

MINUTES

STATE BUILDING COMMISSION MEETING

APRIL 14, 2005

The State Building Commission met this day at 11:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

11:05 a.m.	University of Tennessee	Dr. John Petersen
11:08 a.m.	Department of Mental Health & Developmental Disabilities	Director Mack Rhea
11:09 a.m.	Department of Transportation	Assistant Commissioner Paul Degges
11:10 a.m.	Department of Health	Assistant Commissioner Theresa Lindsey
11:12 a.m.	Department of General Services	Commissioner Gwen Davis
11:14 a.m.	Military Department	General Gus Hargett
11:15 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:27 a.m.	Department of Finance and Administration	
11:28 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Lieutenant Governor John S. Wilder, Speaker of the Senate
Dave Goetz, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Mike Fitts, State Architect	Dr. Karen Bowyer, Dyersburg State Community College
Georgia Martin, Dept of Finance and Administration	Lisa Namie, Fleming Associates Architects
Charles Garrett, Dept of Finance and Administration	Randall Jones, Department of General Services
Janie Porter, Attorney General's Office	Cleveland Salmon, Department of General Services
Genie Whitesell, Attorney General's Office	Kim Kirk, Department of Environment and Conservation
Charles Harrison, Comptroller's Office	Fred Prouty, Tennessee Historical Commission
Mark Wood, Secretary of State's Office	Tony Poteet, University of Memphis
Annette Crutchfield, Legislative Budget Office	Joe Bales, Middle Tennessee State University
Nancy Blevins, Dept of Finance and Administration	Sidney McPhee, Middle Tennessee State University
George Brummett, Dept of Finance & Administration	John Cothorn, Middle Tennessee State University
Keith Robinson, Tennessee Board of Regents	Mike Morrow, Department of Finance and Administration
Jerry Preston, Tennessee Board of Regents	Fred Hix, Division of Mental Retardation Services
Pat Haas, Bond Finance	Representative John Hood
Dennis Raffield, THEC	Peggy Wilson, Department of Health
Philip Scheurer, University of Tennessee	Dean Daniel, Department of Health
Alvin Payne, University of Tennessee	Jim Hastings, Hastings Architecture
George Criss, University of Tennessee	David Gregory, Tennessee Board of Regents
Alan Durham, Department of Transportation	
Carl Cobble, Department of Transportation	

Lieutenant Governor Wilder called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

UNIVERSITY OF TENNESSEE

11:05 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE, KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Art & Architecture Building Improvements** at the University of Tennessee Knoxville.

Estimated Project Cost: \$120,000.00
SBC Project No. 540/009-07-2005

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$23,000,000.00 to \$27,400,000.00 (\$4,400,000.00 increase) of a project for **Intercollegiate Swim Facility** at the University of Tennessee Knoxville.

Revised Estimated Project Cost: \$27,400,000.00
SBC Project No. 540/009-07-2001

- 3) Approved a request for a revision in funding and acknowledgment of the source of funding from \$11,080,000.00 to \$11,280,000.00 (\$200,000.00 increase) for the **Alumni Memorial Renovation** at the University of Tennessee Knoxville.

Revised Estimated Project Cost: \$11,280,000.00
SBC Project No. 540/009-02-1996

- 4) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$10,415,000.00 to \$12,705,000.00 (\$2,290,000.00 increase) of a project for **Fraternity Houses Renovations & Additions** at University of Tennessee Knoxville to include two additional fraternity houses (Pi Kappa Phi and Pi Kappa Alpha), and the selection of Allan Associates Architects to design and supervise the two additional projects.

Revised Estimated Project Cost: \$12,705,000.00
SBC Project No. 540/009-37-2004

DEPARTMENT OF MENTAL HEALTH & DEVELOPMENTAL DISABILITIES

11:08 a.m.

Executive Director Mack Rhea requested action on the following matter.

MIDDLE TENNESSEE MENTAL HEALTH INSTITUTE, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Water Tanks Replacement** at Middle Tennessee Mental Health Institute, Nashville, with design services accomplished by Departmental consultant.

Estimated Project Cost: \$150,000.00
SBC Project No. 344/001-01-2005

DEPARTMENT OF TRANSPORTATION

11:09 a.m.

Assistant Commissioner Paul Degges requested action on the following matter.

REGION 2 HEADQUARTERS – CHATTANOOGA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Temporary Region Transportation Management Center** at Region 2 Headquarters in Chattanooga, and the selection of David Barlew, Architect, to design and supervise the project.

Estimated Project Cost: \$72,000.00

SBC Project No. 242/010-01-2005

DEPARTMENT OF HEALTH

11:10 a.m.

Assistant Commissioner Theresa Lindsey requested action on the following matters.

NORTHEAST REGIONAL HEALTH FACILITY, JOHNSON CITY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$270,000.00 to \$300,000.00 (\$30,000.00 increase) of a project for **ADA Compliance Upgrades** at Northeast Regional Health Facility, Johnson City, and authorization to award a contract to Chapman Construction Company, Inc., Gate City, VA, in the amount of \$228,400.00, based on bids received March 22, 2005.

Revised Estimated Project Cost: \$300,000.00
SBC Project No. 408/011-01-2004

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$400,000.00 to \$592,000.00 (\$192,000.00 increase) of a project for **Tele-Conference Center Renovation** at Northeast Regional Health Facility, Johnson City, Tennessee.

Revised Estimated Project Cost: \$592,000.00
SBC Project No. 408/011-02-2004

R.S. GASS COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for the **Renovation** of the R.S. Gass Complex, Nashville, and the selection of Gobbell-Hays Partners to design and supervise the project.

Estimated Project Cost: \$132,000.00
SBC Project No. 406/003-01-2005

DEPARTMENT OF GENERAL SERVICES

11:12 a.m.

Commissioner Gwendolyn Davis requested action on the following matters.

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$280,000.00 to \$445,000.00 (\$165,000.00 increase) of a project for **HVAC Upgrade** at 900 and 1000 Second Avenue North, Nashville, Tennessee.

Revised Estimated Project Cost: \$445,000.00
SBC Project No. 460/001-02-2004

TENNESSEE HIGHWAY PATROL, CHATTANOOGA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$100,000.00 to \$110,000.00 (\$10,000.00 increase) of a project for **Roof Replacement** at Tennessee Highway Patrol, Chattanooga, and authorization to award a contract to Porter Roofing, McMinnville, in the amount of \$82,950.00, based on bids received March 17, 2005.

Revised Estimated Project Cost: \$110,000.00
SBC Project No. 502/050-01-2004

MILITARY DEPARTMENT

11:14 a.m.

General Gus Hargett requested action on the following matters.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$30,000.00 to \$80,000.00 (\$50,000.00 increase) of a project for **Environmental Engineering Services** to assist the Military Department.

Revised Estimated Project Cost: \$80,000.00
SBC Project No. 361/000-03-2004

- 2) Approved a request to cancel the following three projects, all due to changes to criteria and force structure:

(a) **Aviation Supply Support Facility – Alcoa**
Estimated Project Cost: \$200,000.00
SBC Project No. 361/102-01-2002

(b) **Training Obstacle Course – Smyrna**
Estimated Project Cost: \$225,000.00
SBC Project No. 361/079-05-2001

(c) **RTI Building Kitchen & Dining Addition – Smyrna**
Estimated Project Cost: \$577,000.00
Estimated Planning Cost: \$ 41,500.00
SBC Project No. 361/079-06-1999

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **TEMA Upgrade at Foster Avenue Complex** in Nashville, with design services to be accomplished in-house with assistance from consultant contracts as needed.

Estimated Project Cost: \$300,000.00
SBC Project No. 361/067-02-2005

NATIONAL GUARD ARMORY, CHATTANOOGA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$300,000.00 to \$595,000.00 (\$295,000.00 increase) of a project for **Training Building Renovation** at Chattanooga, Tennessee.

Revised Estimated Project Cost: \$595,000.00
SBC Project No. 361/010-01-2003

DEPARTMENT OF CORRECTION

SOUTHEASTERN TENNESSEE STATE REGIONAL CORRECTIONAL FACILITY, BLEDSOE COUNTY, TN

- 1) The Department requested deferral of a request for approval of a revision in source and funding for planning and utilities development from \$15,000,000.00 to \$38,500,000.00 (\$23,500,000.00 increase) of a project for **Expansion** of Southeast Tennessee State Regional Correctional Facility, Bledsoe County, Tennessee. The Commission agreed to defer the request for one month.

Estimated Project Cost: \$144,000,000.00
SBC Project No. 142/013-02-2004

TENNESSEE BOARD OF REGENTS

11:15 a.m.

Chancellor Charles Manning requested action on the following matters.

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request for a revision in scope and estimated project cost from \$4,800,000.00 to \$5,025,000.00 (a \$225,000.00 increase), and a revision in funding from \$350,000.00 to \$5,025,000.00 (a \$4,675,000.00 increase), and acknowledgment of the source of funding for **Nursing Building Addition at Middle Tennessee State University** in Murfreesboro, and authorization to proceed with the project.

Revised Estimated Project Cost: \$ 5,025,000.00
SBC Project No. 166/009-02-2004

University of Memphis, Memphis, Tennessee

- 1) Approved the following requests for Items A-F at the **University of Memphis**, subject to TCA § 49-7-132 and SBC Policy 2.01(A)3, for local expenditures during a six-month period:

- A. Revision in scope and estimated project cost from \$664,000.00 to \$714,000.00 (a \$50,000.00 increase) for **Fogelman Interior Updates and Replacements**

Revised Estimated Project Cost: \$ 714,000.00
SBC Project No. 166/007-06-2004

- B. Revision in scope and estimated project cost from \$145,000.00 to \$244,000.00 (a \$99,000.00 increase) for **Hudson Health Center Major Maintenance**

Revised Estimated Project Cost: \$ 244,000.00
SBC Project No. 166/007-15-2004

- C. Approval of a project for **Residence Life Major Maintenance**

Estimated Project Cost: \$ 974,000.00
SBC Project No. 166/007-03-2005

- D. Approval of a project for **Alumni Center Major Maintenance**

Estimated Project Cost: \$ 160,000.00
SBC Project No. 166/007-04-2005

- E. Approval of a project for **Art Building Major Maintenance**

Estimated Project Cost: \$ 152,000.00
SBC Project No. 166/007-05-2005

F. Approval of a project for **Law School Major Maintenance**

Estimated Project Cost: \$ 235,000.00
SBC Project No. 166/007-06-2005

- 2) Approved a project and acknowledgment of the source of funding for **Steam Line Replacement** at the **University of Memphis** in Memphis, and the selection of Shappley Design Consultants to design and supervise the project.

Estimated Project Cost: \$ 650,000.00
SBC Project No. 166/007-07-2005

- 3) Approved a project and acknowledgment of the source of funding for **Rawls Hall Elevator Replacement** at the **University of Memphis** in Memphis, and the selection of Eilers Oakley Chester Rike to design and supervise the project.

Estimated Project Cost: \$ 300,000.00
SBC Project No. 166/007-08-2005

- 4) Approved a project and acknowledgment of the source of funding for **Law School HVAC Controls & Dehumidification Systems Replacement** at the **University of Memphis** in Memphis, and the selection of Allen & Hoshall to design and supervise the project.

Estimated Project Cost: \$ 350,000.00
SBC Project No. 166/007-09-2005

Southwest Tennessee Community College, Memphis, Tennessee

- 1) Approved a project and acknowledgment of the source of funding for **Fulton Building VAV and Controls Upgrade** at the **Macon Cove Campus** of **Southwest Tennessee Community College** in Memphis, with design services provided by the regional consultant.

Estimated Project Cost: \$ 120,000.00
SBC Project No. 166/036-01-2005

Early Design Presentations

- 1) Approved the Early Design Phase for the **New Academic Building** at the Jimmy Naifeh Center of **Dyersburg State Community College** in Covington, as presented by Fleming Associates Architects.

Estimated Project Cost: \$ 5,252,000.00
Estimated Planning Cost Funded: 222,000.00
SBC Project No. 166/017-01-2004

- 2) Approved the Early Design Phase for the **Livingston Center Addition and Renovation of Volunteer State Community College** in Gallatin, as presented by Hastings Architecture Associates.

Estimated Project Cost:	\$ 4,750,000.00
Un-funded Phase Two:	2,174,000.00
Estimated Phase One Cost approved to proceed:	2,576,000.00
SBC Project No.	166/025-05-2004

DISCUSSION OF BIDS

The Commission referred the following to the Executive Subcommittee, with authority to act.

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| 1) <u>Middle Tennessee State University</u>
(Airplane Hangar new construction)
SBC Project No. 166/009-04-2003
Bid date: 04/06/05 | 4) <u>University of Memphis</u>
(Drainage Corrections)
SBC Project No. 166/007-04-2003
Bid date: 04/13/05 |
| 2) <u>Austin Peay State University</u>
(McCord Building Renovation)
SBC Project No. 166/003-01-2000
Bid date: 04/06/05 | 5) <u>Walters State Community College</u>
(College Center Renovations)
SBC Project No. 166/023-02-1998
Bid date: 04/13/05 |
| 3) <u>Pellissippi State Technical Community College</u>
(Central Plant Repairs)
SBC Project No. 166/032-02-2004
Bid date: 04/13/05 | 6) <u>Walters State Community College</u>
(College Center Safety Corrections)
SBC Project No. 166/023-01-1999
Bid date: 04/13/05 |

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:27 a.m.

GREENE VALLEY DEVELOPMENTAL CENTER, GREENEVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$165,000.00 to \$253,800.00 (\$88,800.00 increase) of a project for **Boiler Replacement** at Greene Valley Developmental Center, Greeneville, Tennessee.

Revised Estimated Project Cost: \$253,800.00
SBC Project No. 344/007-01-2004

JAMES K. POLK OFFICE COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$860,000.00 to \$960,000.00 (\$100,000.00 increase) of a project for **Fire Pump Emergency Repairs** at James K. Polk Office Complex, Nashville, Tennessee.

Revised Estimated Project Cost: \$960,000.00
SBC Project No. 529/075-01-2003

900 SECOND AVENUE NORTH, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Interior / Exterior Modifications** at 900 Second Avenue North, Nashville, with design services performed in-house and execution of project accomplished through the Direct Order Contract.

Estimated Project Cost: \$140,000.00
SBC Project No. 460/001-01-2005

STATEWIDE

- 1) Approved a request to issue an RFP to provide **Direct Order Contracting Services**, statewide.

SBC Project No. 529/000-02-2005

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) At the State Architect's request, the Commission deferred for one month a request for approval of the Motlow Tunnel design on a project for **Modifications and Improvements** at the Capitol Complex as presented by Fowlkes & Associates Architects.

Estimated Project Cost: \$6,650,000.00
SBC Project No. 529/045-03-2000

- 2) At the State Architect's request, the Commission deferred for one month a request for approval of the bollard design on a project for **Exterior Upgrades** at the Legislative / War Memorial Plaza as presented by Thomas-Miller & Partners.

Estimated Project Cost: \$9,140,000.00
SBC Project No. 529/045-01-2002

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on March 10, 2005.

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

1. **University of Memphis**
(Phase 1 – Drainage Corrections)
Change Order No. 6
Change Order Amount: \$35,540.29
Change Order Percent: 3.8
Cumulative Percent 10.45
SBC Project No. 166/007-04-2003

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on March 21, 2005.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended.

- 1) **Department of Transportation Region 2**
(Temporary Region Transportation Management Center)
Estimated Project Cost: \$72,000.00
SBC Project No. 242/010-01-2005
Designer: **DAVID BARLEW, ARCHITECT**
- 2) **University of Memphis**
(Steam Line Replacement)
Estimated Project Cost: \$650,000.00
SBC Project No. 166/007-07-2005
Designer: **SHAPPLEY DESIGN CONSULTANTS**
- 3) **University of Memphis**
(Rawls Hall Elevator Replacement)
Estimated Project Cost: \$300,000.00
SBC Project No. 166/007-08-2005
Designer: **ELLERS OAKLEY CHESTER RIKE**

- 4) **University of Memphis**
(Law School HVAC Controls & Dehumidification Systems Replacement)
Estimated Project Cost: \$350,000.00
SBC Project No. 166/007-09-2005
Designer: **ALLEN & HOSHALL**

- 5) **University of Tennessee at Knoxville**
(Fraternity Houses Renovations & Additions – Pi Kappa Phi)
Estimated Project Cost: \$540,000.00
SBC Project No. 540/009-37-2004
Designer: **ALLAN ASSOCIATES ARCHITECTS**

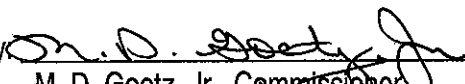
- 6) **University of Tennessee at Knoxville**
(Fraternity Houses Renovations & Additions – Pi Kappa Alpha)
Estimated Project Cost: \$1,750,000.00
SBC Project No. 540/009-37-2004
Designer: **ALLAN ASSOCIATES ARCHITECTS**

- 7) **R.S. Gass Complex**
(Renovation)
Estimated Project Cost: \$132,000.00
SBC Project No. 406/003-01-2005
Designer: **GOBBELL HAYS PARTNERS**

SPECIAL ITEM – FRANKLIN BATTLEFIELD PROPERTY

Mr. Fitts brought up from the floor a request regarding a conservation easement relative to the Franklin Battlefield in Williamson County. Kim Kirk, Legal Counsel for the Department of Environment and Conservation, recommended that the State jointly hold a conservation easement with Franklin Charge, a not-for-profit local Friends Group. She added that the State would have no financial obligation for either the purchase or future maintenance of the property. After discussion, the Commission approved Ms. Kirk's request.

There being no further business, the meeting adjourned at 11:30 a.m.

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