

## MINUTES

### STATE BUILDING COMMISSION MEETING

SEPTEMBER 9, 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.

11:27 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:28 a.m.	Department of Environment and Conservation	Commissioner Jim Fyke
11:29 a.m.	Department of Children's Services	
11:30 a.m.	Division of Intellectual Disabilities Services	
11:32 a.m.	Military Department	General Max Haston
11:35 a.m.	Department of Safety	Commissioner David Mitchell
11:36 a.m.	Department of Correction	Commissioner Gayle Ray
11:45 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:48 a.m.	Department of Finance and Administration	
11:49 a.m.	State Building Commission	

#### STATE BUILDING COMMISSION MEMBERS PRESENT

Ron Ramsey, Lieutenant Governor  
Dave Goetz, Commissioner, Department of Finance and Administration  
David Lillard, State Treasurer  
Tre Hargett, Secretary of State

#### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen  
Kent Williams, Speaker of the House of Representatives  
Justin Wilson, Comptroller of the Treasury

#### 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  
Murray Crow, Department of Environment and Conservation  
Scott Boelscher, THEC  
Brad Bishop, Military Department  
Matt Ingham, Real Property Administration  
Jim Dixey, Real Property Administration  
Cindy Liddell, Comptroller's Office  
Dottie Hagood, Real Property Administration  
Paul Degges, Department of Transportation  
Alan Durham, Department of Transportation  
George Brummett, Division of Intellectual Disabilities Services  
Doug Freeman, Real Property Administration  
Tom Robinson, Department of Correction  
Mike Morrow, Department of Finance and Administration  
J. P. Cowan, Thomas Miller & Partners  
David Primeau, Department of General Services  
Stephanie Burd, Real Property Administration  
Lynelle Jensen, Department of General Services  
Greg Steck, Real Property Administration  
Fred Hix, Division of Intellectual Disabilities Services  
Valerie Law, Real Property Administration  
Bill Finney, Real Property Administration  
Keith King, Tennessee Board of Regents  
Mike Boshers, Department of Safety  
Bob McKee, Select Oversight Committee on Corrections  
Nick DePalma, Real Property Administration  
George Hyfantis, QE2  
Dianne McDerman, Barge Waggoner Sumner Cannon  
Ben Sousa, Turner Universal  
John Gromos, Turner Universal  
Mark Cherpack, Department of Finance and Administration  
Michael Hogan, Department of General Services  
Megan Lane, JPGR

Lieutenant Governor Ramsey called the meeting to order at 11:27 a.m. and requested action on the following matters as presented by Acting State Architect Alan Robertson.

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DEPARTMENT OF TRANSPORTATION

11:27 a.m.

Commissioner Gerald Nicely requested action on the following matter.

**TDOT Quarterly Status Report**

- 1) Commissioner Nicely presented the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002". Treasurer Lillard asked Commissioner Nicely to confirm the bid date for the Hurricane Bridge project in DeKalb County, adding that the report lags actual activity. Commissioner Nicely confirmed that bids would be opened on September 17. The Commission acknowledged and accepted the report as presented.

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:28 a.m.

Commissioner Jim Fyke requested action on the following matter.

T.O. Fuller State Park, Shelby County, Tennessee

- 1) Approved a project for **Interpretive Center** at T.O. Fuller State Park, Shelby County, with the selection of a designer referred to the Subcommittee, with authority to act. Secretary Hargett noted that Representative Barbara Cooper was present in support of the project.

<b>Estimated Project Cost:</b>	<b>\$800,000.00</b>
<u>Source of Funding:</u>	
LWCF Grant (F)	\$400,000.00
Departmental Funds (A)	\$400,000.00
<i>SBC Project No.</i>	<i>126/093-01-2010</i>

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DEPARTMENT OF CHILDREN'S SERVICES

11:29 a.m.

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

Line Item Appropriation

John S. Wilder Youth Development Center, Somerville, Fayette County, Tennessee

- 1) Approved a project for **Campus Maintenance and Repairs** at John S. Wilder Youth Development Center, Somerville, with selection of a designer referred to the Subcommittee with authority to act.

<b>Estimated Project Cost:</b>	<b>\$640,000.00</b>
<u>Source of Funding:</u>	
10/11 Current Funds-Capital Maint (A)	\$300,000.00
10 G.O. Bonds-Capital Maint (A)	\$340,000.00
SBC Project No.	144/011-01-2010

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DIVISION OF INTELLECTUAL DISABILITIES SERVICES

11:30 a.m.

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

Line Item Appropriations

Greene Valley Developmental Center, Greeneville, Greene County, Tennessee

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

**Estimated Project Cost:** \$500,000.00  
Source of Funding:  
10/11 Current Funds-Capital Maint. (A) \$100,000.00  
10 G.O. Bonds-Capital Maint. (A) \$400,000.00  
*SBC Project No. 344/007-02-2010*

Arlington Developmental Center, Arlington, Shelby County, Tennessee

- 1) Approved a project for **Facility Services Complex Reroof** at Arlington Developmental Center, Arlington, with the selection of a designer referred to the Subcommittee with authority to act.

**Estimated Project Cost:** \$400,000.00  
Source of Funding:  
10/11 Current Funds-Capital Maint. (A) \$ 50,000.00  
10 G.O. Bonds-Capital Maint. (A) \$200,000.00  
00 G.O. Bonds-Capital Maint (R) \$150,000.00  
*SBC Project No. 344/017-01-2010*

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DEPARTMENT OF SAFETY

11:35 a.m.

Commissioner David Mitchell requested action on the following matter.

**Statewide**

- 1) Commissioner Mitchell presented a request for approval of a revision in funding from \$310,000.00 to \$2,720,000.00 (\$2,410,000.00 increase) to implement the **Real ID Security Requirements** project at Drivers License Testing Centers, statewide. Treasurer Lillard stated that the increase has been planned all along and is not an unforeseen condition. The Commission approved the request as presented.

<b>Revised Estimated Project Cost:</b>	<b>\$2,720,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Operating Funds (A)	\$310,000.00	\$1,849,000.00	\$2,159,000.00
Federal Funds (F)	<u>0.00</u>	<u>561,000.00</u>	<u>561,000.00</u>
TOTAL	\$310,000.00	\$2,410,000.00	\$2,720,000.00
SBC Project No.	502/001-03-2008		

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DEPARTMENT OF CORRECTION

11:35 a.m.

Commissioner Gayle Ray requested action on the following matters.

**Southeastern TN Regional Correctional Facility, Pikeville, Bledsoe County, Tennessee**

- 1) Approved a project for **Various Reroofs** at Southeastern Tennessee Regional Correctional Facility, Pikeville, with the selection of a designer referred to the Subcommittee with authority to act.

**Estimated Project Cost:** \$2,200,000.00  
**Source of Funding:** 10/11 Current Funds-Capital Maint (Sentencing Act) (A)  
**SBC Project No.** 142/013-01-2010

**Tennessee Correctional Academy, Tullahoma, Coffee County, Tennessee**

- 1) Approved a project to **Reroof Five Buildings** at Tennessee Correctional Academy, Tullahoma, with the selection of a designer referred to the Subcommittee with authority to act.

**Estimated Project Cost:** \$1,300,000.00  
**Source of Funding:** 10/11 Current Funds-Capital Maint (Sentencing Act) (A)  
**SBC Project No.** 140/009-01-2010

**Tennessee Prison for Women, Nashville, Davidson County, Tennessee**

- 1) Commissioner Ray presented a request for approval of a project for **Master Plan** at Tennessee Prison for Women, Nashville, and selection of a designer via the RFQ process to design and supervise the project. Secretary Hargett asked if there was something unusual about this project that would warrant using the RFQ process. Commissioner Ray responded that they, traditionally, have not had any special design for female correctional housing. She said they have learned through consulting work and analyses that the female population is architecturally over-classified, and they want to make sure they have someone qualified in data analysis, health care and the mental health field. Treasurer Lillard asked if the RFQ is subject to further approval by the SBC or the Subcommittee before it is published. Mr. Robertson stated that, with this RFQ process, the Department will go through the evaluations for the designers and then will bring forward three designers for selection. Treasurer Lillard questioned whether the actual drafting of the RFQ itself would come back before the SBC or Subcommittee before it was published. Commissioner Ray replied that they would be happy to do that. He asked that before the RFQ is published and when the evaluation results come in, they are brought back to the Commission for final approval. The Commission approved the request with that condition.

**Estimated Project Cost:** \$500,000.00  
**Source of Funding:** 10/11 Current Funds-Capital Outlay (Sentencing Act) (A)  
**SBC Project No.** 142/009-01-2010

### Statewide

- 1) Approved a project for **Clinical Services Master Plan** statewide, with the selection of a designer via the RFQ process referred to the Subcommittee with authority to act.

**Estimated Project Cost:** \$750,000.00  
Source of Funding: 10/11 Current Funds-Capital Outlay (Sentencing Act) (A)  
*SBC Project No.* 140/001-06-2010

- 2) Approved a request to preplan a project for **Prototype Female Housing Unit** for statewide female housing, with the selection of a designer via the RFQ process referred to the Subcommittee with authority to act. Treasurer Lillard commented that they were approving the estimated planning cost and that the estimated project cost was for disclosure purposes.

**Estimated Project Cost:** \$12,000,000.00  
**Estimated Planning Cost:** \$ 350,000.00  
Source of Planning Funds: 10/11 Current Funds-Capital Outlay (Sentencing Act) (A)  
*SBC Project No.* 140/001-02-2010

### South Central Correctional Facility, Clifton, Wayne County, Tennessee

- 1) Approved a request to preplan a project for **Heating System Replacement at South Central Correctional Facility**, Clifton, with the selection of a designer referred to the Subcommittee with authority to act. Treasurer Lillard commented that they were approving the estimated planning cost and that the estimated project cost was for disclosure purposes.

**Estimated Project Cost:** \$8,750,000.00  
**Estimated Planning Cost:** \$ 300,000.00  
Source of Planning Funds: 10/11 Current Funds-Capital Maint (Sentencing Act) (A)  
*SBC Project No.* 142/018-01-2010

### Davidson County, Tennessee

- 1) Approved a request to preplan a project for **Command & Technology Center** in Davidson County, with the selection of a designer referred to the Subcommittee with authority to act. Treasurer Lillard commented that they were approving the estimated planning cost and that the estimated project cost was for disclosure purposes.

**Estimated Project Cost:** \$8,600,000.00  
**Estimated Planning Cost:** \$ 250,000.00  
Source of Planning Funds: 10/11 Current Funds-Capital Outlay (Sentencing Act) (A)  
*SBC Project No.* 140/001-07-2010

**Deberry Special Needs Facility, Nashville, Davidson County, Tennessee**

- 1) Approved a request for a revision in funding from \$6,300,000.00 to \$8,600,000.00 (\$2,300,000.00 increase) and approval to utilize an Alternative Delivery Method on a project for **Various Reroofs** at DeBerry Special Needs Facility, Nashville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$8,600,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
09/10 CurrFunds-CapMaint (Sent Act) (A)	\$6,300,000.00	\$ 0.00	\$6,300,000.00
10/11 CurrFunds-CapMaint (Sent Act) (A)	0.00	<u>2,300,000.00</u>	<u>2,300,000.00</u>
TOTAL	\$6,300,000.00	\$2,300,000.00	\$8,600,000.00
<i>SBC Project No.</i>	<i>142/011-01-2009</i>		

**Statewide**

- 1) Approved a request to employ the following **Consultants** to assist the Department with professional design services from October 1, 2010 through September 30, 2011, all funded with Current Funds-Major Maintenance (A), with the selections referred to the Subcommittee with authority to act.

- A. Architectural Consultant**  
 Estimated Project Cost: \$100,000.00  
*SBC Project No. 140/001-03-2010*
  
- B. Engineering Consultant**  
 Estimated Project Cost: \$100,000.00  
*SBC Project No. 140/001-04-2010*
  
- C. Environmental Consultant**  
 Estimated Project Cost: \$75,000.00  
*SBC Project No. 140/001-05-2010*

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TENNESSEE BOARD OF REGENTS

11:45 a.m.

Chancellor Charles Manning requested action on the following matters.

**East Tennessee State University, Johnson City, Tennessee**

- 1) Referred to the Subcommittee with authority to act a request for approval of the selection of a Construction Manager/General Contractor for **CoM Building 119 Research Labs Renovation** at East Tennessee State University in Johnson City, based upon proposals received September 9, 2010.

**Estimated Project Cost:** **\$9,127,000.00**  
**Source of Funding:** Federal NIH Grant (F)  
**SBC Project No.** **166/005-03-2010**

**Middle Tennessee State University, Murfreesboro, Tennessee**

- 1) Approved a request for a revision in funding from \$29,880,000.00 to \$30,880,000.00 (which is a \$1,000,000.00 increase) for **College of Education and Behavioral Science Building** at Middle Tennessee State University in Murfreesboro, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$30,880,000.00</b>		
<u>Source of Funding:</u>	<u>Existing</u>	<u>Change</u>	<u>Revised</u>
07/08 Current Funds–Cap Outlay (A)	995,000.00		995,000.00
2007 G. O. Bonds–Cap Outlay (A)	6,000,000.00	0	6,000,000.00
2006 G. O. Bonds–Cap Outlay (A)	6,555,000.00	0	6,555,000.00
2009 G. O. Bonds–Cap Outlay (A)	16,330,000.00		16,330,000.00
2011 State Funds (A) *	0	1,000,000.00	1,000,000.00
	29,880,000.00	1,000,000.00	30,880,000.00
<b>SBC Project No.</b>	<b>166/009-04-2007</b>		

**Tennessee State University, Nashville, Tennessee**

- 1) Approved a request to fully fund a previously planned project from \$75,000.00 to \$8,000,000.00 for **Center for Ag Biotechnology & Biosecurity** at Tennessee State University in Nashville, Tennessee.

<b>Estimated Project Cost:</b>	<b>\$8,000,000.00</b>		
<u>Source of Funding:</u>	<u>Existing</u>	<u>Increase</u>	<u>Revised</u>
USDA 1890 HBCU Grant (F)	75,000.00	7,925,000.00	8,000,000.00
<b>SBC Project No.</b>	<b>166/001-07-2008</b>		

**Pellissippi State Community College, Knoxville, Tennessee**

- 1) Approved a request for a revision in funding from \$9,107,427.00 to \$9,907,427.00 (which is a \$800,000.00 increase) for **New Chiller & Academic Bldg, Plant Reno** at Pellissippi State Community College in Knoxville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$9,907,427.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
1993 G.O. Bonds-Capital Outlay (A)	\$1,357,427.00	\$ 0.00	\$1,357,427.00
2004 G.O. Bonds-Capital Outlay (A)	6,750,000.00	0.00	6,750,000.00
Gifts (O)	1,000,000.00	0.00	1,000,000.00
05/06 Current Funds-Capital Outlay (R)	0.00	800,000.00	800,000.00
<b>TOTAL</b>	<b>\$9,107,427.00</b>	<b>\$800,000.00</b>	<b>\$9,907,427.00</b>
<b>SBC Project No.</b>	<b>166/032-02-1992</b>		

**Walters State Community College, Morristown, Tennessee**

- 1) Approved a project for **Emergency Generator Installation** at Walters State Community College in Morristown, with the selection of a designer referred to the Subcommittee with authority to act.

<b>Estimated Project Cost:</b>	<b>\$95,000.00</b>
<u>Source of Funding:</u>	Campus Plant Funds (A)
<b>SBC Project No.</b>	<b>166/023-04-2010</b>

**Discussion of Bids**

- 1) **Pellissippi State Community College, Knoxville**  
 (Hardin Valley HVAC Upgrades)  
 SBC Project No. 166/032-02-2010  
 Bid date: 09-01-2010  
 SBC Action: Referred to Subcommittee with authority to act
- 2) **East Tennessee State University, Johnson City**  
 (Baseball Facility)  
 SBC Project No. 166/005-01-2008  
 Bid date: 09-08-2010  
 SBC Action: Referred to Subcommittee with authority to act
- 3) **Tennessee Technological University, Cookeville**  
 (Tech Village Apartments Renovations)  
 SBC Project No. 166/011-03-2009  
 Bid date: 09-08-2010  
 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.

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:48 a.m.

**Line Item Appropriations**

1) Approved the following projects with the selection of designers referred to the Subcommittee with authority to act.

- A. **R.S. Gass State Lab, Nashville**  
(Chiller Replacement, Phase 2)  
**Estimated Project Cost: \$2,650,000.00**  
Source of Funding: Facilities Revolving Fund (Reserves)  
*SBC Project No. 406/003-01-2010*  
*Designer required*
  
- B. **Donnelley J. Hill State Office Building, Memphis**  
(Exterior Repairs)  
**Estimated Project Cost: \$600,000.00**  
Source of Funding:  
10 G.O. Bonds-FRF (A) \$500,000.00  
Facilities Revolving Fund (501.04) (A) \$100,000.00  
*SBC Project No. 527/070-01-2010*  
*Designer required*
  
- C. **West Tennessee Regional Health Office, Jackson**  
(Roof Replacement)  
**Estimated Project Cost: \$350,000.00**  
Source of Funding: Facilities Revolving Fund (501.04) (A)  
*SBC Project No. 408/005-01-2010*  
*Designer required*
  
- D. **Tennessee Law Enforcement Training Academy, Nashville**  
(Roof Replacement)  
**Estimated Project Cost: \$250,000.00**  
Source of Funding: Facilities Revolving Fund (501.04) (A)  
*SBC Project No. 529/040-01-2010*  
*Designer required*

**Cordell Hull Building, Nashville, Davidson County, Tennessee**

- 1) Approved a project and authorization to use Direct Order contracting for **Interior Modifications** at Cordell Hull Building, Nashville, with design services provided by departmental consultants.

**Estimated Project Cost: \$138,000.00**  
**Source of Funding: Facilities Revolving Fund (501.03)**  
**SBC Project No. 529/011-01-2010**

**James K. Polk Complex, Nashville, Davidson County, Tennessee**

- 1) Approved a request for a revision in scope and funding from \$206,000.00 to \$1,506,000.00 (\$1,300,000.00 increase) for **Fire Alarm Replacement** at the James K. Polk Complex, Nashville, and approval of designer name change from Lockwood Greene Engineers, Inc. to CH2M HILL, Inc.

<b>Revised Estimated Project Cost:</b>	<b>\$1,506,000.00</b>		
<b>Source of Funding:</b>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Facilities Revolving Fund (501.04) (A)	\$206,000.00	\$ 400,000.00	\$ 606,000.00
10 G.O. Bonds-FRF (A)	0.00	900,000.00	900,000.00
<b>TOTAL</b>	<b>\$206,000.00</b>	<b>\$1,300,000.00</b>	<b>\$1,506,000.00</b>
<b>SBC Project No.</b>	<b>529/075-01-2007</b>		

**Bicentennial Mall, Nashville, Tennessee**

- 1) Mr. Robertson brought up from the floor a request for acknowledgment of a temporary easement to Virginia Civil War Trails, Inc., representing the Tennessee Department of Tourist Development, for the installation and future maintenance of two historic **Civil War Markers** to be placed at the Bicentennial Mall and Belvidere Overlook at the north side of the State Capitol. He stated that the request had been reviewed by the Office of the State Architect with recommendation to, and final approval from, the Capitol Commission. Treasurer Lillard discussed the timeline for this add-on request and suggested it be sent to Staff and let the Subcommittee act on it. He then made a motion to refer the item to the Subcommittee with authority to act. His motion was properly seconded, and passed without objection.

**SBC Project No. 529/000-08-2010**

**Designer Guidelines**

Treasurer Lillard commented that the Commission has been working on adoption of the new designer guidelines. He made a motion requesting that the adoption of these guidelines be referred to the Subcommittee with authority to act so the Subcommittee can act at the appropriate time. His motion was properly seconded, and passed without objection.

STATE BUILDING COMMISSION

Minutes Of Meeting Of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on August 19, 2010.

Report Of Change Orders Resulting In Cumulative Change Order Costs To Exceed 10% Of Base Contract Amount

- 1) **Cumberland Mountain State Park**  
(Site/Building Upgrades)

Change Order No.	6
Contract Amount:	\$314,530.00
Change Order Amount:	\$3,654.00
Change Order Percent:	1.16
Cumulative Percent	11.07
SBC Project No.	126/030-01-2006-01
- 2) **Austin Peay State University**  
(Chemical Engineering Tech Facility)

Change Order No.	9
Contract Amount	\$5,038,508.00
Change Order Amount:	\$434,594.00
Change Order Percent:	8.63
Cumulative Percent	15.08
SBC Project No.	166/003-01-2009
- 3) **Austin Peay State University**  
(Underground Electrical Update)

Change Order No.	2
Contract Amount:	\$919,702.00
Change Order Amount:	\$38,939.44
Change Order Percent:	4.23
Cumulative Percent	18.39
SBC Project No.	166/003-03-2009

Designer Selection List

- 1) The Commission referred the designer selections to the Subcommittee, with authority to act.

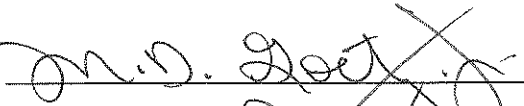
Executive Sub-Committee Report

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on July 23, 2010.

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



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