |
| 3) | Piedmont Gas Building (Interior Renovation) Change Order No. 5 Contract Amount: \$628,230.00 Change Order Amount: \$62,216.96 Change Order Percent: 9.90 Cumulative Percent 28.85 SBC Project No. 529/012-01-2009 | Investigation and upgrade of malfunctioning and outdated mechanical equipment and conversion from pneumatic to digital controls to provide automated heating and cooling. |
| 4) | TN Highway Patrol District III (Building Upgrades) Change Order No. 3 Contract Amount: \$102,249.00 Change Order Amount: \$8,940.43 Change Order Percent: 8.74 Cumulative Percent 16.27 SBC Project No. 502/030-01-2009 | Code required changes were added to the public restrooms (one source of hot water at lavatories and one exhaust fan). |

- 5) **Tennessee Technological University**
(Accessibility Adaptations)
Change Order No. 4
Contract Amount: \$195,450.00
Change Order Amount: \$3,559.81
Change Order Percent: 1.82
Cumulative Percent 11.51
SBC Project No. 166/011-05-1999
- This removes small pockets of unsuitable soils and backfills with suitable material.
- 6) **Austin Peay State University**
(Chemical Engineering Tech Facility)
Change Order No. 13
Contract Amount: \$5,038,508.00
Change Order Amount: (\$21,244.00)
Change Order Percent: (0.42)
Cumulative Percent 14.99
SBC Project No. 166/003-01-2009
- This liquidates unused GMP contingency and allowances as the contract is closed.
- 7) **Walters State Community College**
(Student Services Bldg & Renovations)
Change Order No. 2
Contract Amount: \$198,500.00
Change Order Amount: \$23,430.49
Change Order Percent: 11.80
Cumulative Percent 14.08
SBC Project No. 166/023-03-1993
- This adds an emergency spillway.
- 8) **Chattanooga State Community College**
(Allied Health Facilities Improvements)
Change Order No. 8
Contract Amount: \$1,494,000.00
Change Order Amount: \$40,114.40
Change Order Percent: 2.69
Cumulative Percent 12.53
SBC Project No. 166/012-03-2005
- This upgrades a countertop and sink to a chemical resistant finish, adds VCT flooring where previously removed for asbestos abatement, and substitutes coat hooks and bins for lockers.
- 9) **Chattanooga State Community College**
(Athletic Fields Upgrade)
Change Order No. 5
Contract Amount: \$1,598,000.00
Change Order Amount: \$4,595.50
Change Order Percent: 0.29
Cumulative Percent 11.16
SBC Project No. 166/012-04-2008
- This adjusts exterior lighting, adds gas connections for future dryers, deducts an unneeded wall, and adds water valves for irrigation hook-up.

Designer Selections

- 1) Approved referring the designer selections to the Executive Subcommittee, with authority to act.

Executive Subcommittee Report

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on September 20, 2010.

Special Item

- 1) **Consideration of the Executive Subcommittee's recommendation, in concept, of a job description, plan to advertise and selection process schedule for the position of State Architect.**

Secretary Hargett made a motion to adopt the proposed job description and selection process and delegate to the Executive Subcommittee, with authority to act, the selection and approval of the State Architect, including, but not limited to, the review of prospective candidates, interviews, negotiating of salary, start date and other pertinent details including the expending of necessary funds to adequately advertise.

Commissioner Goetz stated that they have struggled for years to try and build the kinds of staff and leadership that is needed and expected in this area, which has been a challenge with the pay scale being offered so far out of line with the private sector. He said they have a lot of very complicated projects and that is not going to diminish over time, as well as the implementation of the new designer selection process, which will require more staffing to manage the mid-level projects. He said they need a reasonable funding source that is tied to this area, that doesn't necessarily rise and fall with the amount of projects, but does give some solidity to the ability to build a professional staff from the State Architect to Real Property management all the way through, which is an ongoing need that they have. As a suggestion, he said they always have a considerable amount of debt service funding available that is a recurring appropriation. Once a project is completed, it gets transferred on a non-recurring basis into the regular budget and helps fund non-recurring projects, which are often capital projects, so it's not an inappropriate use of those funds. He said if they could think of designating an appropriate amount that would be used to make sure that they were able to do what needs to be done in this area, it would give them the solidity of an approach going forward. Following Commissioner Goetz's comments, Secretary Hargett's motion was seconded and passed without objection.

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With it being Commissioner Goetz's last meeting, Treasurer Lillard read a summary of Commissioner Goetz's career from the Tennessee Report. "Commissioner Goetz was appointed by Governor Bredesen in January 2003 and was the only person to serve as Commissioner of Finance & Administration; he helped restore credibility to the State's budgeting process; regained control of the TennCare spending; implemented the

Cover TN programs; and helped restore top credit rates from the major credit rating agencies to the State. In light of that, Treasurer Lillard said they ought to think about appropriating money for a set of Superman tights. He then read the following quote by Commissioner Goetz: "It has been a privilege to serve Governor Bredesen and the State for nearly eight years and to have served so many talented and dedicated public servants..." and Treasurer Lillard said he was sure he was referring to the Constitutional Officers. He then thanked Commissioner Goetz for his long and distinguished career to the Building Commission and to the people of Tennessee. Commissioner Goetz thanked Treasurer Lillard for his comments and stated that one of the greatest things about serving in this role has been the people with whom he had the chance to work. He said the public doesn't always appreciate how much work public servants do and how difficult it is and how well they do it. Secretary Hargett thanked Commissioner Goetz for a job well done. He said he always emerged wiser from the conversations they had had over the years and he will be missed.

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There being no further business, the meeting adjourned at 11:50 a.m.

Approved by: Mike Morrow

Mike Morrow, Commissioner
Department of Finance and Administration