

MINUTES

STATE BUILDING COMMISSION MEETING

OCTOBER 9, 2003

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:14 a.m.	Department of Labor and Workforce Development	
10:15 a.m.	University of Tennessee	Dr. Joe Johnson
10:17 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
10:19 a.m.	Department of General Services	Assistant Commissioner Dennis Johnson
10:21 a.m.	Department of Correction	Commissioner Quenton White
10:33 a.m.	Department of Finance and Administration	
10:39 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
Dave Goetz, Commissioner, Department of Finance and Administration
Riley Darnell, Secretary of State
John G. Morgan, Comptroller of the Treasury
Steve Adams, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Lieutenant Governor John S. Wilder, Speaker of the Senate

OTHERS PRESENT

Mike Fitts, State Architect	Alvin Payne, University of Tennessee
Georgia Martin, Department of Finance and Administration	Claire Drowota, Oversight Committee on Corrections
Charles Harrison, Comptroller's Office	Greg Smith, Department of Finance and Administration
Mark Wood, Secretary of State's Office	Jim Thrasher, Department of Correction
Janie Porter, Attorney General's Office	Fred Hix, Department of Correction
Jerry Preston, Tennessee Board of Regents	Jamie Fohl, Treasury Department
David Gregory, Tennessee Board of Regents	Keith Robinson, Tennessee Board of Regents
Pat Haas, Bond Finance	Ken Scalf, Department of Finance and Administration
Nancy Blevins, Department of Finance and Administration	Doug Roberts, Department of Finance and Administration
George Brummett, Department of Finance and Administration	Steve Wright, Department of Labor and Workforce Development
Dennis Raffield, THEC	Senator Tommy Kilby
Randall Jones, Department of General Services	
Tom Giese, Department of Correction	
Philip Scheurer, University of Tennessee	

Speaker Jimmy Naifeh called the meeting to order at 10:14 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT

10:14 a.m.

LABOR & WORKFORCE CENTER, DYERSBURG, TENNESSEE

- 1) The Commission deferred action on a request for approval of a project and acknowledgment of the source of funding for **Reroof, Waterproofing and Interior Repair** of the Labor & Workforce Center in Dyersburg, and selection of a designer to design and supervise the project.

Estimated Project Cost: \$121,000.00
SBC Project No. 300/000-01-03

UNIVERSITY OF TENNESSEE

10:15 a.m.

Dr. Joe Johnson requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project, acknowledgment of the source of funding and authorization to award a contract for construction to Sequoyah Limited for **WUOT Transmitter Installation** at the University of Tennessee at Knoxville, utilizing the University of Tennessee Purchasing Department.

Estimated Project Cost: \$155,000.00
SBC Project No. 540/009-24-03

CLYDE YORK 4-H CENTER, CROSSVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$1,455,058.00 to \$1,786,000.00 (\$330,942.00 increase) of a project for **Improvements** at Clyde York 4-H Center, Crossville, and authorization to award a contract to Merit Construction Company, Knoxville, in the amount of \$1,472,500.00, including the alternate, based on bids received 02 October 2003.

Revised Estimated Project Cost: \$1,786,000.00
SBC Project No. 540/009-07-02

TENNESSEE BOARD OF REGENTS

10:17 a.m.

Chancellor Charles Manning requested action on the following matters.

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Rutherford Access Road Development Grant** at Middle Tennessee State University in Murfreesboro, Tennessee, and approval of a right-of-entry for the developer.

Estimated Grant Cost: \$ 175,000.00
SBC Project No. 166/009-06-03

TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **RaSP Building New Construction** at Tennessee State University in Nashville, Tennessee, with the selection of a designer referred to the Subcommittee, with authority to act. Treasurer Adams commented that he believed the Board should develop a policy for building these kinds of projects based upon these kinds of revenues wherein the continuation of funding is not guaranteed. Chancellor Manning responded that he would.

Estimated Project Cost: \$ 8,000,000.00
SBC Project No. 166/001-02-03

NORTHEAST STATE TECHNICAL COMMUNITY COLLEGE, BLOUNTVILLE, TENNESSEE

- 1) Approved a request for a revision in scope for Student Services Building **Auditorium HVAC Replacement** at Northeast State Technical Community College in Blountville, Tennessee, to include installation of a heat exchanger in the Central Energy Plant.

Estimated Project Cost: \$ 250,000.00
SBC Project No. 166/038-01-02

DEPARTMENT OF GENERAL SERVICES

10:19 a.m.

Assistant Commissioner Dennis Johnson requested action on the following matters.

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **State Government Security Improvements** at various State Office Buildings in Nashville/Davidson County, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$600,000.00
SBC Project No. 460/001-01-03

WAR MEMORIAL BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$325,000.00 to \$380,000.00 (\$55,000.00 increase) of a project for **Emergency Electrical Upgrade** at the War Memorial Building, Nashville, Tennessee.

Revised Estimated Project Cost: \$380,000.00
SBC Project No. 460/080-01-03

DISCUSSION OF BIDS

- 1) **Executive Residence**
(Partial Window/Door Replacement)
SBC Project No. 460/028-01-02
Bid date: 02 October 2003
SBC Action: No action required

DEPARTMENT OF CORRECTION

10:21 a.m.

Commissioner Quenton White requested action on the following matters.

MARK LUTTRELL CORRECTIONAL CENTER, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Gymnasium Roof Replacement** at Mark Luttrell Correctional Center in Memphis, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$350,000.00
SBC Project No. 140/005-01-03

RIVERBEND MAXIMUM SECURITY INSTITUTION, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Repave Roads** at Riverbend Maximum Security Institution, Nashville, with design and construction services to be accomplished in-house by the Department of Transportation.

Estimated Project Cost: \$125,000.00
SBC Project No. 142/020-03-03

RIVERBEND MAXIMUM SECURITY INSTITUTION, NASHVILLE, TENNESSEE

- 1) Approved a request to pre-qualify bidders on a project for **Security Upgrades** at the Riverbend Maximum Security Institution, Nashville, Tennessee.

Estimated Project Cost: \$4,750,000.00
SBC Project No. 142/020-01-02

WEST TENNESSEE STATE PENITENTIARY, SITE 2, LAUDERDALE COUNTY, TENNESSEE

- 1) Approved a request to pre-qualify bidders on a project for **Security Upgrades** at the West Tennessee State Penitentiary, Site 2, Lauderdale County, Tennessee.

Estimated Project Cost: \$3,350,000.00
SBC Project No. 142/022-01-03

NEW PRISON, MORGAN COUNTY, TENNESSEE

- 1) Commissioner White presented a request for approval to perform site evaluations and pre-plan a project for a **New Prison** to be located in Morgan County, and selection of a designer to plan the project. He stated that the planning cost could include site analysis between two potential sites at Morgan County Regional Facility, preliminary design, environmental analysis, security consulting services, surveying, and infrastructure design. He said he would also like to request approval of commissioning services for the project.

Speaker Naifeh asked how many beds were planned. Commissioner White stated that they planned for 1428 beds, but with the closing of Brushy, they would net 838 beds. The Speaker questioned the cost from seven years ago from \$40 million to \$102 million and asked what was planned for the old Brushy facility. Commissioner White responded that it had not been determined, but there were several options, such as interest by movie companies for filming. He said the upkeep was too costly from the Department's perspective. Speaker Naifeh asked why they were not building a prison with 2200 beds if that many are needed. Treasurer Adams stated that the SBC commissioned the master planning and asked if it had been forwarded to the SBC for he thought they needed to look at it. He added that this was the first time they have seen these cost figures, and it would be good to see that study. He said that, conceptually, they needed to see that study to get a better understanding. He added that he thought going forward at Brushy was an excellent plan and the State was going to save money over the long run. Commissioner White mentioned that time was of the essence, but that they were willing to do whatever was asked by the Commission. He said he would forward the plan to the Commission immediately. Treasurer Adams said they wanted to move forward today but they may want to revisit some aspects of the project after reviewing the study.

Senator Kilby was recognized. He said he wanted to thank the Commission for taking this matter up so quickly after going to Oversight. He also wanted to thank the governor for making the decision move so quickly, and commended the SBC for looking after the dollars. The Commission approved the request as presented with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$102,000,000.00
Estimated Planning Cost: \$ 3,500,000.00
SBC Project No. 142/028-01-03

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DEPARTMENT OF FINANCE AND ADMINISTRATION

JAMES K. POLK STATE OFFICE BUILDING, NASHVILLE, TENNESSEE

- 1) The Commission deferred for one month a request for approval of a project and acknowledgment of the source of funding for **Interior Modification** at the James K. Polk State Office Building in Nashville, with work accomplished by the Department of General Services.

Estimated Project Cost: \$297,673.00
SBC Project No. 529/075-03-03

- 2) Approved a request to add a conservator on a project for **TPAC ADA Upgrade and Improvements** at the James K. Polk Complex, Nashville, with the selection of a conservator referred to the Subcommittee, with authority to act.

SBC Project No. 529/075-05-00

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,300,000.00 to \$1,600,000.00 (\$300,000.00 increase) of a project for **Direct Order Contract**, statewide.

Revised Estimated Project Cost: \$1,600,000.00
SBC Project No. 529/000-04-00

- 2) Approved a request for an additional consultant to assist the Department of Finance and Administration with professional services for Fiscal Year 2003/04, with the selection of a designer referred to the Subcommittee, with authority to act.

SBC Project No. 529/000-04-03

SPECIAL ITEMS

- 1) State Architect Mike Fitts gave a status report on the Oak Ridge National Laboratory project. He said that the contractor for the project has gone under and the surety has taken over. He stated that they were in the process of developing a Takeover Agreement between the surety and the State wherein the surety will engage a subcontractor to finish the project, at no additional cost to the State. The Commission referred the request to the Subcommittee, with authority to act.

SBC Project No. 529/094-01-01

- 2) Mr. Fitts asked that action be deferred regarding the following two contractors and the Bid Error Review Panel. The Commission referred the matter to the Subcommittee, with authority to act.
 - Porter Roofing Contractors
 - Jaycon Development Corporation

- 3) Mr. Fitts presented a request by the Military Department whereby Crossley Construction Corporation requested a change in their listed plumbing subcontractor from Mid-Way Construction to Quality Plumbing and Mechanical on a project for **Readiness Center** at the National Guard Armory in New Tazewell, Tennessee. The Commission approved the substitution as requested.

SBC Project No. 361/066-01-00

DISCUSSION OF BIDS

- 1) **Lowell Thomas State Office Building**
(Emergency Repairs)
SBC Project No. 523/000-01-03
Bid date: 8 October 2003
SBC Action: Referred to Subcommittee, with authority to act

PARIS LANDING STATE PARK, HENRY COUNTY, TENNESSEE

- 1) Mr. Fitts presented a request by the Department of Environment and Conservation whereby LCI, Inc. requested a change in their listed electrical subcontractor from Kollstedt Electric to E&W Electric on a project for Marina Upgrades at Paris Landing State Park, Henry County, Tennessee. The Commission approved the substitution as requested.

SBC Project No. 126/075-01-02

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on September 11, 2003.

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

1. **Tennessee State University**
(Roof Repairs, Ph. 2)
Change Order No. 5
Change Order Amount: \$24,000.00
Change Order Percent: 7.26
Cumulative Percent 16.10
SBC Project No. 166/001-04-01

2. **Middle Tennessee State University**
(Beasley/Sims Renovations)
Change Order No. 6
Change Order Amount: \$30,779.57
Change Order Percent: 1.07
Cumulative Percent 11.07
SBC Project No. 166/009-03-01

3. **Middle Tennessee State University**
(Beasley/Sims Renovations)
Change Order No. 7
Change Order Amount: \$14,135.59
Change Order Percent: 0.49
Cumulative Percent 11.56
SBC Project No. 166/009-03-01

4. **Memphis Group Home**
(ADA Upgrade)
Change Order No. 3
Change Order Amount: \$11,561.16
Change Order Percent: 14.6
Cumulative Percent 22.7
SBC Project No. 144/000-01-01

5. **Library & Archives Building**
(Reroof & Parapet Renovation)
Change Order No. 5
Change Order Amount: \$3,007.62
Change Order Percent: 0.48
Cumulative Percent 13.55
SBC Project No. 529/043-01-01

6. **Department of Safety**
(Memphis Communications Tower)
Change Order No. 1
Change Order Amount: \$99,620.98
Change Order Percent: 27.73
Cumulative Percent 27.73
SBC Project No. 502/019-01-02

7. **Motlow State Community College**
(Building Systems Equipment Replacement)
Change Order No. 6
Change Order Amount: \$20,830.57
Change Order Percent: 11.84
Cumulative Percent 26
SBC Project No. 166/021-02-99

8. **National Guard Armory – Rogersville**
(Motor Pool Expansion)
Change Order No. 2
Change Order Amount: \$12,097.10
Change Order Percent: 11.06
Cumulative Percent 14.8
SBC Project No. 361/000-01-01

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on September 22, 2003.

DESIGNER SELECTION LIST

- 1) Referred the designer selections to the Subcommittee, with authority to act.

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