

MINUTES

STATE BUILDING COMMISSION MEETING

OCTOBER 13, 2005

The State Building Commission met this day at 10:00 a.m. in the Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:17 a.m.	Military Department	General Gus Hargett
10:18 a.m.	Tennessee Wildlife Resources Agency	Executive Director Gary Myers
10:19 a.m.	Department of Children's Services	Deputy Commissioner Tom Riche
10:21 a.m.	Department of General Services	Commissioner Gwendolyn Davis
10:27 a.m.	University of Tennessee	Dr. John Petersen
10:28 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
10:34 a.m.	Department of Mental Health & Developmental Disabilities	Commissioner Ginna Betts
10:40 a.m.	Department of Finance and Administration	
10:56 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	Dennis Raffield, THEC
Georgia Martin, Dept of Finance and Administration	Alvin Payne, University of Tennessee
Charles Garrett, Dept of Finance and Administration	Ken Scalf, Department of Finance and Administration
Charles Harrison, Comptroller's Office	Mary Margaret Collier, Comptroller's Office
Janie Porter, Attorney General's Office	David Gregory, Tennessee Board of Regents
Genie Whitesell, Attorney General's Office	Willard Finch, Military Department
Connie Hardin, Legislative Budget Office	Emory Crews, Hanscomb Faith Gould
Mark Wood, Secretary of State's Office	Lisa Powers, Hanscomb Faith Gould
Nancy Blevins, Dept of Finance and Administration	Janice Myrick, THDA
Keith Robinson, Tennessee Board of Regents	Patricia Chatman, THDA
Diane Uhler, Tennessee Board of Regents	Paula Harris, Barge Waggoner Sumner Cannon
Jerry Preston, Tennessee Board of Regents	Martha Staley, Department of Finance and Administration
Pat Haas, Bond Finance	

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Mark Cherpack, Department of Finance and
Administration

Cindy Tyler, Department of Mental Health &
Developmental Disabilities

Meagan Frazier, TAMHO

Janice Yates, Baker Donelson

Alan Robertson, Department of Finance and
Administration

Claire Drowota, Legislative Oversight on Corrections

Randall Jones, Department of General Services

Cleveland Salmon, Department of General Services

Buck Buchanan, Department of General Services

Jim Gordon, Department of Children's Services

Gary Everton, Everton Oglesby Askew

John Williams, Buchard Horn

Greg Steck, Department of Finance and Administration

David Thurman, General Assembly Staff

Annette Crutchfield, General Assembly Staff

Charles Peccolo, University of Tennessee

Lieutenant Governor Wilder called the meeting to order at 10:17 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

MILITARY DEPARTMENT

10:17 a.m.

General Gus Hargett requested action on the following matters.

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Emergency Generator** at the Emergency Operations Center at Houston Barracks, Nashville, with work to be accomplished by in-house design staff.

Estimated Project Cost: \$25,000.00
SBC Project No. 361/067-04-2005

DISCUSSION OF BIDS

- 1) **Volunteer Training Site - Smyrna**
(AFRC New Construction)
SBC Project No. 361/079-05-1999
Bid date: 13 October 2005
SC Action: Referred to Subcommittee with authority to act

TENNESSEE WILDLIFE RESOURCES AGENCY

10:18 a.m.

Executive Director Gary Myers requested action on the following matters.

LINE ITEM APPROPRIATIONS

1) Approved the following projects and acknowledgment of the source of funding, with work to be accomplished by in-house labor:

- A. **Region 4 Headquarters – Morristown**
(Paving Entrance Road)
Estimated Project Cost: \$19,000.00
SBC Project No. 220/020-01-2005

- B. **Humboldt Fish Hatchery – Gibson County**
(Paving Entrance Road)
Estimated Project Cost: \$19,100.00
SBC Project No. 220/017-01-2005

- C. **Lake Graham Firing Range – Madison County**
(Parking Lot Upgrade)
Estimated Project Cost: \$15,000.00
SBC Project No. 220/017-02-2005

- D. **Eagle Bend Hatchery – Anderson County**
(Pond Liner)
Estimated Project Cost: \$30,000.00
SBC Project No. 220/020-02-2005

- E. **Georges Creek Boat Ramp – Loudon County**
(Pave & Mark Parking Lot)
Estimated Project Cost: \$25,000.00
SBC Project No. 220/020-03-2005

- F. **American Limestone Boat Ramp – Carter County**
(Pave & Mark Parking Lot)
Estimated Project Cost: \$30,000.00
SBC Project No. 220/020-04-2005

- G. **Chickamauga Lake – Rhea County**
(Garrison Boat Ramp Improvements)
Estimated Project Cost: \$75,000.00
SBC Project No. 220/005-01-2005

DEPARTMENT OF CHILDREN'S SERVICES

10:19 a.m.

Deputy Commissioner Tom Riche requested action on the following matters.

MOUNTAIN VIEW YOUTH DEVELOPMENT CENTER, DANDRIDGE, TENNESSEE

- 1) Approved a request to cancel a project for **Energy Savings** at Mountain View Youth Development Center, Dandridge, Tennessee.

Estimated Project Cost: \$490,000.00
SBC Project No. 144/013-01-2005

WOODLAND HILLS YOUTH DEVELOPMENT CENTER, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$490,000.00 to \$580,000.00 (\$90,000.00 increase) of a project for **Maintenance & Repairs (previously called Energy Savings Project)** at Woodland Hills Youth Development Center, Nashville, and the selection of Alpha Three Group to design and supervise the project.

Revised Estimated Project Cost: \$580,000.00
SBC Project No. 144/002-01-2005

DEPARTMENT OF GENERAL SERVICES

10:21 a.m.

Commissioner Gwendolyn Davis requested action on the following matters.

STATEWIDE

- 1) Approved a project and acknowledgment of the source of funding for **State Government Security Improvements** at various State facilities in Memphis/Shelby County.

Estimated Project Cost: \$370,000.00
SBC Project No. 460/000-04-2005

- 2) Approved a project and acknowledgment of the source of funding for **State Government Security Improvements** at various State facilities in Nashville/Davidson County.

Estimated Project Cost: \$300,000.00
SBC Project No. 460/000-05-2005

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$450,000.00 to \$600,000.00 (\$150,000.00 increase) of a project for **State Government Security Improvements** at various State Office Buildings in Nashville/Davidson County.

Revised Estimated Project Cost: \$600,000.00
SBC Project No. 460/001-01-2003

THE TENNESSEE RESIDENCE, NASHVILLE, TENNESSEE

- 1) Commissioner Davis presented a request for approval of a revision in estimated project cost from \$5,740,000.00 to \$7,800,000.00 (\$2,060,000.00 increase), approval to allocate funding, authorization to proceed, approval of the selection of an interior designer, and authorization to award a contract to Powell Building Group, in the amount of \$6,163,487.00, which includes Alternates #1 and #2, based on bids received September 29, 2005 on a project for **Maintenance** at the Tennessee Residence, Nashville, Tennessee.

Mr. Fitts stated that bids were received on September 29 and the low bid was approximately 20% over budget. Speaker Naifeh asked when they anticipated the project being completed, and Mr. Fitts responded that they were trying for January 2007. He added that this project involves a lot of deferred maintenance, such as installing a new heating and cooling system, refurbishing windows, as well as providing a geo-thermal system. Secretary of State Darnell commented that it has gone a long time without sufficient maintenance. Speaker Naifeh commented that it was falling down. After discussion, the Commission approved the request as presented.

Revised Estimated Project Cost: \$7,800,000.00
SBC Project No. 460/028-01-2002

UNIVERSITY OF TENNESSEE

10:27 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$500,000.00 to \$900,000.00 (\$400,000.00 increase) of a project for **Challenger Center Addition** at the University of Tennessee at Chattanooga, Tennessee.

Revised Estimated Project Cost: \$900,000.00
SBC Project No. 540/005-07-2004

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$150,000.00 to \$200,000.00 (\$50,000.00 increase) of a project for **Boling Apartments HVAC Improvements** at the University of Tennessee at Chattanooga, Tennessee.

Revised Estimated Project Cost: \$200,000.00
SBC Project No. 540/005-05-2005

DISCUSSION OF BIDS

- 1) **University of Tennessee at Knoxville**
(Glocker Building Renovation and Addition)
SBC Project No. 540/009-02-2001
Bid date: 06 October 2005
SBC Action: Referred to Subcommittee with authority to act

TENNESSEE BOARD OF REGENTS

10:28 a.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 \$100,000.00 to \$250,000.00 (a \$150,000.00 increase), and acknowledgment of source of funding for **Campus Master Plan Update** for Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost: \$ 250,000.00
SBC Project No. 166/003-09-2004

- 2) Approved a project and acknowledgment of the source of funding for **Housing Fire Safety Upgrades** at Austin Peay State University in Clarksville, and the selection of I.C. Thomasson Associates to design and supervise the project.

Estimated Project Cost: \$ 2,600,000.00
SBC Project No. 166/003-07-2005

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$11,400,000.00 to \$12,200,000.00 (an \$800,000.00 increase) and acknowledgment of source of funding of the project for **Sherrod Renovation** at East Tennessee State University in Johnson City.

Revised Estimated Project Cost: \$ 12,200,000.00
SBC Project No. 166/005-02-1998

- 2) Approved a project and acknowledgment of the source of funding for **Soccer Facilities Development** at East Tennessee State University in Johnson City, and the selection of Hodge Engineering Company to design and supervise the project.

Estimated Project Cost: \$ 3,000,000.00
SBC Project No. 166/005-16-2005

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved the selection of Hart Freeland Roberts to design and supervise the project for **1403 East Main Demolition** at Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost: \$720,000.00
SBC Project No. 166/009-07-2003

TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE

- 1) Approved a request to rescind previous action in the selection of a joint venture and approved the selection of a replacement joint venture consisting of Bauer Askew / Upland Design Group to design and supervise the project for **New Nursing and Health Services Building** at Tennessee Technological University, Cookeville, Tennessee.

Estimated Project Cost: \$18,140,000.00
SBC Project No. 166/011-03-2002

DYERSBURG STATE COMMUNITY COLLEGE, DYERSBURG, TENNESSEE

- 1) Approved a request to reallocate funding for the **Jimmy Naifeh Center New Academic Building** for Dyersburg State Community College in Covington, and authorization to award a construction contract to Omega General Contractors of Memphis, in the amount of \$4,573,000.00, based upon the low base bid submitted October 5, 2005.

Estimated Project Cost: \$5,262,000.00
SBC Project No. 166/017-01-2004

DISCUSSION OF BIDS

- 1) **Volunteer State Community College**
(Fire Alarm System Replacement)
SBC Project No. 166/025-03-2004
Bid date: 12-Oct-05
SBC Action: No action required
- 2) **Southwest Tennessee Community College**
(Verties Sails Gym Racquetball Court Renovation)
SBC Project No. 166/033-06-2005
Bid date: 12-Oct-05
SBC Action: Refer to Subcommittee with authority to act

DEPARTMENT OF MENTAL HEALTH & DEVELOPMENTAL DISABILITIES

10:34 a.m.

Commissioner Ginna Betts requested action on the following matter.

MEMPHIS MENTAL HEALTH INSTITUTE, MEMPHIS, TENNESSEE

- 1) Commissioner Betts presented a request for approval for the Department of Finance & Administration, Real Property Administration, to assume the developer role in lieu of Methodist Health Care utilizing the established project delivery team including Turner Universal healthcare division as construction manager as recommended by the Subcommittee, approval of a revision in estimated project cost and acknowledgment of the source of funding from \$27,596,200.00 to \$32,057,960.00 (\$4,461,760.00 increase), and approval to use commissioning services on a project for the Memphis Mental Health Institute **Replacement Facility** at the Regional Medical Center in Memphis, Tennessee. Charles Garrett handed out a description of the proposed approach for the implementation of the project, including the Term Sheet, dated 10/13/05. Commissioner Goetz commented that this has been an ongoing struggle between the community side and institutional side. He said he knows this is a difficult project and he appreciated the Commission's support. Secretary of State Darnell said that he hoped that this was the last time they had to deal with this kind of project. After further discussion, the Commission approved the request as presented.

Revised Estimated Project Cost: \$32,057,960.00
SBC Project No. 344/013-01-2005

DEPARTMENT OF FINANCE AND ADMINISTRATION

10:40 a.m.

STATEWIDE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$10,760,000.00 to \$11,160,000.00 (\$400,000.00 increase) of a project for **State Environmental Consultants**.

Revised Estimated Project Cost: \$11,160,000.00
SBC Project No. 529/000-03-2002

LIBRARY AND ARCHIVES BUILDING, NASHVILLE, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, a request for approval to proceed with initial planning for a **New Library and Archives Building** in Nashville, and the selection of a designer to provide planning services.

Estimated Project Cost: \$72,000,000.00
Estimated Planning Cost: \$ 450,000.00
SBC Project No. 529/043-01-2005

JACKSON STATE OFFICE BUILDING, JACKSON, TENNESSEE

- 1) Approved a request for a revision in funding from \$14,390,013.00 to \$13,540,013.00 (\$850,000.00 decrease) of a project for **Jackson State Office Building** at Jackson, Tennessee.

Revised Estimated Project Cost: \$13,540,013.00
SBC Project No. 523/061-01-2000

LOWELL THOMAS STATE OFFICE BUILDING, JACKSON, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$7,810,000.00 to \$8,660,000.00 (\$850,000.00 increase) of a project for **Lowell Thomas Renovation - Phase 2** at Jackson State Office Building, and authorization to award a contract to Whatlington Brothers, Inc., in the amount of \$5,262,895.00, based on bids received September 28, 2005.

Revised Estimated Project Cost: \$8,660,000.00
SBC Project No. 523/060-01-2002

SPECIAL ITEMS

- 1) Approved a request to accept as a gift **Commemorative Plaques** for the Supreme Court in Jackson from the Tennessee Supreme Court Historical Society, with approval by the State Architect.

SBC Project No. 523/073-01-2005

- 2) Mike Fitts presented a request for approval of the methodology and the ultimate purchase of the completed buildings for the Department of Finance and Administration and Division of Mental Retardation Services (DMRS) to provide residential facilities for adult citizens who require services from the DMRS. Commissioner Steve Norris was questioned concerning the twelve units to be built in Shelby County. He stated that they would be four-person homes, providing safe and affordable housing for mentally handicapped adults. Secretary of State Darnell commended everyone for their hard work and effort. The Commission approved the request as presented without objection.

- 3) Approved a request to reject all proposals in response to an RFP issued for a **Direct Order Contracting** and to rescind approval of the previously approved contractor, and authority to reissue the RFP.

SBC Project No. 529/000-02-2005

- 4) Mr. Fitts distributed his quarterly status report on the **Quality in Construction (QIC)** initiative, which the Commission acknowledged.

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a revision in estimated project cost and funding and acknowledgment of the source of funding from \$8,700,000.00 to \$10,300,000.00 (\$1,600,000.00 increase) of a project for **Improvements and Modifications** at Legislative Plaza / Capitol Complex, and authorization to award a contract to Nashville Machine, Inc., in the amount of \$2,211,000.00, which includes Alternates 1 and 2, based on bids received October 4, 2005.

Speaker Naifeh asked about the door and vestibule entering the Plaza on Sixth Avenue. Charles Garrett responded saying they will take care of it out of Facilities Revolving Fund funds and would like to add an additional \$50,000 to this request for that purpose. The Commission approved the request as presented, including the additional \$50,000 as offered by Mr. Garrett.

Speaker Naifeh then began a discussion regarding the slick granite stones on the Plaza entrance and possible options to remedy the situation. Mr. Fitts said he would get back to them with some alternatives and related costs.

Revised Estimated Project Cost: \$10,350,000.00
SBC Project No. 529/045-03-2000

DISCUSSION OF BIDS

- 1) **Brushy Mountain Correctional Complex**
(Upgrades to Waste Water Treatment Plant)
SBC Project No. 142/001-01-2004
Bid date: 28 September 2005
SBC Action: Referred to Subcommittee with authority to act

- 2) **TDOT Region 2 Headquarters**
(Temporary Transportation Mgmt Center)
SBC Project No. 242/010-01-2005
Bid date: 29 September 2005
SBC Action: Referred to Subcommittee with authority to act

- 3) **Rachel Jackson State Office Building**
(Telecommunications Server Room)
SBC Project No. 529/013-01-2005
Bid date: 11 October 2005
SBC Action: No action required

- 4) **Morgan County Correctional Complex**
(Expansion)
SBC Project No. 142/028-01-2003
Bid date: 12 October 2005
SBC Action: Referred to Subcommittee, who will share with Speakers before they act.

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on September 8, 2005.

SPECIAL ITEM

- 1) Approved a request for a revision to the *State Building Commission By-laws, Policy and Procedures* by adding the following language:

Add new paragraph B to Item 7.05:

- B. The Tennessee Wildlife Resources Agency is required to provide an annual report of crop leases entered into for the previous fiscal year. Report on crop leases is to be submitted to State Building Commission by the following August 31st and is to include information identifying the Lessee, amount of bid (percentage of crop income, acres of crops left standing, cash per acre rent, etc.), and compliance with bidding requirements.

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

1. **Capitol Complex**
(Legislative Plaza Committee Rooms – Tunnel Entrance)
Change Order No. 6
Change Order Amount: \$21,113.00
Change Order Percent: 3.66
Cumulative Percent 57.76
SBC Project No. 529/045-03-2000
2. **Rachel Jackson State Office Building**
(Interior Improvements)
Change Order No. 1
Change Order Amount: \$63,085.00
Change Order Percent: 16.71
Cumulative Percent 16.71
SBC Project No. 529/013-01-2001
3. **Natchez Trace State Park**
(Cub Lake Cabins Repairs/Upgrades)
Change Order No. 10
Change Order Amount: \$3,449.89
Change Order Percent: .38
Cumulative Percent 21.83
SBC Project No. 126/057-01-2002

4. **Library & Archives Building**
(Elevator Upgrade)
Change Order No. 3
Change Order Amount: \$9,226.89
Change Order Percent: 6.38
Cumulative Percent 33.76
SBC Project No. 529/043-01-2003

5. **Chattanooga State Office Building**
(Exterior Stabilization)
Change Order No. 2
Change Order Amount: \$69,190.00
Change Order Percent: 18.45
Cumulative Percent 22.4
SBC Project No. 520/001-01-2003

6. **Greene Valley Developmental Center**
(Reroof Various Buildings)
Change Order No. 8
Change Order Amount: \$42,210.50
Change Order Percent: 3.89
Cumulative Percent 19.69
SBC Project No. 344/007-01-2003

7. **James K. Polk Building**
(Interior Modification)
Change Order No. 14
Change Order Amount: \$2,615.13
Change Order Percent: 0.22
Cumulative Percent 13.46
SBC Project No. 529/075-03-2002

8. **Ellington Agricultural Center**
(Reroof Moss Building)
Change Order No. 7
Change Order Amount: \$44,147.30
Change Order Percent: 8.97
Cumulative Percent 12.21
SBC Project No. 100/000-02-2002

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on September 23, 2005.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended.

- 1) **Tennessee State Museum**
(Scope & Needs Assessment)
Estimated Project Cost: \$40,000.00
SBC Project No. 529/075-03-2005
Designer: **STEVEN WEINTRAUB, DAVID HARVEY (AMERICAN MUSEUM OF NATURAL HISTORY), and GORDON ANSON (NATIONAL GALLERY OF ART)**

- 2) **Shelby County Regional Forensic Center**
(Preplan New Facility)
Estimated Project Cost: \$9,000,000.00
Estimated Planning Cost: \$ 250,000.00
SBC Project No. 400/000-01-2005
Designer: **BUCHART-HORN**

- 3) **Woodland Hills Youth Development Center**
(Maintenance & Repairs)
Estimated Project Cost: \$580,000.00
SBC Project No. 144/002-01-2005
Designer: **ALPHA THREE GROUP**

- 4) **Austin Peay State University**
(Housing Fire Safety Upgrades)
Estimated Project Cost: \$2,600,000.00
SBC Project No. 166/003-07-2005
Designer: **I.C. THOMASSON ASSOCIATES**


- 5) **East Tennessee State University**
(Soccer Facilities Development)
Estimated Project Cost: \$3,000,000.00
SBC Project No. 166/005-16-2005
Designer: **HODGE ENGINEERING COMPANY**

- 6) **Middle Tennessee State University**
(1403 East Main Demolition)
Estimated Project Cost: \$720,000.00
SBC Project No. 166/009-07-2003
Designer: **HART FREELAND ROBERTS**

- 7) **Tennessee Residence**
(Maintenance – Interior Design Consultant)
SBC Project No. 460/028-01-2002
Designer: **DAVISHIRE INTERIORS**

- 8) **University of Tennessee**
(Lamda Chi Alpha Fraternity)
SBC Project No. 540/009-37-2004
Designer: **Change the designer name from "BOB ALCORN ARCHITECT" to "FLETCHER ARCHITECTS, INC."**
- 9) **Tennessee Technological University**
(New Nursing and Health Services Building)
Estimated Project Cost: \$18,140,000.00
SBC Project No. 166/011-03-2002
Designer: **BAUER ASKEW ARCHITECTURE / UPLAND DESIGN GROUP, A JOINT VENTURE**

There being no further action, the meeting adjourned at 10:58 a.m.

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