

MINUTES

STATE BUILDING COMMISSION MEETING

SEPTEMBER 8, 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.	Department of Environment and Conservation	Commissioner Jim Fyke
10:18 a.m.	Military Department	General David Greer
10:19 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
10:38 a.m.	Department of Finance and Administration	
10:42 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
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
John G. Morgan, Comptroller of the Treasury

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, Dept of Finance and Administration
Charles Garrett, Dept of Finance and Administration
Charles Harrison, Comptroller's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Connie Hardin, Legislative Budget Office
Nancy Blevins, Dept of Finance and Administration
Keith Robinson, Tennessee Board of Regents
Jerry Preston, Tennessee Board of Regents
Pat Haas, Bond Finance
Dennis Raffield, THEC
Alvin Payne, University of Tennessee
Dwight Hensley, Department of Environment and Conservation

Ken Scaff, Department of Finance and Administration
Mary Margaret Collier, Comptroller's Office
Gregory Wilgocki, East Tennessee State University
Patti Miller, Middle Tennessee State University
Chris Massaro, Middle Tennessee State University
John Cothern, Middle Tennessee State University
David Gregory, Tennessee Board of Regents
Willard Finch, Military Department
Mike Gower, Middle Tennessee State University
Lois Riggins Ezzell, TN State Museum
Mary Jane Crockett-Green, TN State Museum
Mike Smith, Tennessee Board of Regents
Emory Crews, Hanscomb Faith Gould
Jerry Lee, Department of Finance and Administration
Ann Butterworth, Comptroller's Office

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.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:17 a.m.

Commissioner Fyke requested action on the following matters.

PICKETT STATE PARK, JAMESTOWN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **New Parking Area** at Pickett State Park in Jamestown, with work to be accomplished by force account with assistance by departmental consultant.

Estimated Project Cost: \$5,000.00
SBC Project No. 126/078-01-2005

BIG RIDGE STATE PARK, UNION COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$135,000.00 to \$165,000.00 (\$30,000.00 increase) of a project for **Visitor Center ADA Upgrades** at Big Ridge State Park, Maynardville, and authorization to award a contract to Green Construction Company, Middlesboro, KY, in the amount of \$127,700.00, based on bids received 31 August 2005.

Revised Estimated Project Cost: \$165,000.00
SBC Project No. 126/009-01-2004

MILITARY DEPARTMENT

10:18 a.m.

General Greer requested action on the following matter.

STATE AREA COMMAND HEADQUARTERS, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in available funding from \$11,327,000.00 to \$12,185,000.00 (\$858,000.00 increase) of a project for **State Area Command Headquarters** at Nashville, and authorization to award a contract to Hardaway Construction Corporation of Tennessee in the amount of \$9,397,000.00, inclusive of Alternates 1 & 2, based on bids received 24 August 2005.

Estimated Project Cost: \$27,172,000.00
SBC Project No. 361/067-01-1999

TENNESSEE BOARD OF REGENTS

10:19 a.m.

Chancellor Manning requested action on the following matters.

Middle Tennessee State University, Murfreesboro

- 1) Approved a project, a portion of which is completed "gift-in-place" construction, and acknowledgment of the source of funding for **Track Improvements** for Middle Tennessee State University in Murfreesboro, and selection of Lose & Associates to design and supervise the project.

Estimated Project Cost:

\$ 4,000,000.00

SBC Project No.

166/009-08-2005

Tennessee State University, Nashville

- 1) Chancellor Manning presented a request for approval of the selection of the Construction Manager / General Contractor, and approval of an amendment to the standard designer agreement in order to make provisions for the alternative delivery method of **Avon Williams Campus Improvements** at Tennessee State University in Nashville, Tennessee.

Treasurer Sims moved to approve Chancellor Manning's request and the designation of Doster Construction Company as the lowest and best proposer, with final details to be negotiated, subject to the approval of the Subcommittee. His motion passed, and the request was approved without objection.

Estimated Project Cost:

\$ 18,275,000.00

SBC Project No.

166/001-05-2001

- 2) Approved a project and acknowledgment of the source of funding for **Residence Halls Re-roofing** at Tennessee State University in Nashville, and the selection of Hart-Freeland-Roberts to design and supervise the project.

Estimated Project Cost:

\$ 325,000.00

SBC Project No.

166/001-06-2005

Tennessee Technological University, Cookeville

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$640,000.00 to \$1,220,000.00 (a \$580,000.00 increase), and acknowledgement of source of funding for **Housing Fire Safety Upgrades** at Tennessee Technological University in Cookeville, Tennessee.

Revised Estimated Project Cost: \$ 1,220,000.00
SBC Project No. 166/011-04-2004

Southwest Tennessee Community College, Memphis

- 1) Approved a request for a revision in estimated project cost and funding from \$135,000.00 to \$200,000.00 (a \$65,000.00 increase), and acknowledgement of source of funding for **Vertie Salls Racquetball Court Renovation** at Southwest Tennessee Community College in Memphis, Tennessee.

Revised Estimated Project Cost: \$ 200,000.00
SBC Project No. 166/033-06-2005

Volunteer State Community College, Gallatin

- 1) Approved a request for a revision in scope of a project for **Caudill & Warf Roof & Skylight Replacement** at Volunteer State Community College in Gallatin, to include similar work on the old Library Building.

Estimated Project Cost: \$670,000.00
SBC Project No. 166/025-04-2004

- 2) Approved a project and acknowledgment of the source of funding for **Softball Field Press Box** for Volunteer State Community College in Gallatin, and selection of Lose & Associates to design and supervise the project.

Estimated Project Cost: \$ 100,000.00
SBC Project No. 166/025-03-2005

Walters State Community College, Morristown

- 1) Chancellor Manning presented a request for approval of a project and acknowledgement of source of funding for **Sevier County Campus Expansion** for Walters State Community College in Morristown, and selection of a designer to design and supervise the project.

Lieutenant Governor Wilder stated that the SBC has a duty to get value received for bricks and mortar, but the SBC is aware of all the gifts and number of buildings going up, which require operational cost increases. Speaker Naifeh said he didn't believe this project was disclosed. Jerry Preston stated that the project was disclosed to THEC. He added that, for projects that don't make it into the normal budget process, THEC considers such projects in a late disclosure process. He said that list is distributed to the Legislature and Administration and that is the process that this project followed. Lieutenant Governor

Wilder said that the Speakers have concerns and that they need to talk about this further. Secretary of State Darnell commented that they see undisclosed projects all the time and they need to change the way business is done or someone was going to be embarrassed. David Gregory responded that they were going to meet that afternoon and, in his brief time, they have swung both ways. He said they want to disclose but they also don't want to embarrass folks. He said the Board used to disclose all potential projects and then, when they didn't come to fruition, they were faulted. Mr. Gregory suggested that they have this discussion and report back to the Commission. He said they were not trying to circumvent the process.

Lieutenant Governor Wilder said that he appreciates all the gifts they can get. But they also want management in place. Mr. Gregory responded that it was a valuable discussion to have; how to disclose and avoid confusion. Secretary of State Darnell said that this was serious and needed to be resolved so they don't get to a meeting and not approve projects because of the process. Treasurer Sims stated that, after the last few meetings, he asked the question whether or not they were accomplishing what the Legislature intended and were they providing the General Assembly with the services as opposed to the process today, which was probably not understood but, rather, misunderstood by the parties today.

The Commission approved the project and the selection of Cope & Associates with the understanding that discussions would take place to better understand the disclosure process.

Estimated Project Cost: \$ 7,225,000.00
SBC Project No. 166/023-01-2005

Pellissippi State Technical Community College, Knoxville

- 1) Approved the Early Design Phase of the project for **New Academic Building** at Pellissippi State Technical Community College as presented by Ross / Fowler Architects.

Estimated Project Cost: \$ 8,107,427.00
SBC Project No. 166/032-02-1992

Discussion of Bids

- 1) **Southwest Tennessee Community College**
(Fulton Bldg VAV and Controls Upgrade)
SBC Project No. 166/036-01-2005
Bid date: 24-Aug-05
SBC Action: Referred to Subcommittee, with authority to act
- 2) **University of Memphis**
(Steam Line Replacement)
SBC Project No. 166/007-07-2005
Bid date: 30-Aug-05
SBC Action: No action required; bids within target

- 3) **Middle Tennessee State University**
(Student Health, Wellness, & Recreation Facility)
SBC Project No. 166/009-02-2003
Bid date: 7-Sep-05
SBC Action: Referred to Subcommittee, with authority to act
- 4) **Tennessee Technological University**
(Bruner Hall Electrical Update)
SBC Project No. 166/011-03-2004
Bid date: 7-Sep-05
SBC Action: Referred to Subcommittee, with authority to act
- 5) **East Tennessee State University**
(Several Buildings Roof Replacements)
SBC Project No. 166/005-05-2004
Bid date: 7-Sep-05
SBC Action: Referred to Subcommittee, with authority to act
- 6) **Tennessee State University**
(New Performing Arts Building and Strange Music Building Renovation)
SBC Project No. 166/001-04-1996
Bid date: 7-Sep-05
SBC Action: Referred to Subcommittee, with authority to act

DEPARTMENT OF FINANCE AND ADMINISTRATION

LINE ITEM APPROPRIATIONS

- 1) At State Architect Mike Fitts' request, the Commission deferred 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) Approved a line item grant to the Purple Heart Memorial sponsor in the amount of \$7,000 for the **Purple Heart Memorial** project in Nashville, Tennessee.

Estimated Project Cost: \$25,000.00
SBC Project No. 529/000-05-2004

KNOXVILLE STATE PLAZA, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$300,000.00 to \$375,000.00 (\$75,000.00 increase) of a project for **Structural Repairs** at Knoxville State Plaza and authorization to award a contract to Merit Construction, Inc., in the amount of \$278,900.00, based on bids received August 24, 2005.

Revised Estimated Project Cost: \$375,000.00
SBC Project No. 526/010-02-2004

TENNESSEE HIGHWAY PATROL STATION, LAWRENCEBURG, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$75,000.00 to \$80,000.00 (\$5,000.00 increase) of a project for **Roof Replacement** at the Tennessee Highway Patrol Station in Lawrenceburg, and authorization to award a contract to Two Rivers Roofing, Nashville, in the amount of \$57,887.00, based on bids received 30 August 2005.

Revised Estimated Project Cost: \$80,000.00
SBC Project No. 502/012-01-2003

STATEWIDE

- 1) Approved the selection of Dillingham & Smith Mechanical as the best-evaluated proposer on a project for **Direct Order Contracting Services**, statewide.

Estimated Project Cost: \$1,500,000.00
SBC Project No. 529/000-02-2005

SPECIAL ITEM

- 1) Approved the acceptance of a gift from the Tennessee Federation of Garden Clubs, Inc. for a **Blue Star Memorial Marker** to be placed on the War Memorial Plaza, Nashville, as a tribute to the Armed Forces of America.

SBC Project No. 529/000-10-2005

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$8,650,000.00 to \$8,700,000.00 (\$50,000.00 increase) of a project for **Interior Renovations** at Capitol Complex, Nashville, to include the installation of a new voice over IP telecommunications system in the Legislative Plaza.

Revised Estimated Project Cost: \$8,700,000.00

SBC Project No. 529/045-03-2000

TENNESSEE STATE MUSEUM, NASHVILLE, TENNESSEE

- 1) Approved a request for the development by the Tennessee State Museum of an overall statement of scope and needs assessment for a new Tennessee State Museum facility, utilizing a select panel of scholars and recognized museum professionals identified by the Museum to assist in the effort.

Estimated Project Cost: \$40,000.00

SBC Project No. 529/075-03-2005

DISCUSSION OF BIDS

- 1) **Riverbend Maximum Security Facility**
(Reroof Housing Units)
SBC Project No. 142/020-02-2003
Bid date: 1 September 2005
SBC Action: No action required

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on August 11, 2005.

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

1. **Woodland Hills YDC**
(Roof Replacement – 6 Buildings)
Change Order No. 13
Change Order Amount: \$3,736.53
Change Order Percent: 0.58
Cumulative Percent 11.48
SBC Project No. 144/002-01-2002

2. **Middle Tennessee State University**
(Davis Science)
Change Order No. 22
Change Order Amount: \$15,164.32
Change Order Percent: .068
Cumulative Percent 28.0
SBC Project No. 166/009-02-2001

3. **Natchez Trace State Park**
(Cub Lake Cabins Repairs & Upgrades)
Change Order No. 9
Change Order Amount: \$32,417.00
Change Order Percent: 3.55
Cumulative Percent 21.46
SBC Project No. 126/057-01-2002

4. **Austin Peay State University**
(Memorial Health Renovations)
Change Order No. 2
Change Order Amount: \$9,137.34
Change Order Percent: 4.12
Cumulative Percent 13.72
SBC Project No. 166/003-02-2004

5. **Jackson State Community College**
(Gym HVAC Update)
Change Order No. 1
Change Order Amount: \$36,941.67
Change Order Percent: 17.61
Cumulative Percent 17.61
SBC Project No. 166/019-01-2004

6. **Tennessee Technology Center @ Memphis**
(Structure, Exterior & Door Repair / Replacement)
Change Order No. 3
Change Order Amount: \$15,817.00
Change Order Percent: 10.02
Cumulative Percent 12.04
SBC Project No. 166/070-01-2004

7. **Lakeshore Mental Health Institute**
(Essential Maintenance)
Change Order No. 3
Change Order Amount: \$52,162.00
Change Order Percent: 8.1
Cumulative Percent 35.0
SBC Project No. 344/005-01-2003

8. **Jackson LAASF Armory**
(Security Upgrades)
Change Order No. 4
Change Order Amount: \$9,344.90
Change Order Percent: 7.1
Cumulative Percent 10.5
SBC Project No. 361/042-01-1999

9. **Capitol Complex**
(Committee Rooms LP 12 & 14)
Change Order No. 4
Change Order Amount: \$15,980.00
Change Order Percent: 2.77
Cumulative Percent 50.04
SBC Project No. 529/045-03-2000

10. **Capitol Complex**
(Committee Rooms LP 12 & 14)
Change Order No. 5
Change Order Amount: \$4,499.00
Change Order Percent: .78
Cumulative Percent 50.82
SBC Project No. 529/045-03-2000

11. **Capitol Complex**
(Committee Room LP 16)
Change Order No. 10
Change Order Amount: \$300,292.00
Change Order Percent: 90.18
Cumulative Percent 178.35
SBC Project No. 529/045-03-2000

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on August 22, 2005.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended.

- 1) **Paris Landing State Park**
(Marina Upgrade – Breakwater Portion)
Estimated Project Cost for Breakwater Portion: \$700,000.00
SBC Project No. 126/075-01-2002
Designer: **BURR & COLE CONSULTING ENGINEERS**
- 2) **Statewide**
(Direct Order Contract)
Estimated Project Cost: \$1,500,000.00
SBC Project No. 529/000-02-2005
Designer: **DILLINGHAM & SMITH MECHANICAL**
- 3) **Middle Tennessee State University**
(Track Improvements)
Estimated Project Cost: \$4,000,000.00
SBC Project No. 166/009-08-2005
Designer: **LOSE & ASSOCIATES**
- 4) **Tennessee State University**
(Residence Halls Reroofing)
Estimated Project Cost: \$325,000.00
SBC Project No. 166/001-06-2005
Designer: **HART FREELAND ROBERTS**
- 5) **Volunteer State Community College**
(Softball Field Press Box)
Estimated Project Cost: \$100,000.00
SBC Project No. 166/025-03-2005
Designer: **LOSE & ASSOCIATES**
- 6) **Walters State Community College**
(Sevier County Campus Expansion)
Estimated Project Cost: \$7,225,000.00
SBC Project No. 166/023-01-2005
Designer: **COPE & ASSOCIATES**

There being no further business, the meeting adjourned at 10:43 a.m.

Approved by:


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